



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



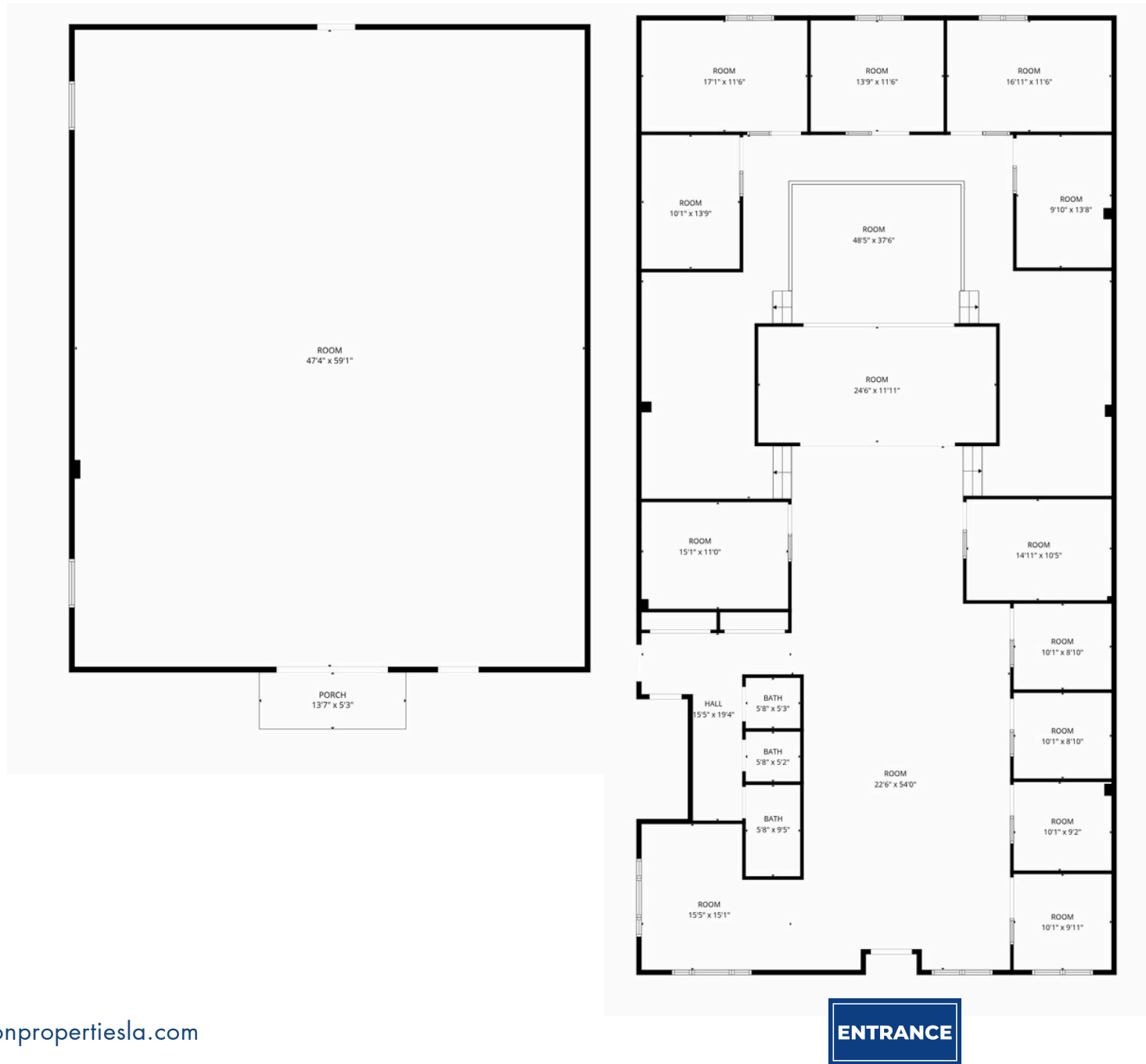
PROPERTY HIGHLIGHTS

- 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.

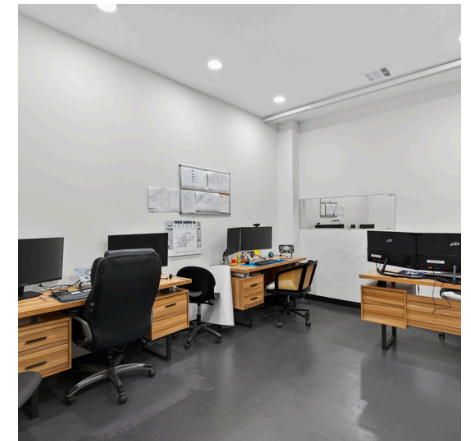
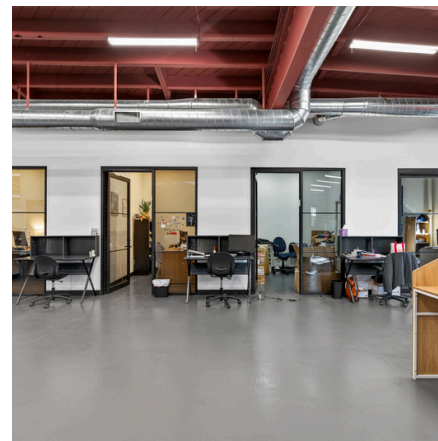


FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



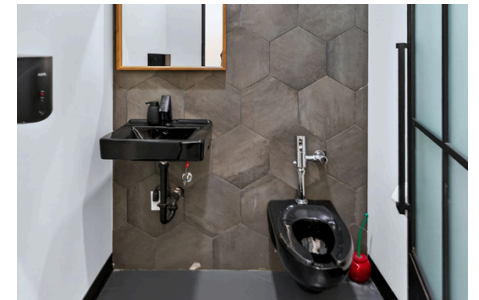
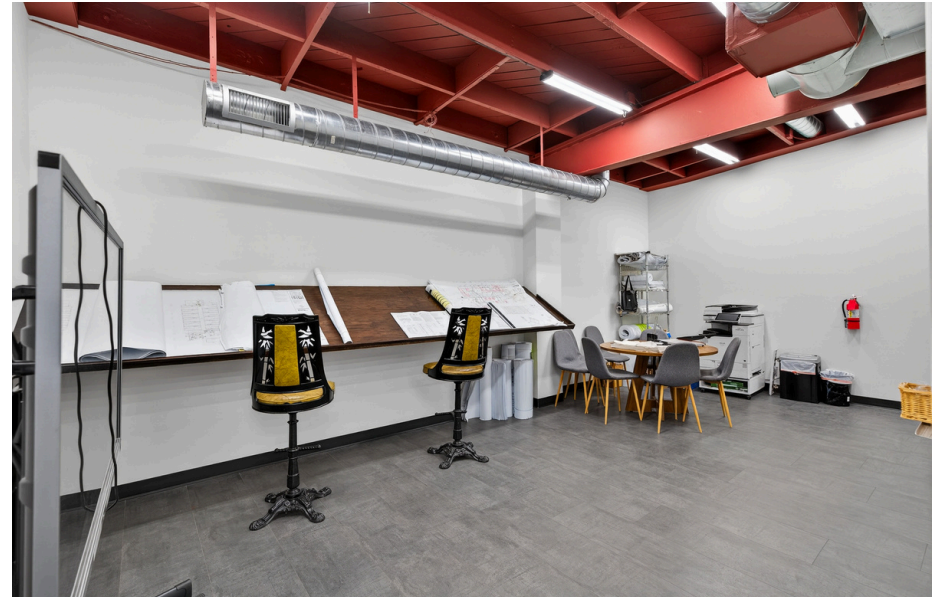
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP



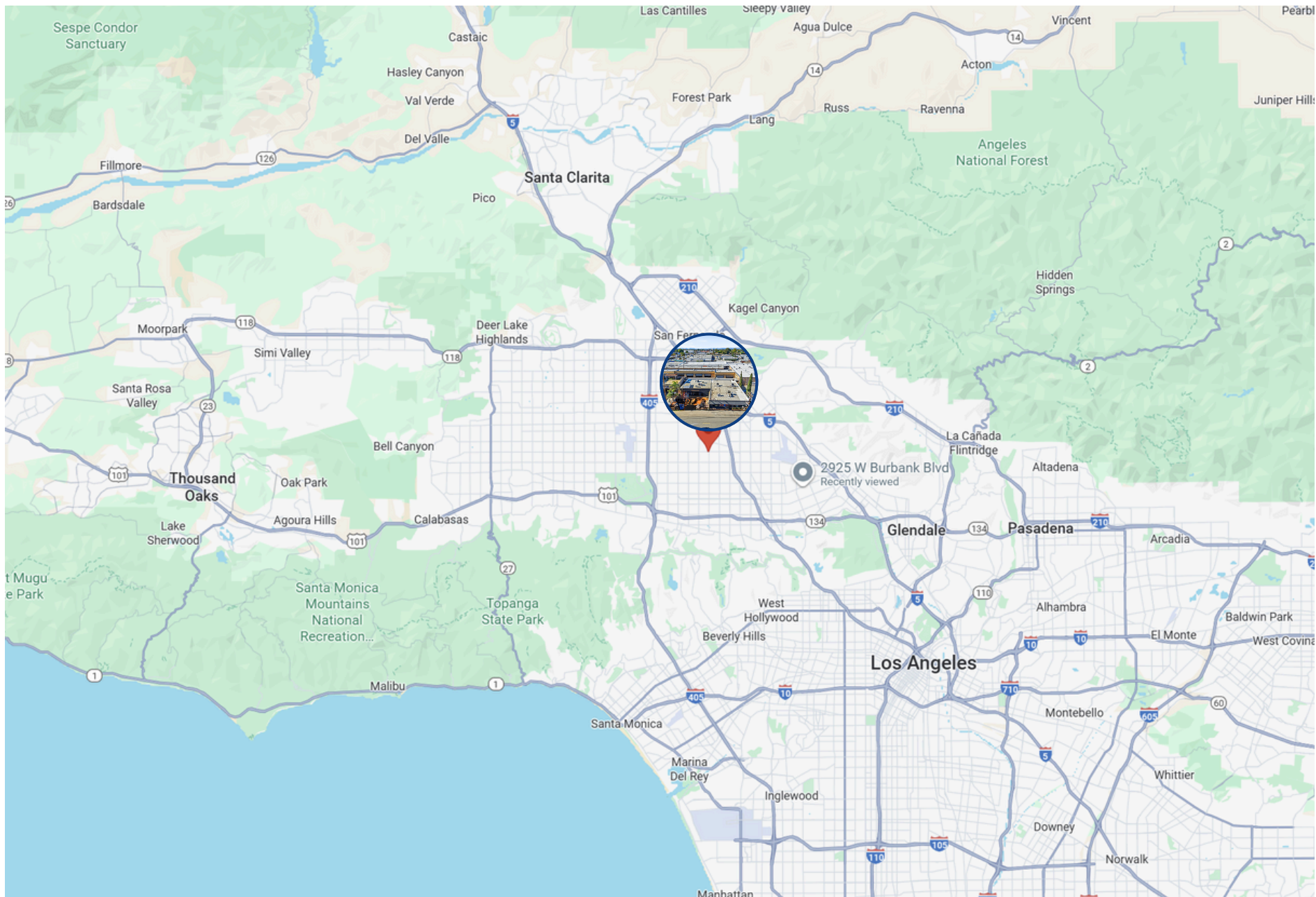
AERIAL MAP

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





| 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 |



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