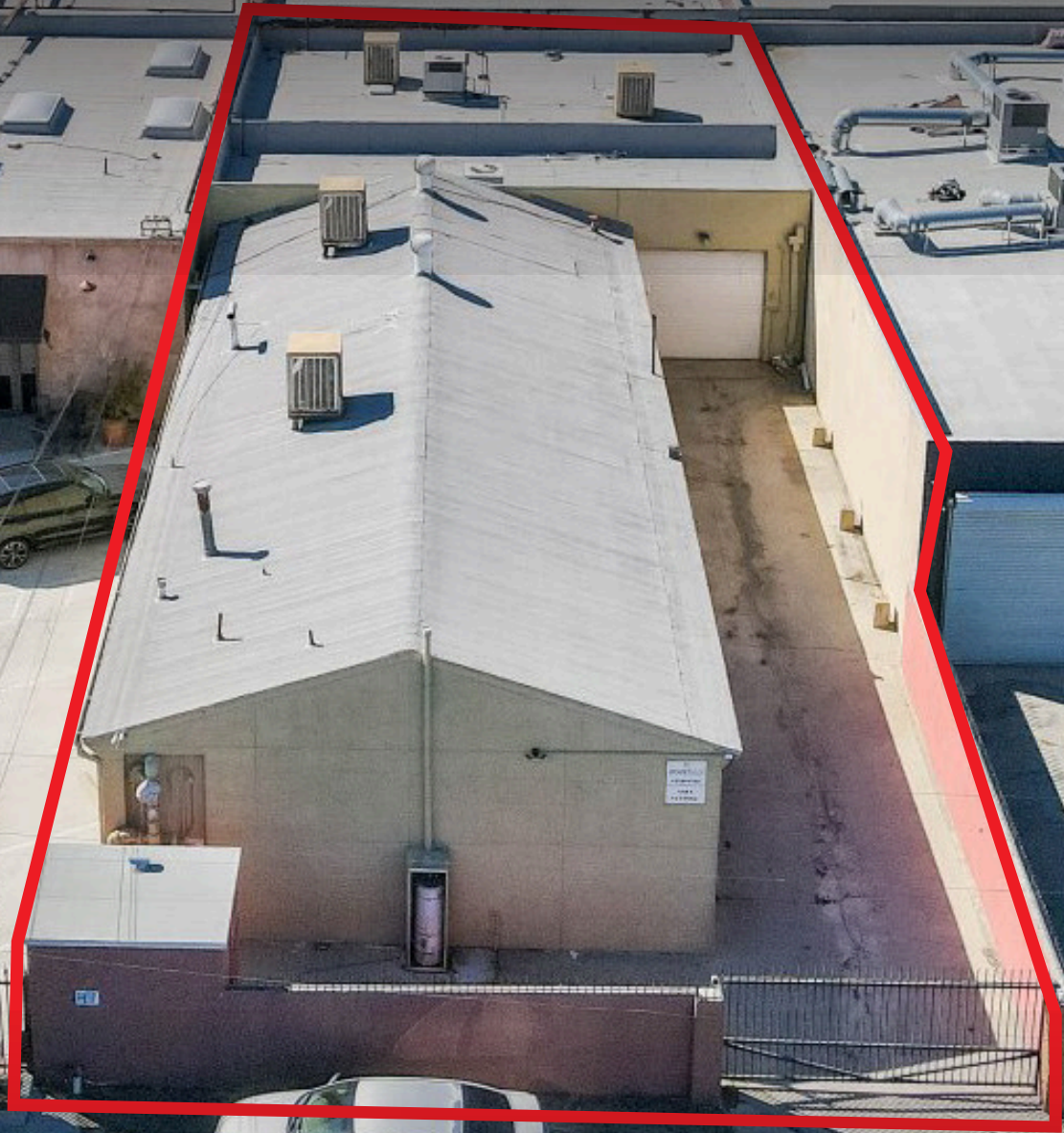


5429 SATSUMA AVE, NORTH HOLLYWOOD, CA 91601



FOR LEASE





# LOCAL COMMUNITY MAP

METRO STATION  
ORANGE / RED LINE



EAST VALLEY HIGH  
SCHOOL BASEBALL  
FIELD

Public  
Storage



SUBJECT

W Chandler Blvd



Satsuma Ave



# PROPERTY SUMMARY

**SUBJECT**

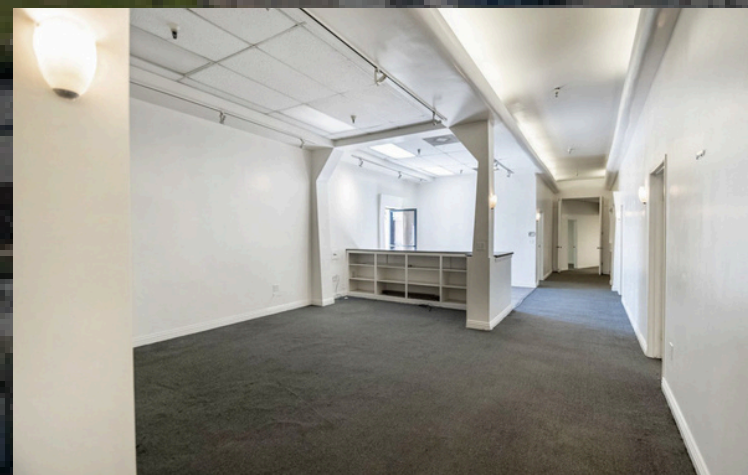
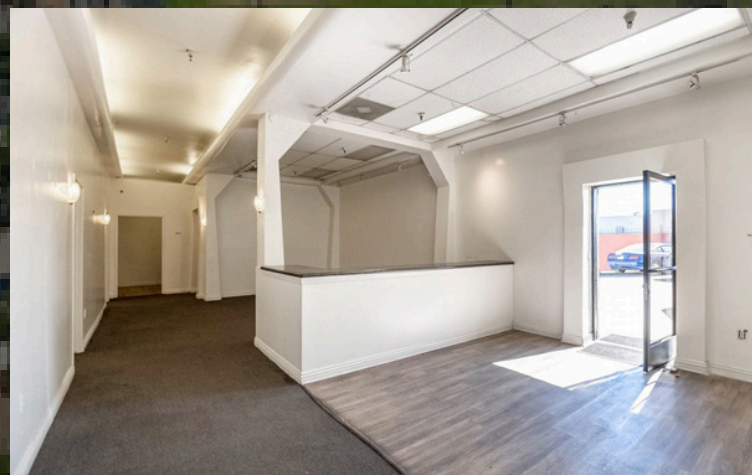
**5429 SATSUMA AVE,  
NORTH HOLLYWOOD, CA 91601**

- ✓ Available square feet 4,775 (approx)
- ✓ Gated parking
- ✓ Eight offices
- ✓ Parking spaces 8
- ✓ Two bathrooms
- ✓ 10x10 roll up door
- ✓ Ceiling height 12 feet
- ✓ 240 Amps
- ✓ Zoning MR2



# PROPERTY PHOTOS

5429 SATSUMA AVE • NORTH HOLLYWOOD, CA 91601





# DEMOGRAPHICS

5429 SATSUMA AVE • NORTH HOLLYWOOD, CA 91601

## HOUSEHOLD

	1 Mile	3 Mile	5 Mile
2028 Projection	20,393	99,204	211,716
2023 Estimate	20,453	101,099	216,317
2010 Census	18,519	99,815	216,459
Growth 2023 - 2028	-0.29%	-1.87%	-2.13%
Growth 2010 - 2023	10.44%	1.29%	-0.07%
Owner Occupied	4,029 19.70%	35,666 35.28%	81,624 37.73%
Renter Occupied	16,425 80.31%	65,433 64.72%	134,693 62.27%

## 2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	36,946	202,284	445,303
Black	77.00%	80.53%	80.49%
Am. Indian & Alaskan	4,003 8.34%	13,019 5.18%	25,109 4.54%
Asian	718 1.50%	2,892 1.15%	6,070 1.10%
Hawaiian & Pacific	4,177 8.71%	22,821 9.08%	54,621 9.87%
Island	122 0.25%	523 0.21%	1,078 0.19%
Other	2,016 4.20%	9,662 3.85%	21,056 3.81%
U.S. Armed Forces	23	70	221

## POPULATION

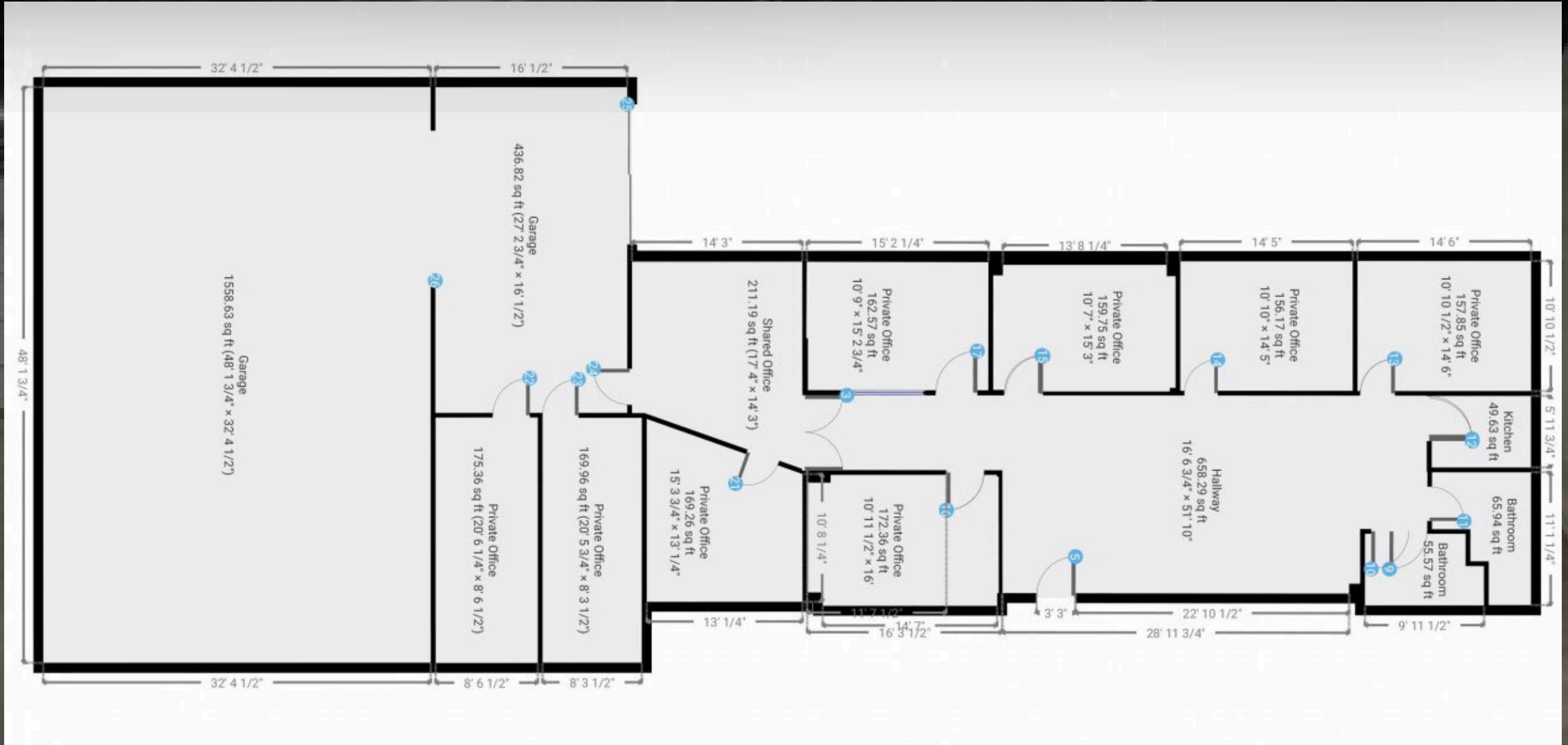
	1 Mile	3 Mile	5 Mile
2028 Projection	47,861	246,927	542,543
2023 Estimate	47,982	251,201	553,238
2010 Census	43,582	247,140	550,951
Growth 2023 - 2028	-0.25%	-1.70%	-1.93%
Growth 2010 - 2023	10.10%	1.64%	0.42%

## TRAFFIC COUNT

	Count Year	Traffic Volume	Distance from Subject
Chandler Blvd	2022	4,922	MPSI .08
Vineland Ave	2022	28,220	MPSI .12
Vineland Ave	2022	27,400	MPSI .16
Vineland Ave	2022	25,875	MPSI .17
Vineland Ave	2018	30,275	MPSI .18
Burbank Blvd	2022	23,211	MPSI .21
Chandler Blvd	2022	5,483	MPSI .21
Burbank Blvd	2022	22,279	MPSI .24
Case Ave	2022	1,151	MPSI .26
Vineland Ave	2022	27,739	MPSI .27

# FLOOR PLAN

5429 SATSUMA AVE • NORTH HOLLYWOOD, CA 91601



**EXCLUSIVELY REPRESENTED BY**



**BLAS FERNANDEZ**  
**FOUNDER**

**(818) 319-9191**

**LICENSE: CA 02012036**

**Blas@ikonpropertiesla.com**



**BRIAN VU**  
**SENIOR INVESTMENT ASSOCIATE**

**(818) 913-8819**

**LICENSE: CA 02181861**

**Brian@ikonpropertiesla.com**