



7425 Bellaire Ave, North Hollywood, CA 91605

INDUSTRIAL



FOR SALE

OFFERING MEMORANDUM



🕒 SITE DESCRIPTION

IKON Properties is proud to present an outstanding Owner-User opportunity located at 7425 Bellaire Ave, North Hollywood, CA 91605.

This 4,208 SF freestanding industrial building is zoned M1, making it ideal for a wide range of industrial, manufacturing, or creative uses. The property features two ground-level roll-up doors and high ceilings that accommodate a variety of operational needs.

Situated in a central North Hollywood location, the building offers convenient access to the 170, 5, and 101 freeways, making it an excellent fit for businesses seeking functionality and connectivity.



PROPERTY HIGHLIGHTS

- Ground-level roll-up door
- Highly Visible Pylon Sign
- Close Proximity to 170 Freeway
- High Ceilings - 14 ft
- Gated Parking
- Heavy Power: 600 Amps, 240V, 3-Phase

PROPERTY TYPE
Industrial

BUILDING
4,208 SF

SALES PRICE
\$2,080,000

LOT
7,823 SF

YEAR BUILT
1982

ZONING
LAM1

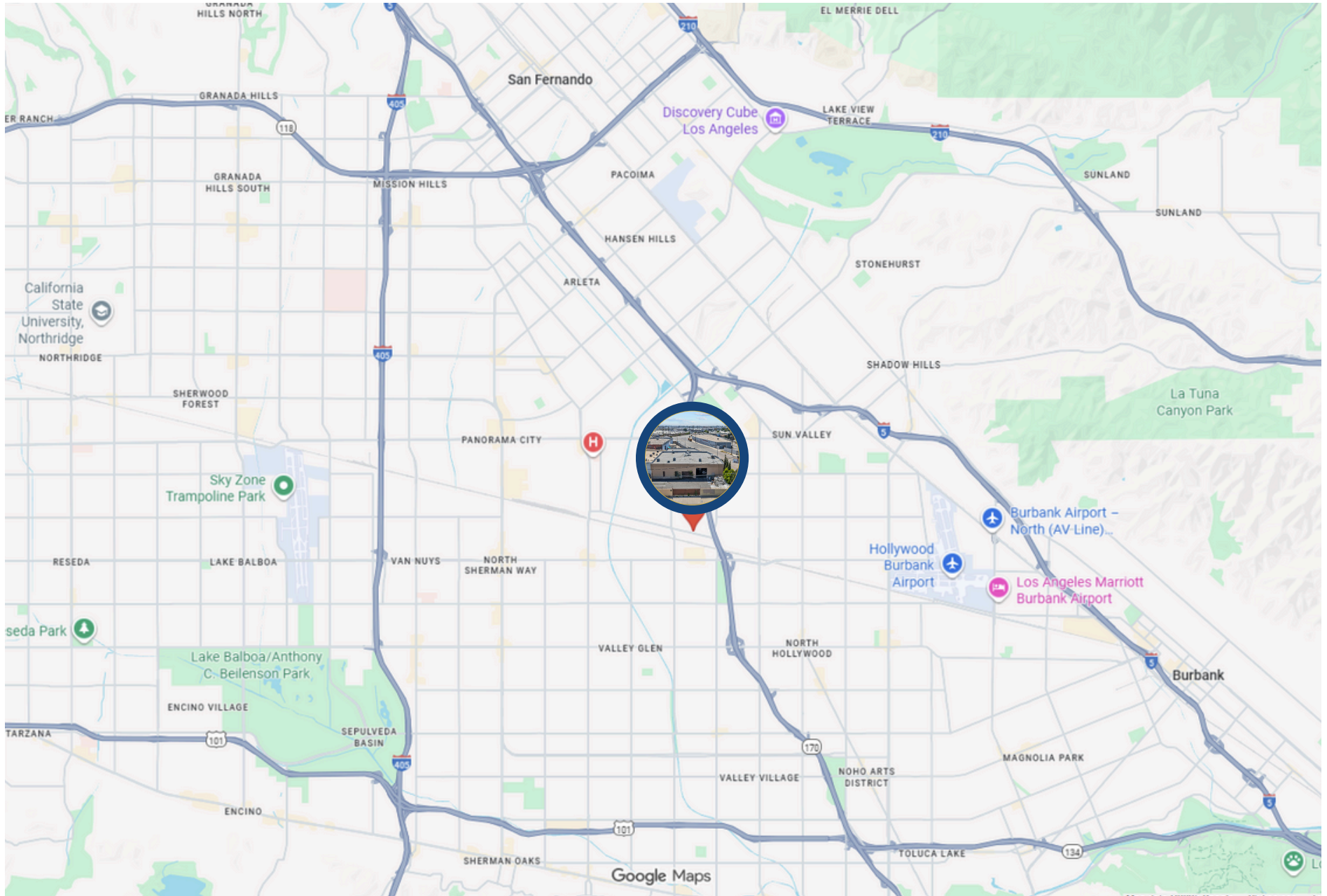
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	28,845	315,332	724,853
2029 Population	27,911	306,369	703,984
Pop Growth 2024-2029	-3.24%	-2.84%	-2.88%
Average Age	39.50	38.40	38.60
2024 Total Households	8,860	99,831	248,014
HH Growth 2024-2029	-3.49%	-3.04%	-3.02%
Median Household Income	\$59,438	\$60,572	\$71,014
Avg Household Size	3.10	3.00	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$728,876	\$733,058	\$780,052
Median Year Built	1963	1964	1967



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BLAS FERNANDEZ
DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191
blas@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02012036



JAMES VANIAN
INVESTMENT ASSOCIATE

818.262.6065
james@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02085069

