



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Industrial Property
For Sale

5337 Cahuenga Blvd, North Hollywood, CA 91601



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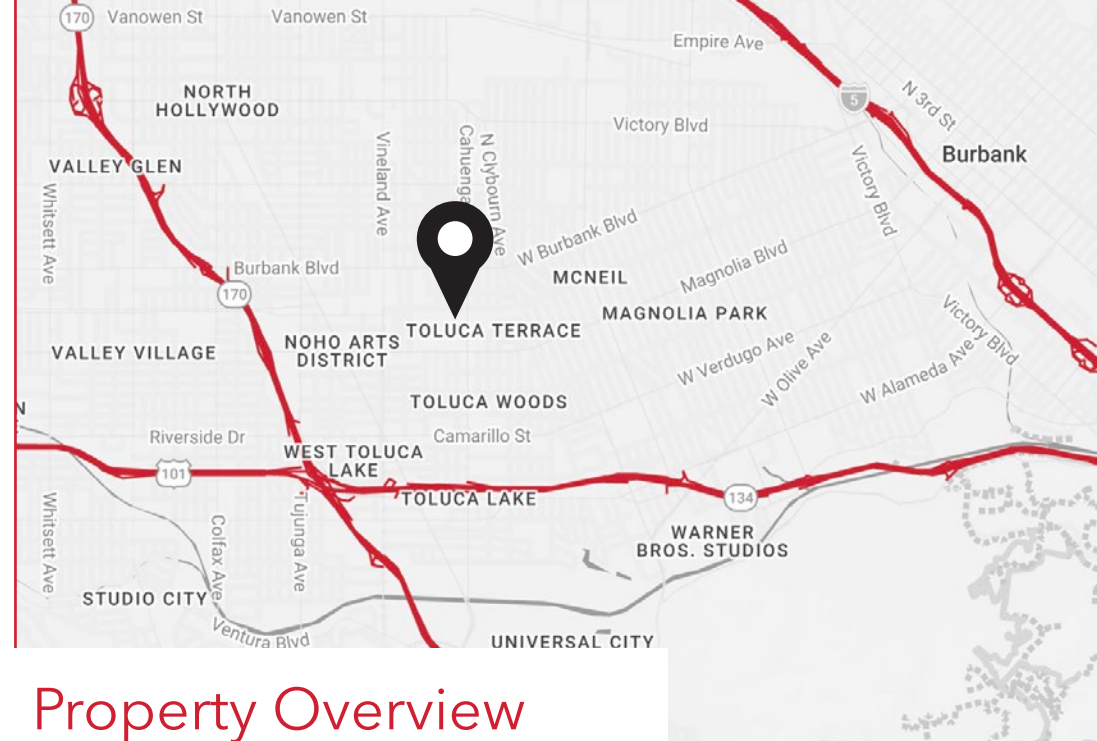
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GLENDALE, CA 91202

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CALDRE #00983560

Offering Summary

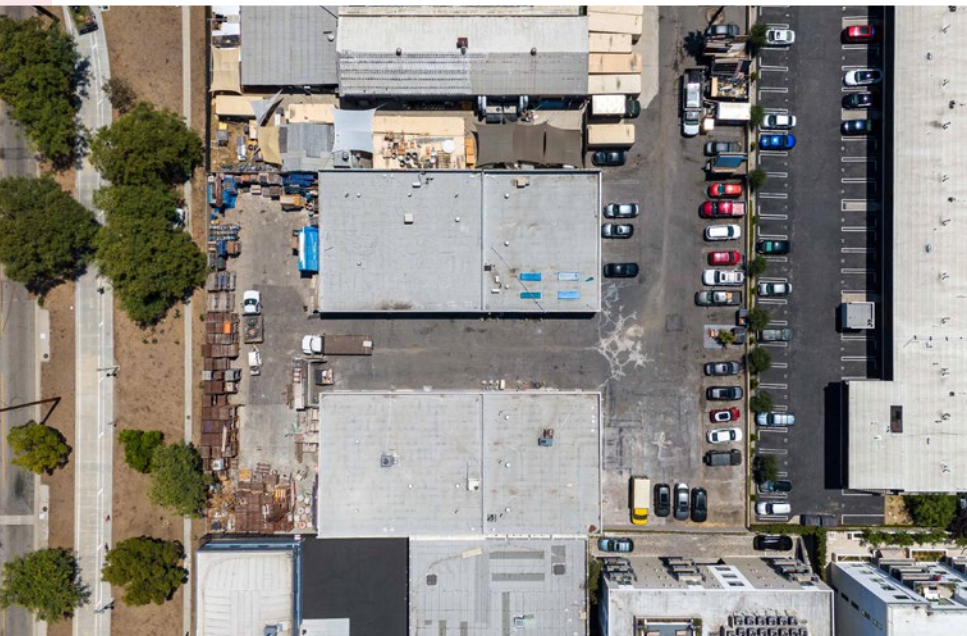
PURCHASE PRICE	\$5,400,000
BUILDING SF	14,280
LAND SF	40,846
PRICE/BUILDING SF	\$378.15
A.P.N.	2416-027-058
ZONING	MR1-1VL



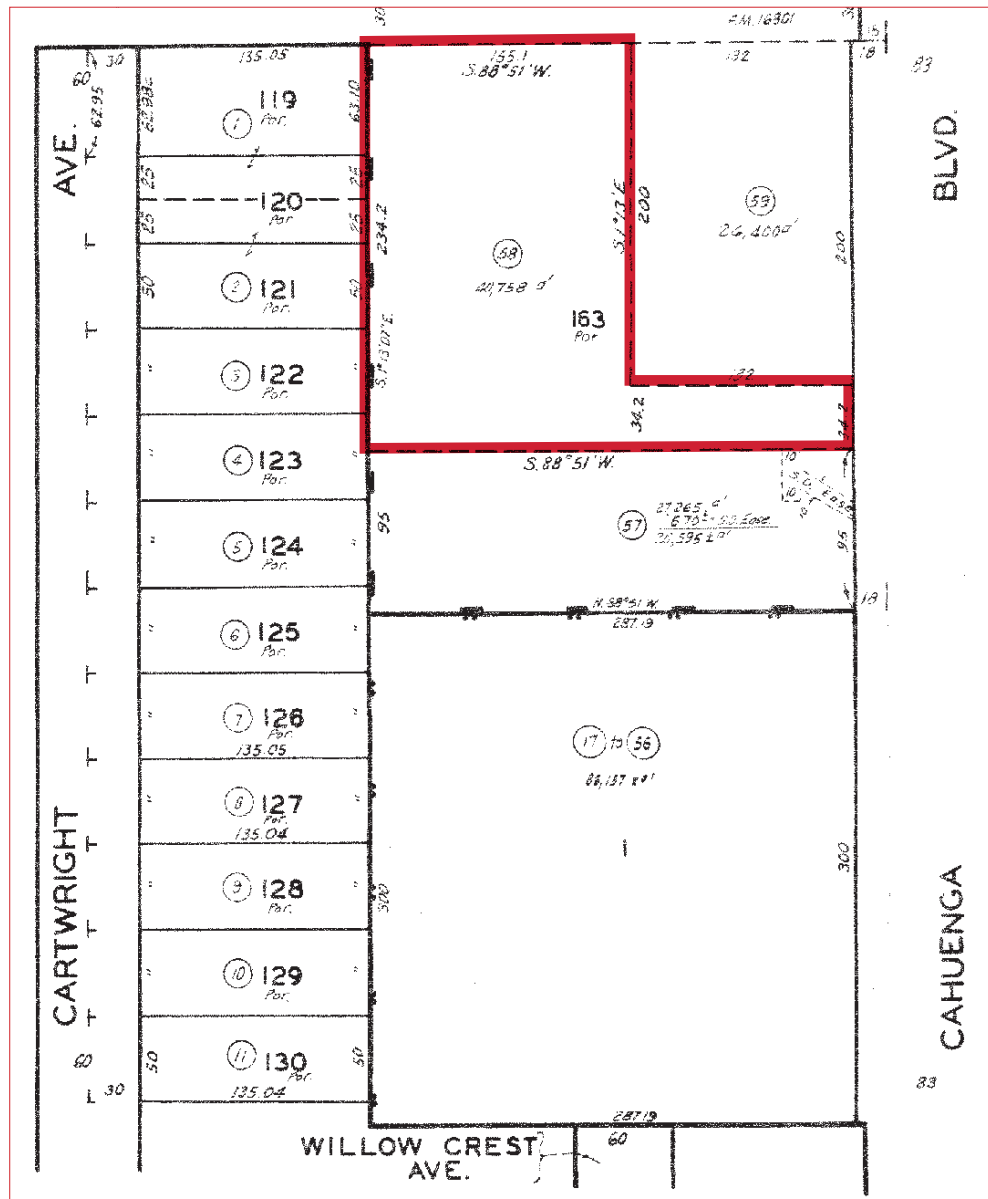
Property Overview

Incredible opportunity for an owner-user or investor to purchase an industrial complex with additional land; the property was originally developed as a multi-tenant industrial park comprised of ten (10) units ranging from approximately 1,000 - 2,000 square feet; now operated as seven (7) units; the owner currently occupies three (3) of the units and the yard in the northern portion of the property (which is approximately 8,000 square feet); the other four (4) units are vacant; the property provides maximum flexibility in that 1,000 - 14,280 square feet are available for an owner-user or an investor can lease out the property and take advantage of the excess land for added value; 12' clear height in each of the units; eleven (11) electrical meters; originally striped for 47 parking spaces

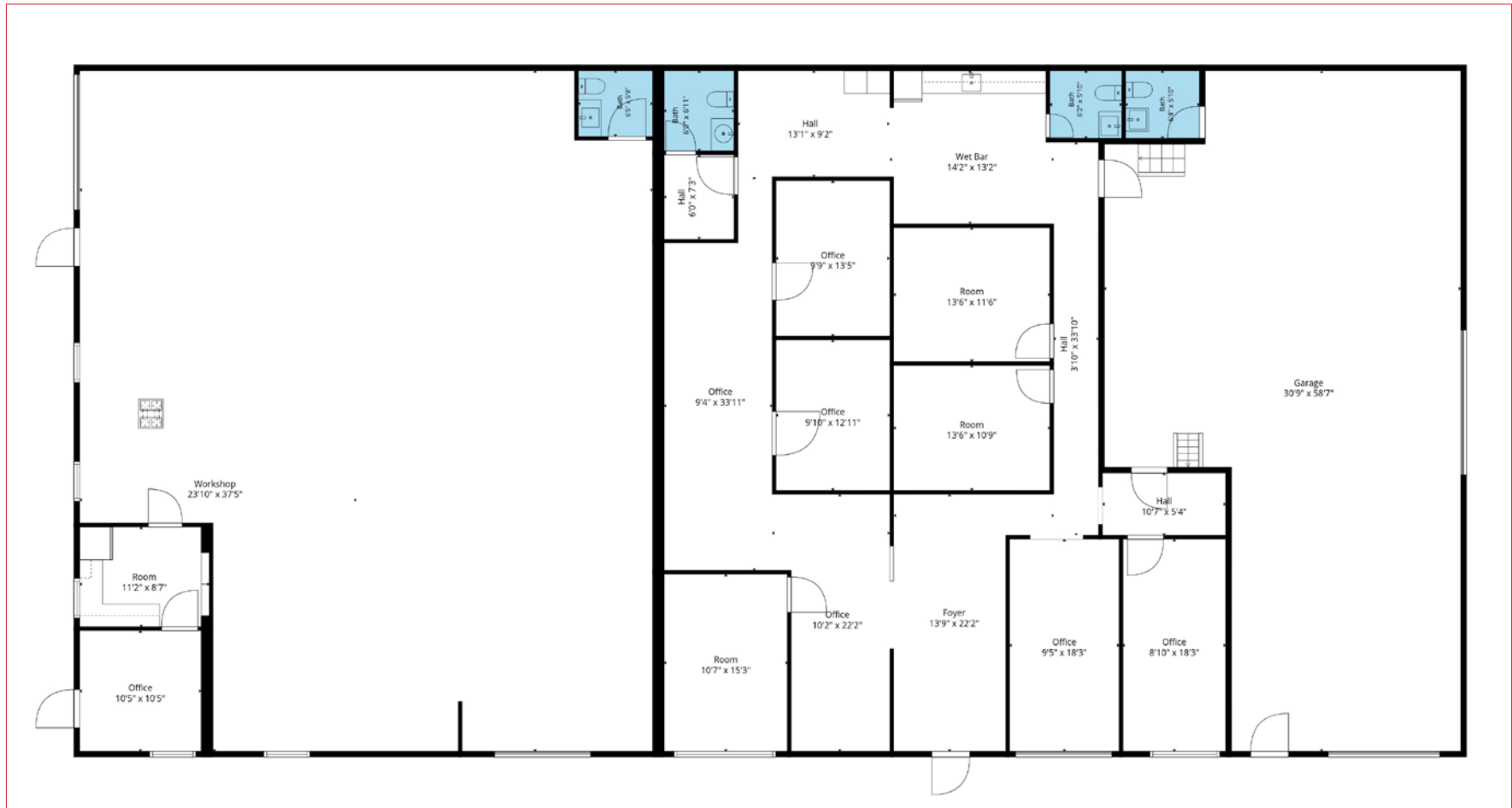
DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



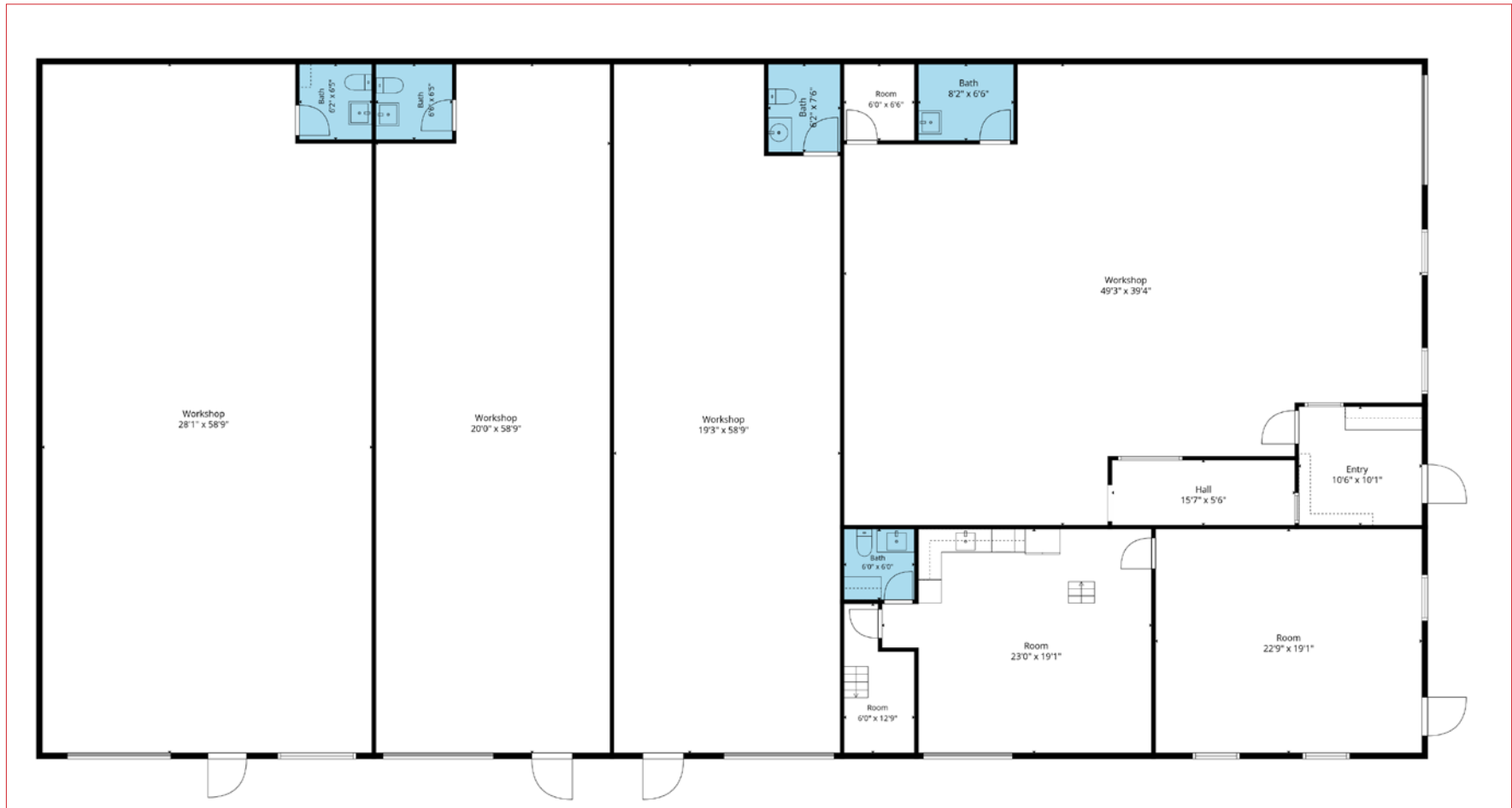
Plat Map



Floor Plan - Building A



Floor Plan - Building B



Property Photos



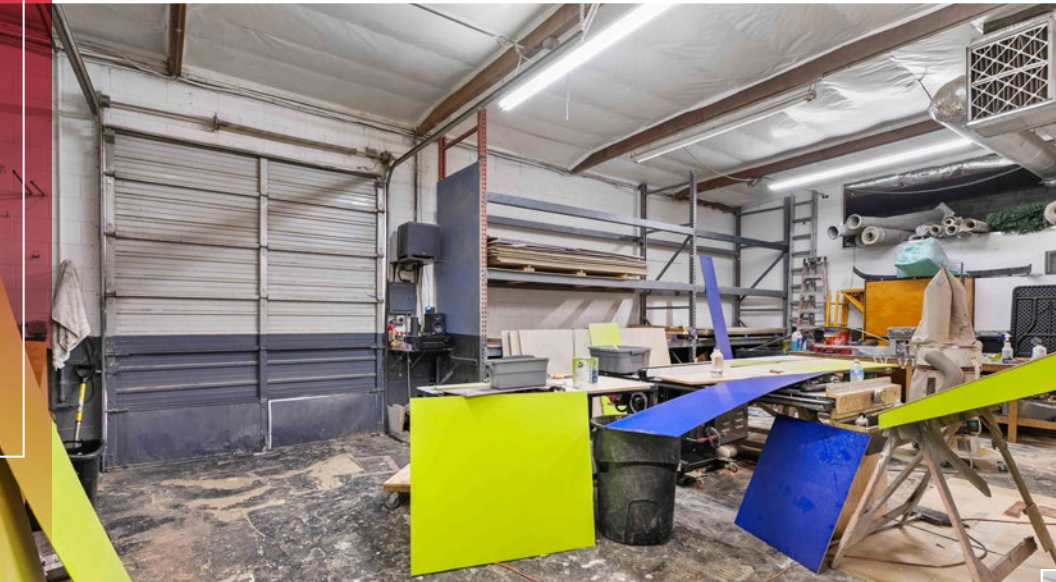
Property Photos - Exterior



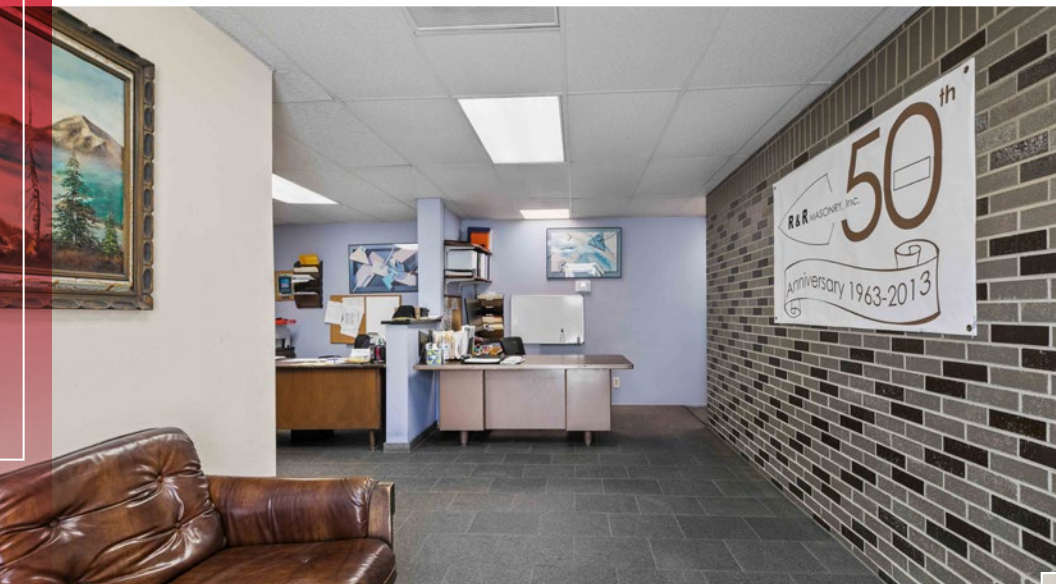
Property Photos - Exterior



Property Photos - Building A, Units A&B



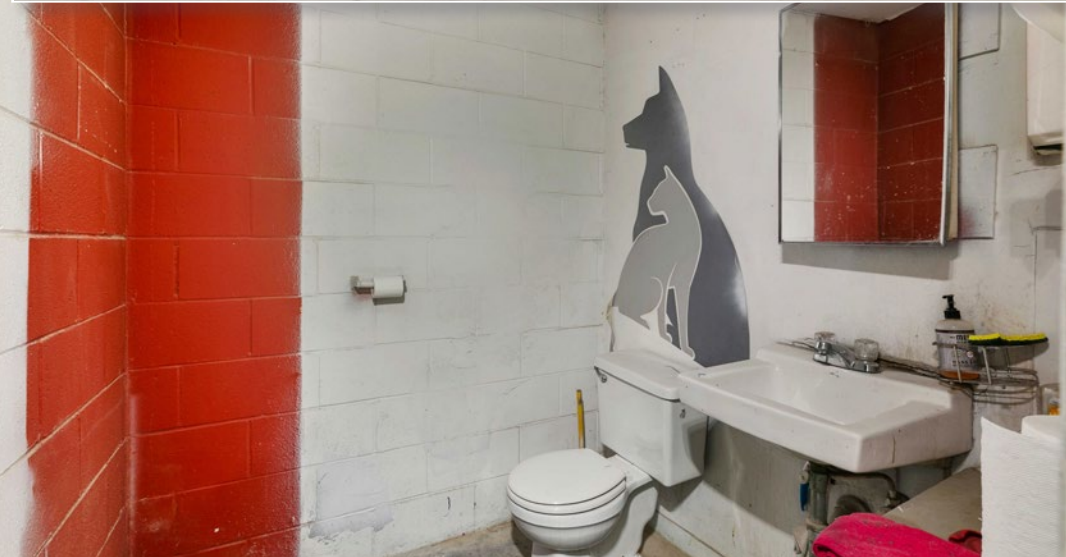
Property Photos - Building A, Units E&F



Property Photos - Building A, Units E&F



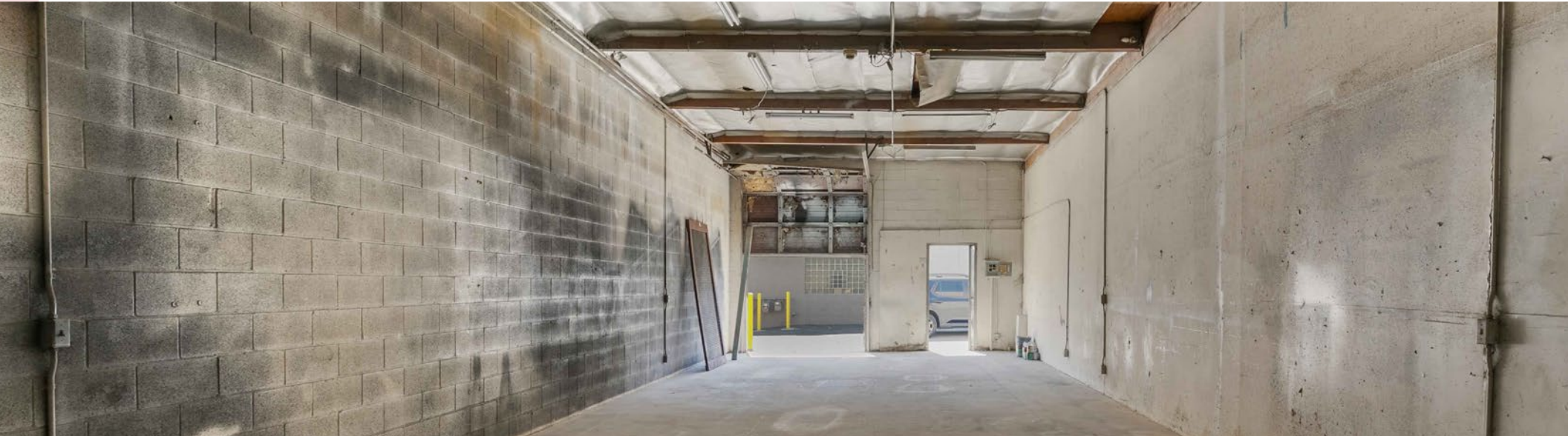
Property Photos - Building B, Unit A



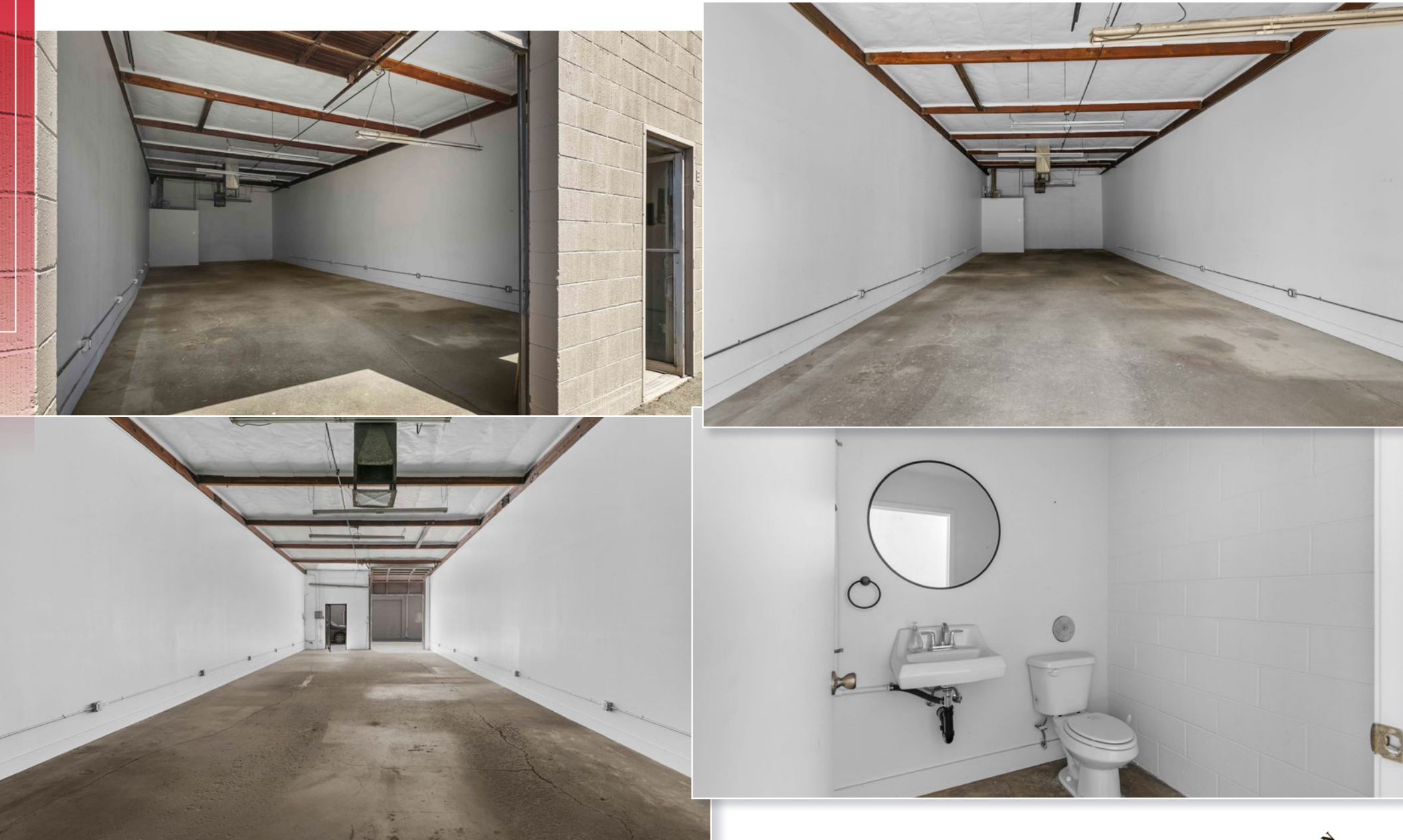
Property Photos - Building B, Unit B



Property Photos - Building B, Unit D



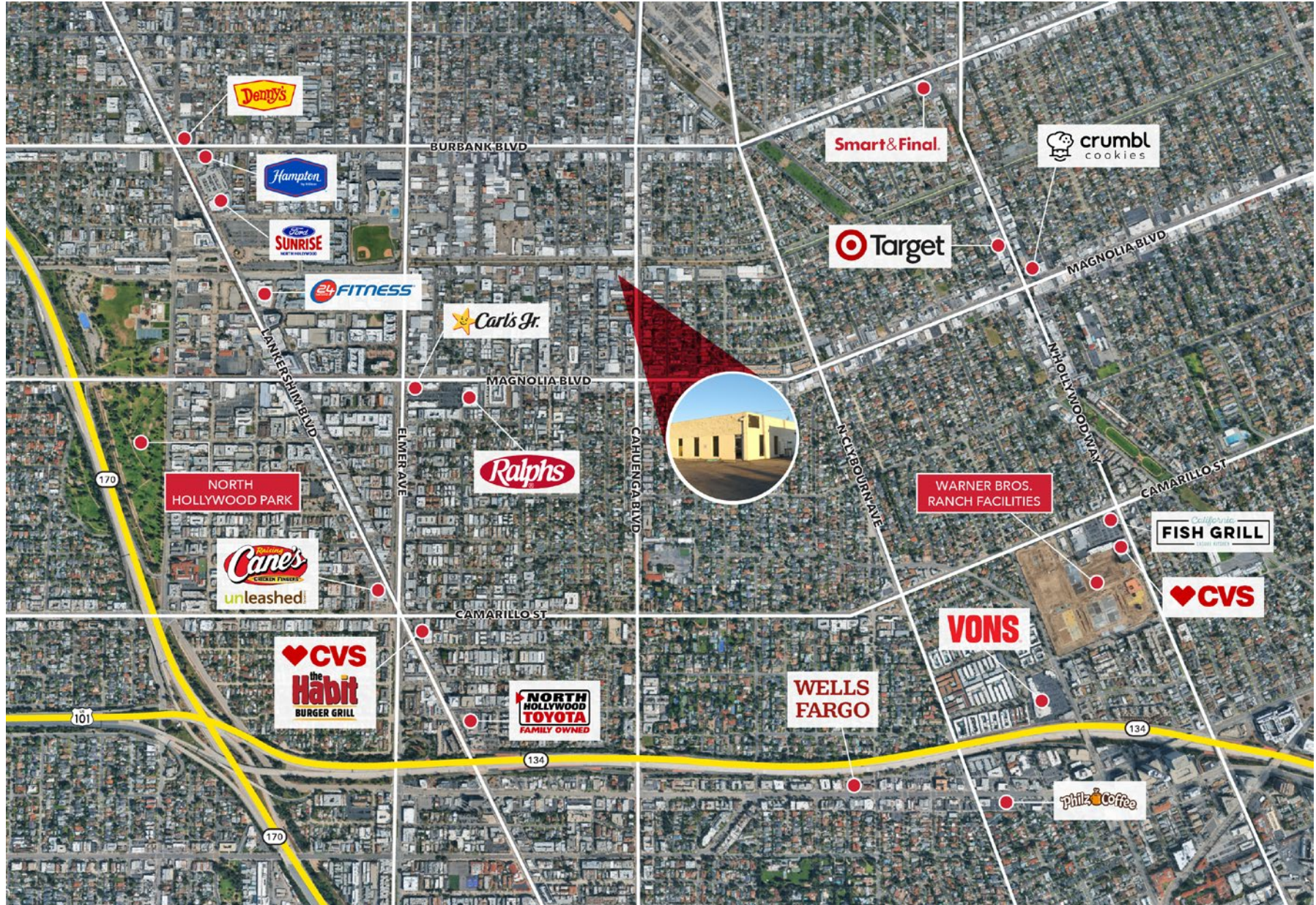
Property Photos - Building B, Unit E



Property Photos - Building B, Unit F

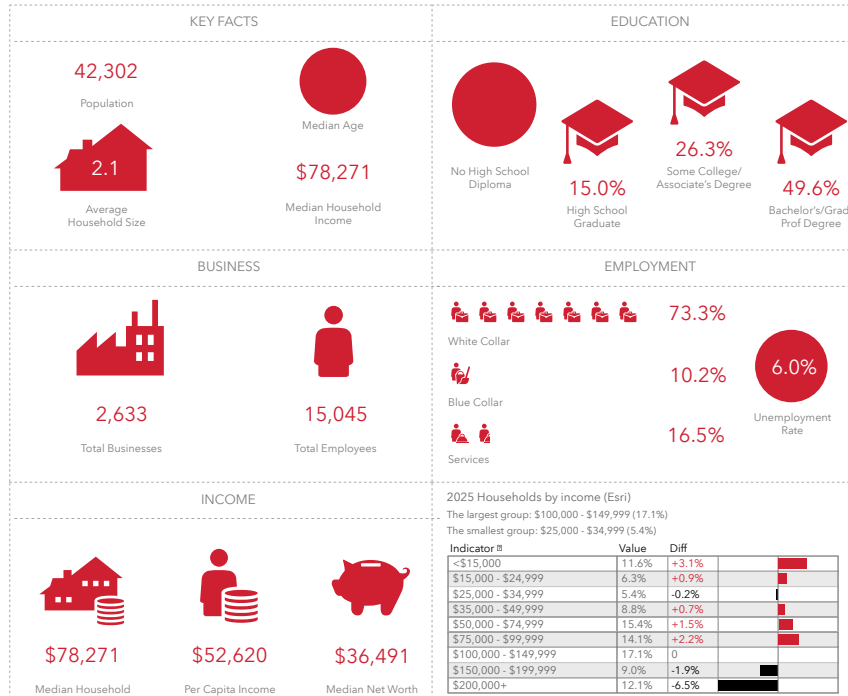


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	42,302	245,562	541,150
Households	20,424	107,227	230,891
Families	8,719	54,866	122,095
Average Household Size	2.06	2.27	2.31
Owner Occupied Housing Units	4,732	35,536	82,898
Renter Occupied Housing Units	15,692	71,691	147,993
Median Age	36.6	38.7	39.5
Median Household Income	\$78,271	\$90,924	\$88,615
Average Household Income	\$109,705	\$136,283	\$138,501

For more information, please contact:

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