

# 7210-7218 HINDS AVE

NORTH HOLLYWOOD, CA 91605



**ALEX MATEVOSIAN**  
BROKER | DRE 02047572  
818.482.3830  
ALEX@MIGCRE.COM

**MIG** | **COMMERCIAL**  
**REAL ESTATE**  
SERVICES, INC

OFFERING MEMORANDUM

# IMPORTANT DISCLOSURES

This Value Proposal has been prepared by MIG Commercial Real Estate Services for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Value Proposal is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Value Proposal is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of MIG Commercial Real Estate Services.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. MIG Commercial Real Estate Services and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

OFFERING MEMORANDUM PROVIDED BY

ALEX MATEVOSIAN  
BROKER | DRE 02047572  
818.482.3830  
ALEX@MIGCRE.COM

**MIG**

**COMMERCIAL  
REAL ESTATE**  
SERVICES, INC

**MIG**

COMMERCIAL  
REAL ESTATE  
SERVICES, INC

**01**

**PROPERTY OVERVIEW**

# PROPERTY HIGHLIGHTS



## BUILDING AND PROPERTY SIZE

- Two structures with a combined building area of approximately 6,938 sq. ft
- Two adjacent parcels totaling 11,198 sq. ft. of land.



## ZONING AND LOCATION

- Zoned M2-1 in the heart of the North Hollywood industrial corridor.
- Located near Sherman Way and Lankershim Boulevard
- Immediate access to the SR-170 and I-5 freeways for seamless regional logistics.



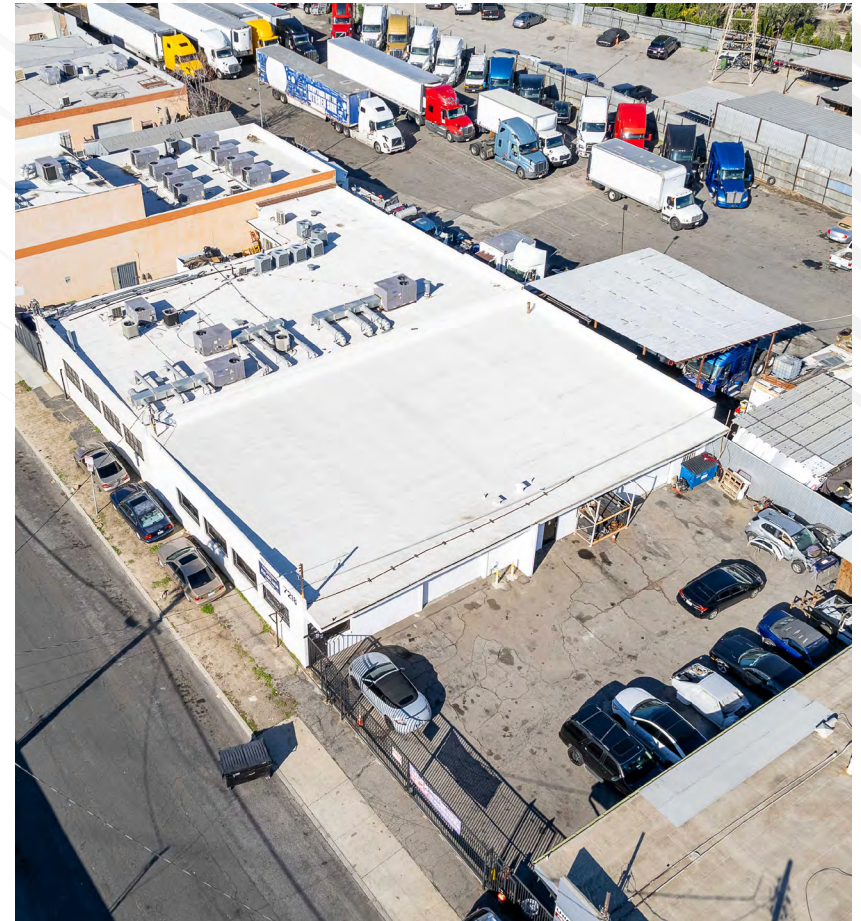
## SECURITY AND YARD FEATURES

- Fully fenced and paved
- Ample off-street parking



## OPERATIONAL UTILITY

- Wide range of uses, including light manufacturing, warehousing, or assembly operations within a high-demand North Hollywood submarket.



## PRICING DETAILS



**Lease Type**

Modified Gross



**List Price**

\$9,000/mo



**Price PSF**

\$1.30/PSF









**Term**




3-5 years

# 7210 HINDS PROPERTY INFORMATION

## PROPERTY BASICS

	<b>Address</b>	<b>7210 Hinds</b>
	<b>APN</b>	2317-019-017
	<b>Zoning</b>	M2-1
	<b>Year Built/Renovated</b>	1960
	<b>Lot Size (SF)</b>	4,845
	<b>Building Size (SF)</b>	2,688







## BUILDING FEATURES

	<b>Loading</b>	Two (2) ground level
	<b>Clear Height</b>	10-12 feet (both)
	<b>HVAC / Sprinklers</b>	No





# 7218 HINDS PROPERTY INFORMATION

## PROPERTY BASICS

	<b>Address</b>	<b>7218 Hinds</b>
	<b>APN</b>	2317-019-016
	<b>Zoning</b>	M2-1
	<b>Year Built/Renovated</b>	1958
	<b>Lot Size (SF)</b>	6,353
	<b>Building Size (SF)</b>	4,250

## BUILDING FEATURES

	<b>Power</b>	400 amps, 3-phase
	<b>Loading</b>	Two (2) ground level
	<b>Clear Height</b>	10-12 feet (both)
	<b>HVAC / Sprinklers</b>	No



**MIG**

COMMERCIAL  
REAL ESTATE  
SERVICES, INC

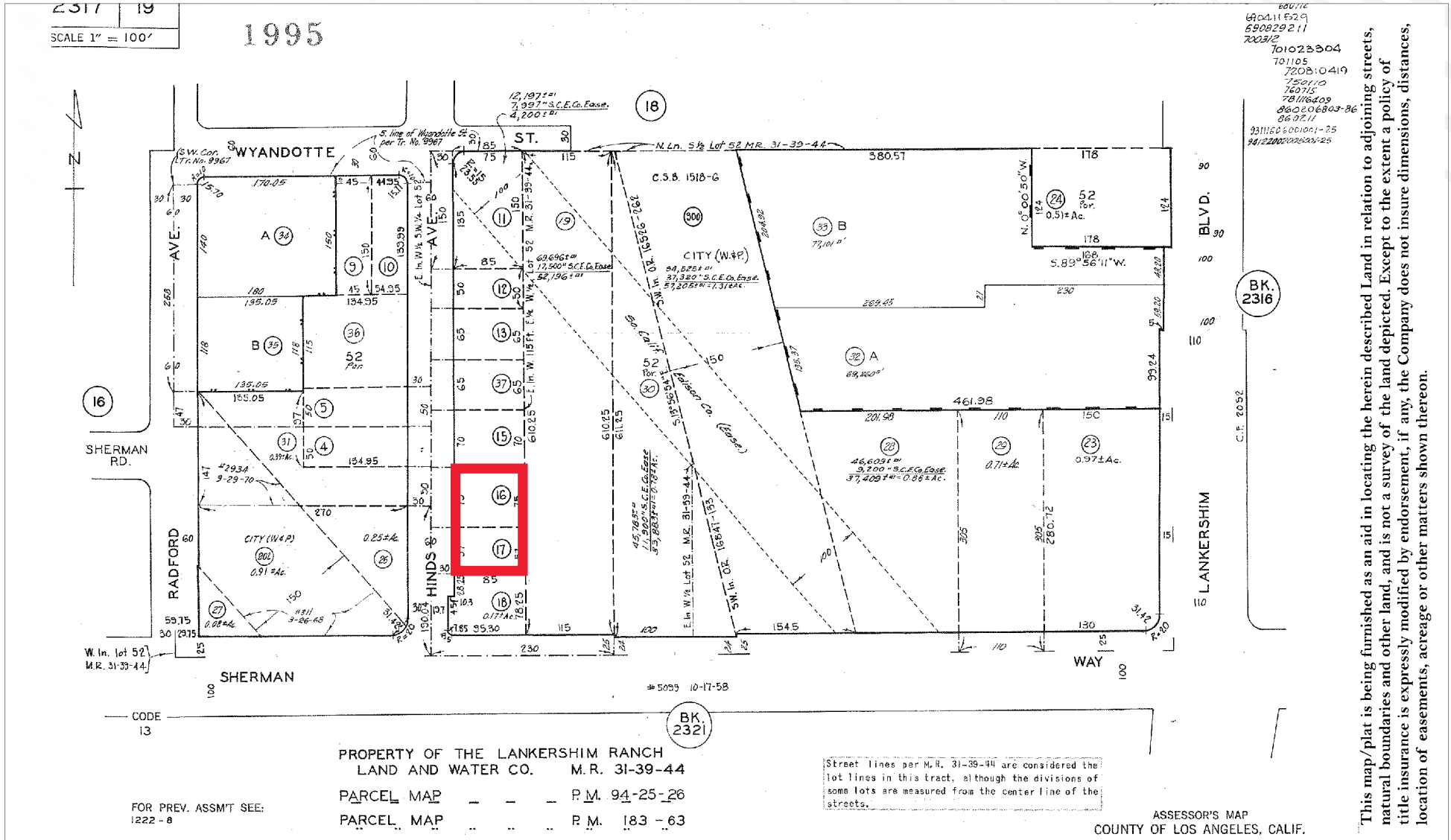
**02**

**AERIALS**

# AERIAL VIEW



# PLAT MAP



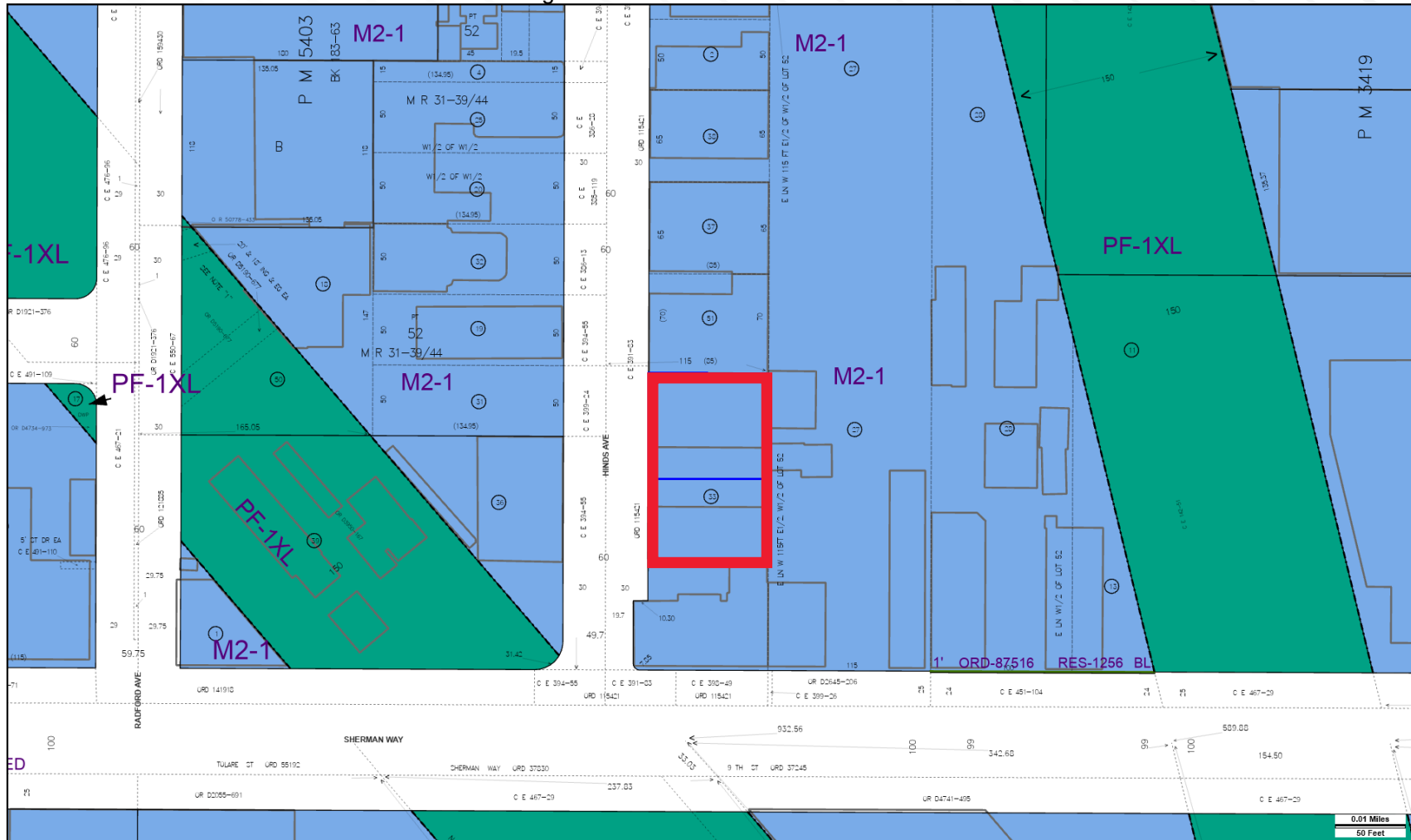
# ZONING MAP

City of Los Angeles  
Department of City Planning

ZIMAS PUBLIC

Generalized Zoning

02/12/2026



Address: 7218 N HINDS AVE

Tract: LANKERSHIM RANCH LAND AND WATER CO.

Zoning: M2-1

APN: 2317019016

Block: None

General Plan: Light Manufacturing

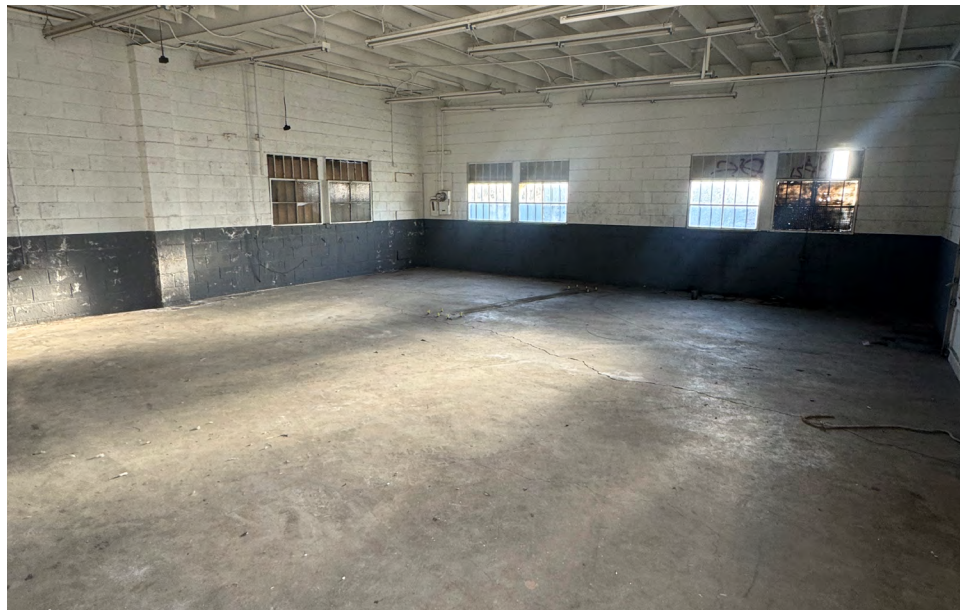
PIN #: 183B169 62

Lot: PT 52

Arb: 33



# 7210 HINDS AVENUE PROPERTY PHOTOS



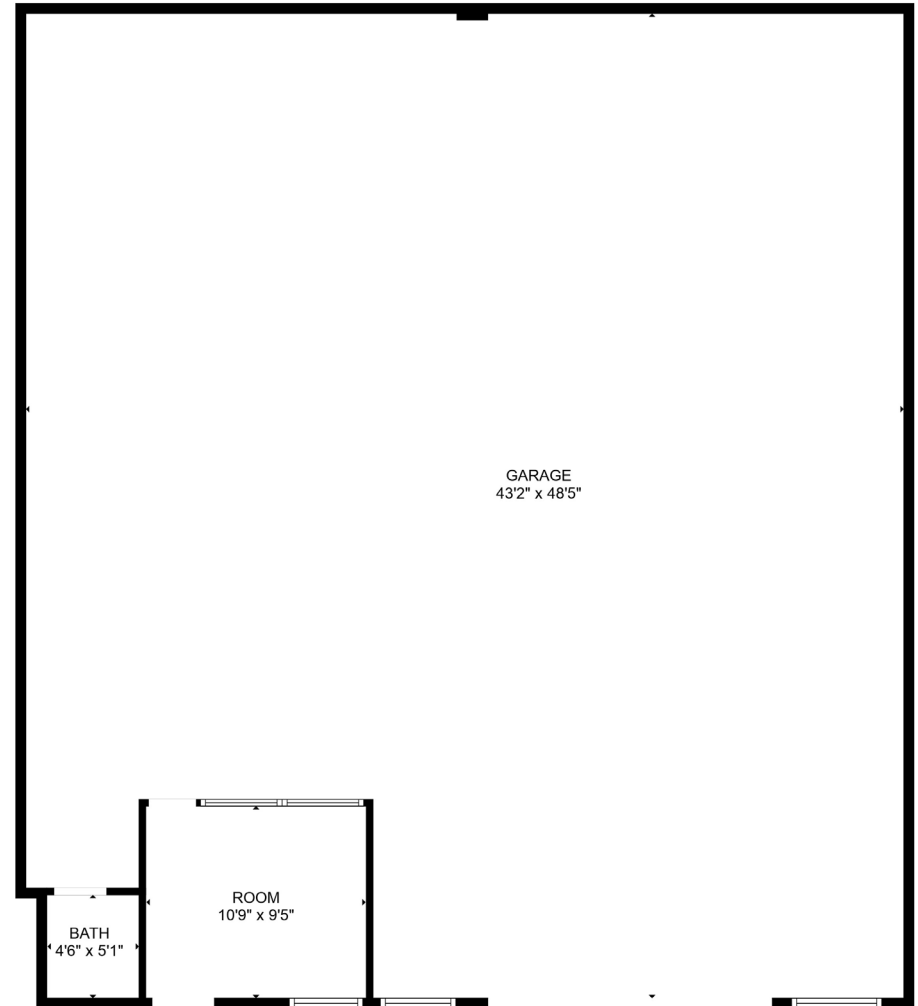
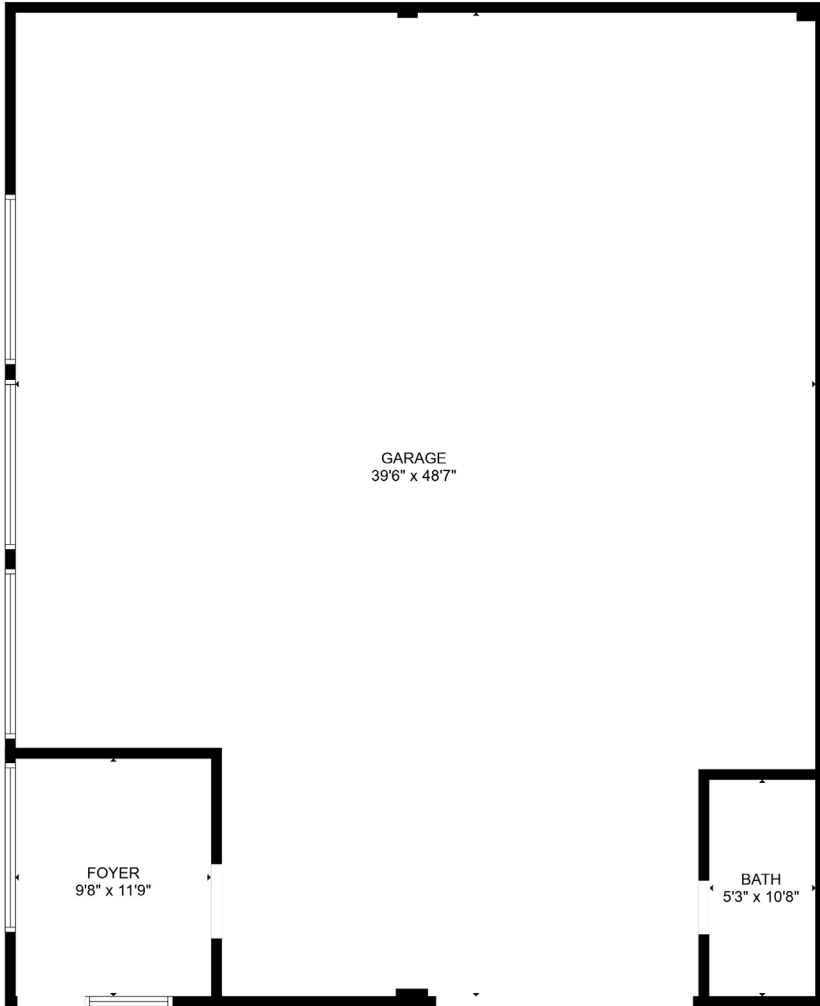
# 7218 HINDS AVENUE PROPERTY PHOTOS



# 7218 HINDS AVENUE PROPERTY PHOTOS



# 7218 HINDS AVENUE FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# 03

# LOCATION OVERVIEW

# NORTH HOLLYWOOD, CA

Strategically located at 7210-7218 Hinds Avenue, North Hollywood, CA 91605, this property offers a premier industrial footprint in the highly sought-after Raymer/Sherman Way industrial corridor. Positioned in the heart of the San Fernando Valley, this location provides a distinct logistical advantage for manufacturing, warehousing, and distribution operations requiring rapid connectivity to the region's major entertainment and aerospace hubs.



## UNMATCHED ACCESSIBILITY

- **Direct Freeway Access:** Situated just minutes from the SR-170 (Hollywood Freeway) and I-5 (Golden State Freeway). This central positioning ensures seamless north-south logistics flow and provides rapid connectivity to the SR-118 and SR-134, facilitating efficient distribution throughout Los Angeles and Ventura Counties.
- **Public Transportation:** The property benefits from the major transit artery of Sherman Way, served by high-frequency Metro Local bus lines. It is also conveniently located near the Sun Valley Metrolink Station and the NoHo Arts District Metro Station, connecting the workforce to the wider Southern California rail network.
- **Unrivaled Airport Proximity:** Located approximately 2 miles from the Hollywood Burbank Airport (BUR), the site offers unparalleled convenience for air cargo logistics and executive travel, while remaining just outside the immediate airport traffic loop for easier truck ingress/egress.



## STRATEGIC BUSINESS LOCATION

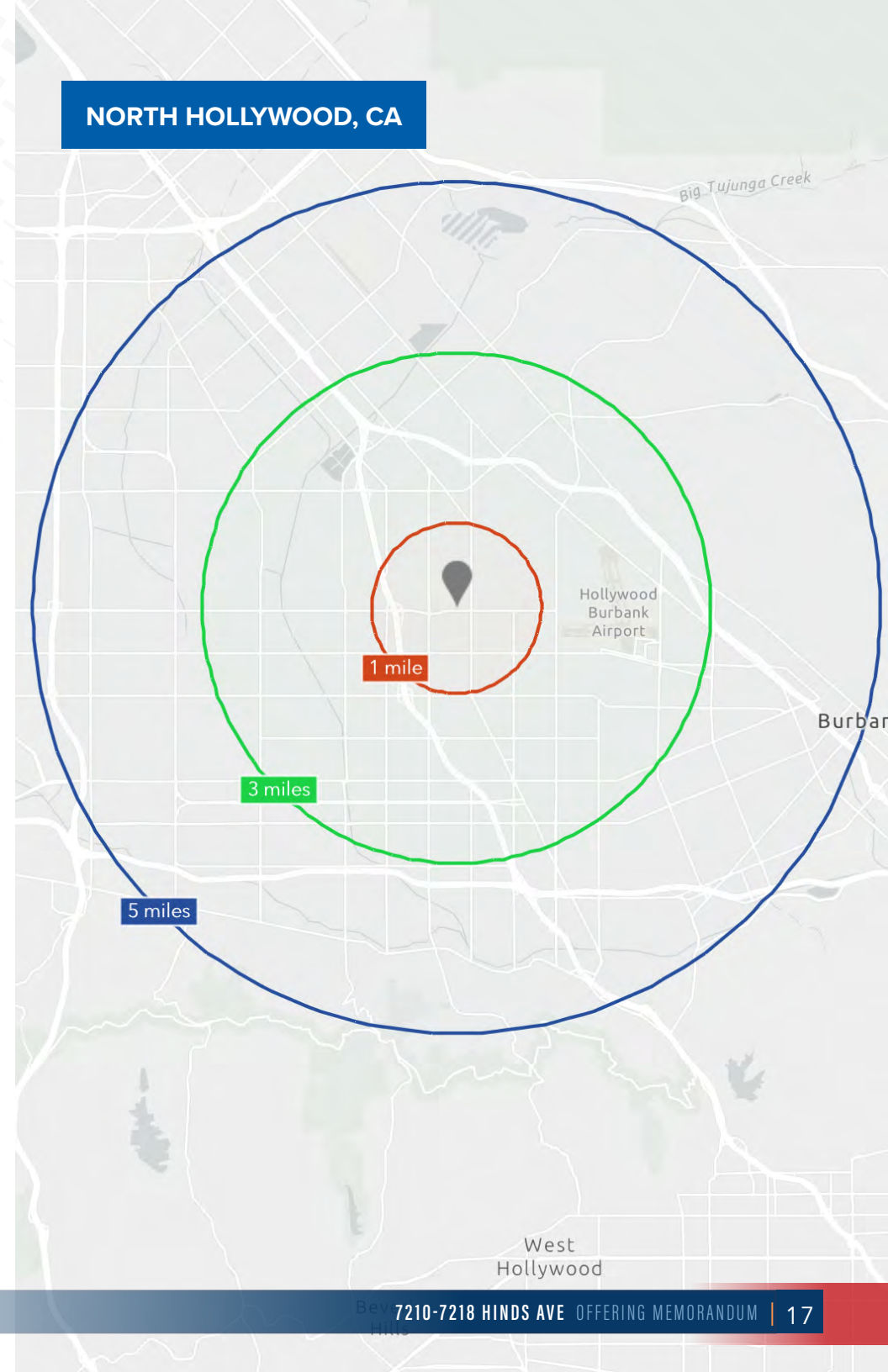
- **Industrial Corridor Advantage:** Positioned in a dense, established industrial pocket off Sherman Way, the site benefits from a "quiet street" setting that aids in truck maneuvering while remaining seconds away from a major commercial thoroughfare.
- **Zoning & Infrastructure:** Zoned M1/M2 (check specific title) in the City of Los Angeles, the site is optimized for a diverse range of uses, including light manufacturing, assembly, warehousing, and creative industrial flex space.
- **Thriving Local Ecosystem:** The property sits within a robust business hub home to specialized contractors, entertainment set design, and aerospace suppliers. The location benefits from the massive labor pool of North Hollywood and Sun Valley, along with immediate access to big-box suppliers like Home Depot and Lowe's on Sherman Way.

With its strategic positioning near major freeways, heavy-industrial capabilities, and proximity to the Burbank media district, 7210-7218 Hinds Avenue presents an outstanding opportunity for businesses seeking a functional and logistically superior base in the North Hollywood market.

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>	39,152	267,923	710,555
<b>Daytime Population</b>	29,524	208,446	579,643
<b>Household</b>	12,364	92,624	253,240
<b>Avg. Age</b>	38	40	40
<b>Avg. HH Income</b>	\$79,805	\$96,365	\$107,482

Demographics by AlphaMap (2025)



# CONFIDENTIALITY & DISCLAIMER

**MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.**

All materials and information received or derived from MIG Commercial Real Estate Services, Inc its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither MIG Commercial Real Estate Services, Inc its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. MIG Commercial Real Estate Services, Inc will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MIG Commercial Real Estate Services, Inc makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MIG Commercial Real Estate Services, Inc does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MIG Commercial Real Estate Services, Inc in compliance with all applicable fair housing and equal opportunity laws.



**MIG**

**COMMERCIAL  
REAL ESTATE**  
SERVICES, INC

**ALEX MATEVOSIAN**

BROKER | DRE 02047572

818.482.3830

ALEX@MIGCRES.COM