



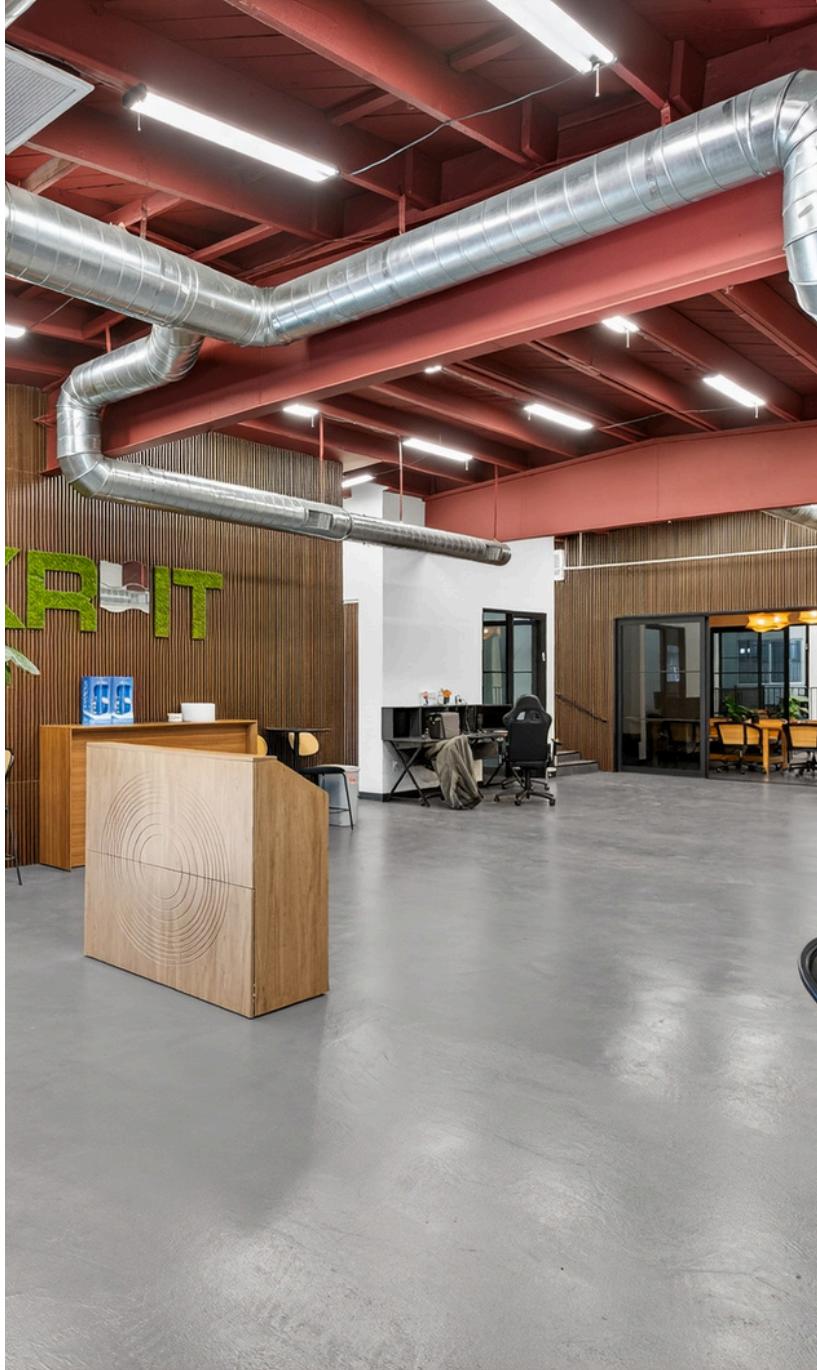
7225 FULTON AVE, NORTH HOLLYWOOD, CA 91605

INDUSTRIAL SPACE



FOR LEASE

OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties is proud to present an exceptional commercial opportunity at 7225 Fulton Ave, North Hollywood, CA 91605, a versatile, free-standing industrial/warehouse building totaling approximately 8,000 sq ft. Built in 1953, the property features high ceilings and a spacious open floor plan with polished slab floors, creating a bright and functional environment suitable for a variety of uses including warehouse, showroom, office, or light industrial operations. The interior includes enclosed office space and a kitchen area, enhancing usability for owner-users or tenants needing mixed-use functionality.

Situated on a 0.24-acre lot, the site also offers a gated private yard and surface parking, providing outdoor storage and operational flexibility. Zoned CM (Commercial Manufacturing), this property accommodates a wide range of industrial and commercial uses. Strategically located north of Sherman Way with quick access to the 170, 5, and 405 freeways and proximity to Hollywood Burbank Airport, the building delivers excellent regional connectivity. Overall, 7225 Fulton Ave presents a compelling opportunity for investors or owner-users seeking a centrally located, multi-use asset in one of North Hollywood's established commercial markets.

PROPERTY TYPE
Industrial

AVAILABLE SPACE
8,000 SF

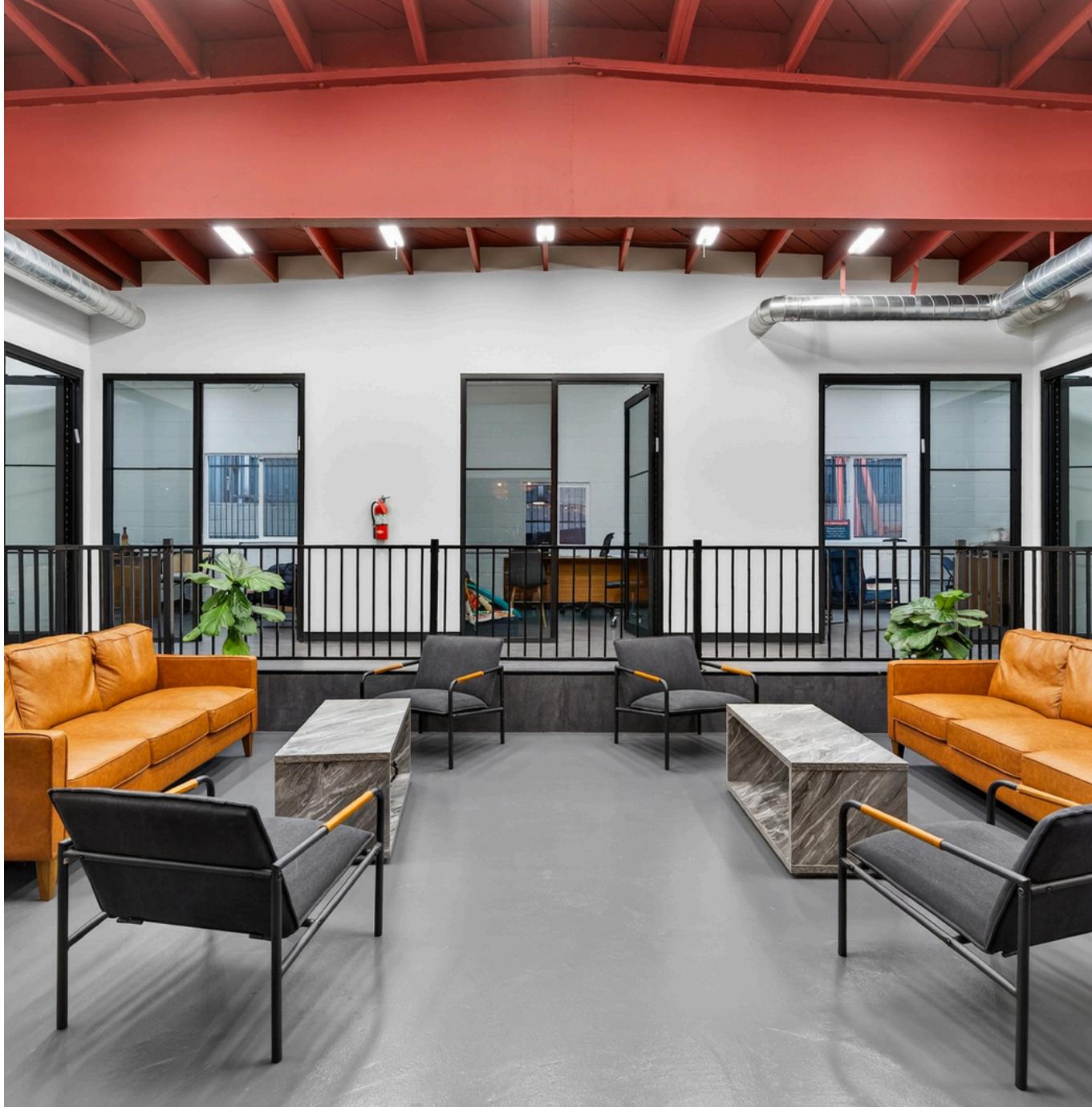
YEAR BUILT
1953

ZONING
LACM



PROPERTY HIGHLIGHTS

- Generous 12-15 ft clear ceiling heights, offering functional flexibility and enhanced usability
- Eight (8) secured, gated on-site parking spaces
- 12' x 12' electronically operated roll-up door providing efficient loading and access
- Fully turn-key flex space suitable for a wide range of commercial and creative uses
- Excellent freeway connectivity with immediate access to the 170, 5 and 405 freeways.



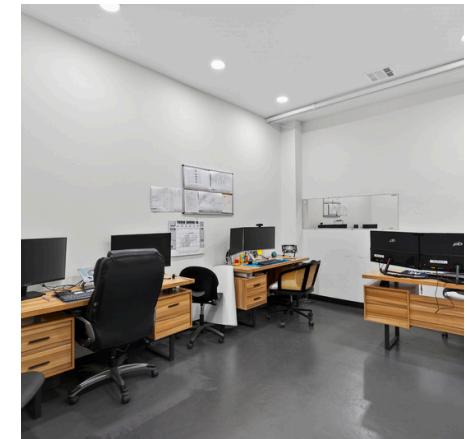
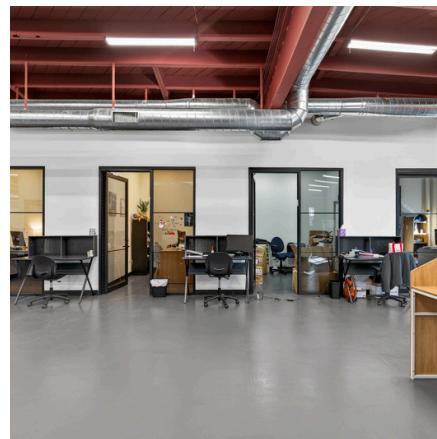
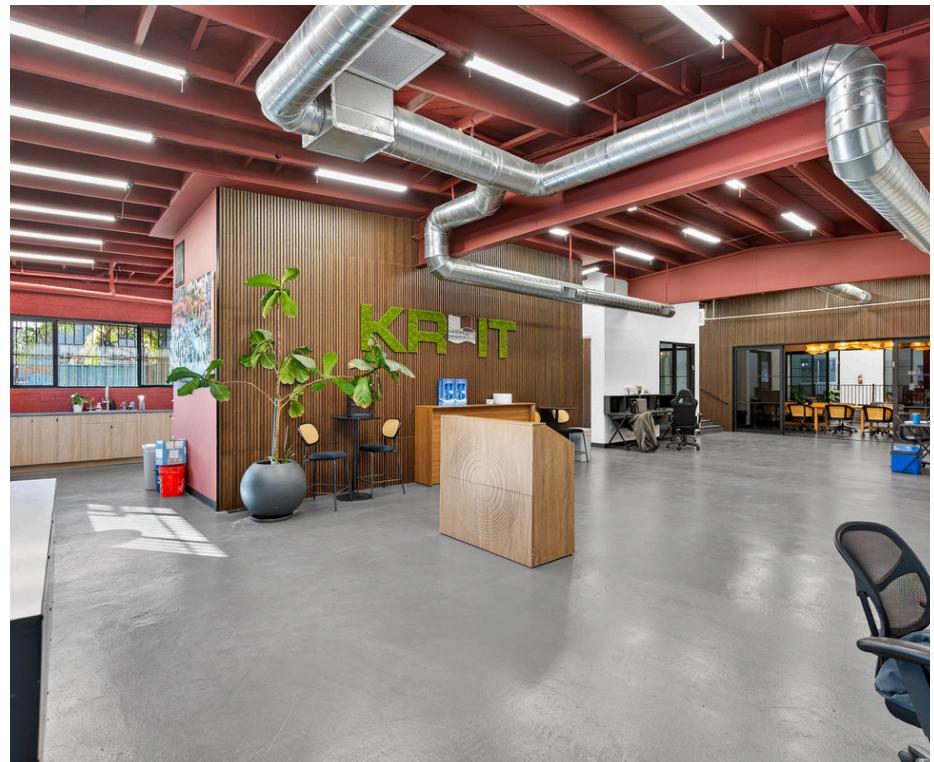


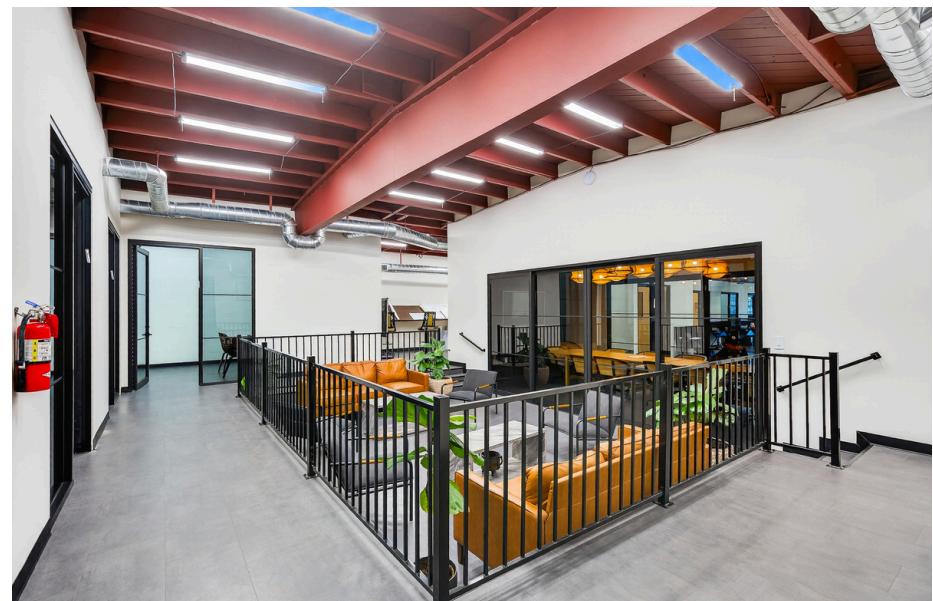
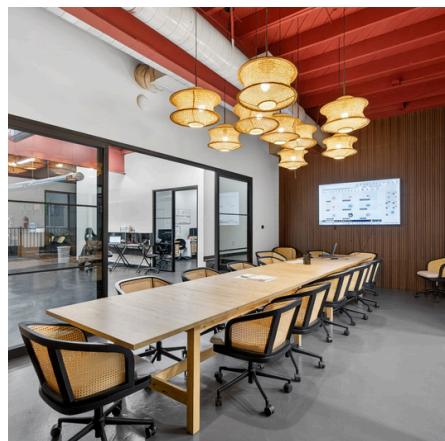
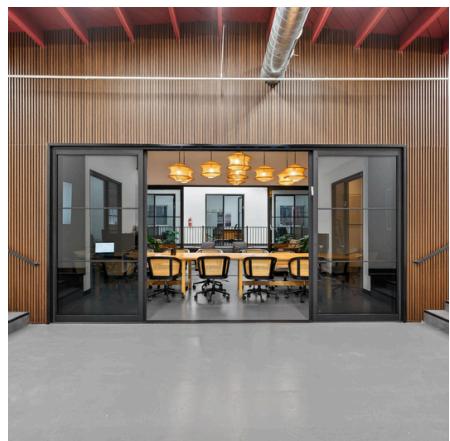
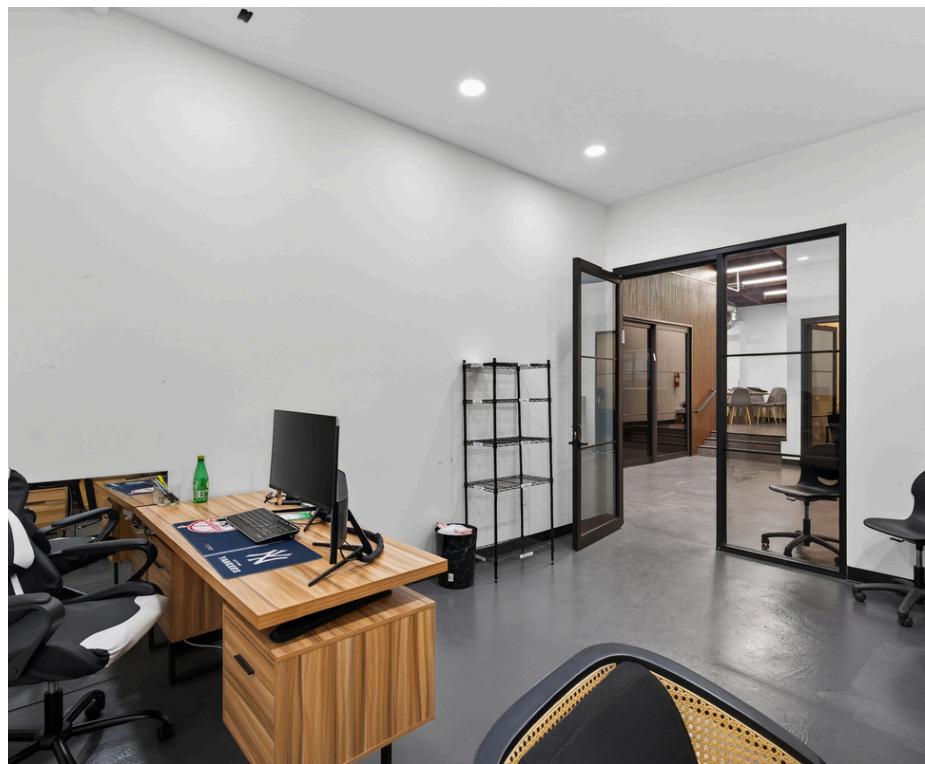
○ FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

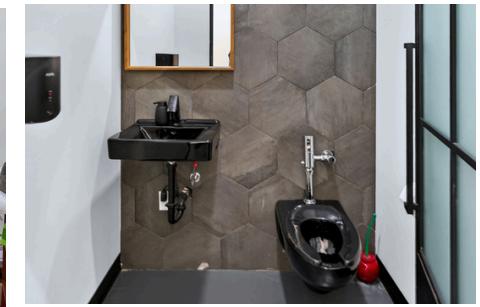
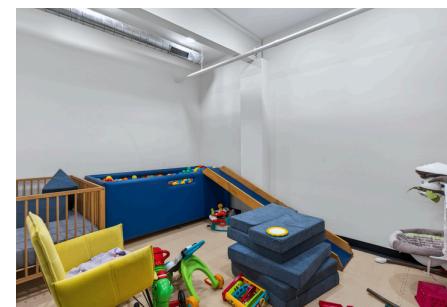
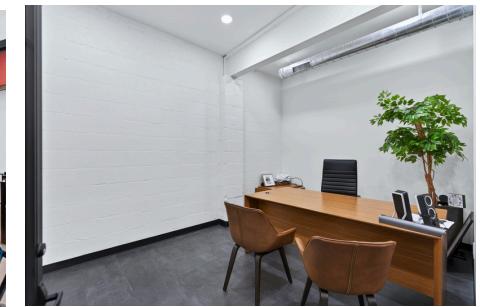
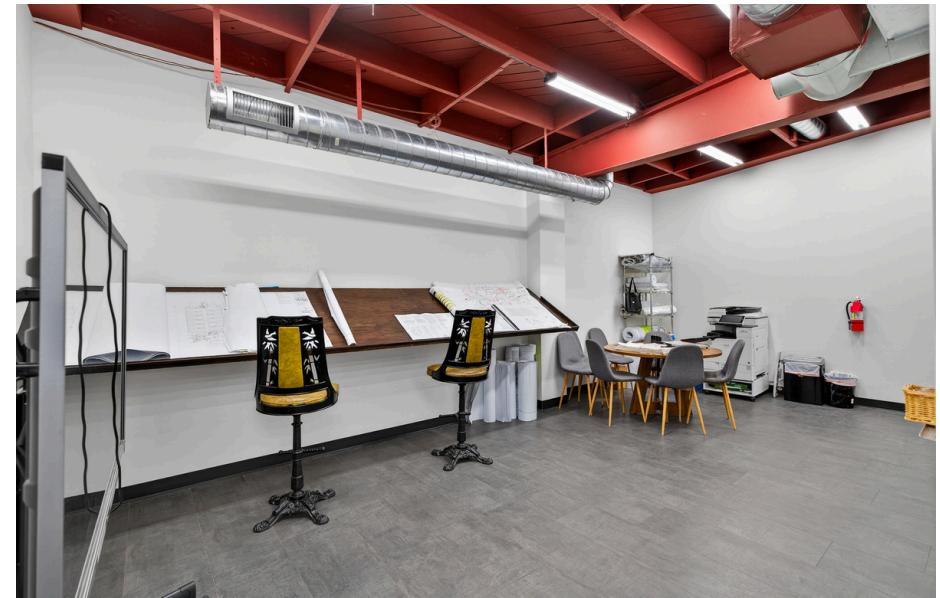


PROPERTY PHOTOS



 PROPERTY PHOTOS

PROPERTY PHOTOS



ICON RETAIL MAP



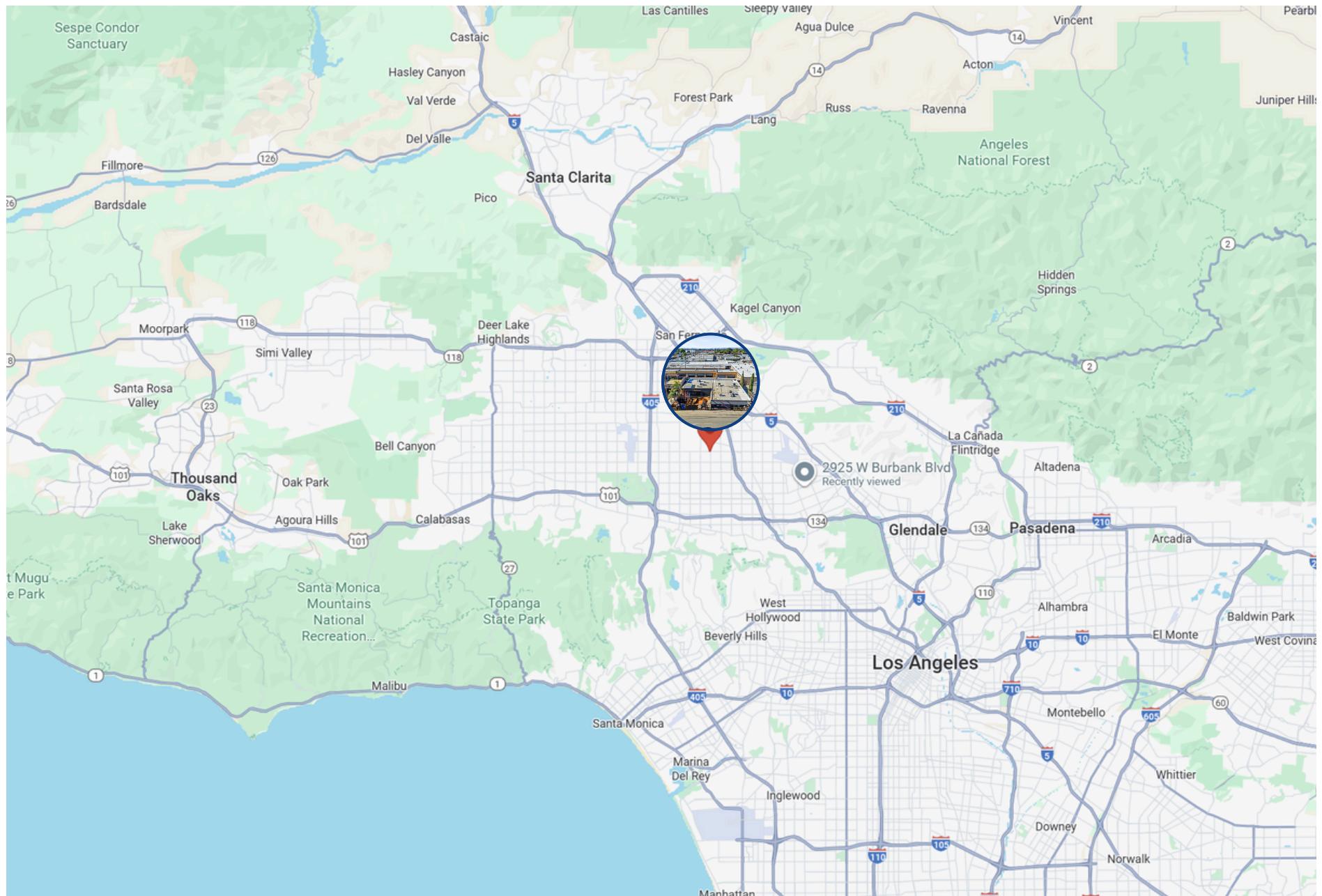
AERIAL MAP



LOCATED JUST NORTH OF SHERMAN WAY NEAR THE 170 FREEWAY, THIS PROPERTY SITS IN THE HEART OF NORTH HOLLYWOOD'S INDUSTRIAL AND COMMERCIAL DISTRICT. WITH EASY ACCESS TO THE 5 AND 405 FREEWAYS AS WELL AS HOLLYWOOD BURBANK AIRPORT, IT OFFERS EXCELLENT REGIONAL CONNECTIVITY AND VISIBILITY. THE SURROUNDING AREA FEATURES A MIX OF LIGHT INDUSTRIAL, WAREHOUSE, CREATIVE, AND SERVICE-ORIENTED BUSINESSES, MAKING IT A DYNAMIC AND HIGHLY TRAFFICKED COMMERCIAL CORRIDOR.



LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	39,062	353,723	718,979
2029 Population	37,909	344,696	698,518
Pop Growth 2024-2029	-2.95%	-2.55%	-2.85%
Average Age	39.00	38.20	38.70
2024 Total Households	12,631	114,206	245,605
HH Growth 2024-2029	-3.17%	-2.73%	-2.98%
Median Household Income	\$56,479	\$60,881	\$71,245
Avg Household Size	3.00	3.00	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$734,986	\$739,244	\$783,510
Median Year Built	1964	1967	1967



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IKON Properties and it should not be made available to any other person or entity without the written consent of IKON Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IKON Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe are reliable; however, IKON Properties has not verified, and will not verify, any of the information contained herein, nor has IKON Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





BLAS FERNANDEZ
DIRECTOR, COMMERCIAL INVESTMENTS

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



BRIAN VU
SR. INVESTMENT ASSOCIATE

818.913.8819
brian@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02181861