



OFFERING MEMORANDUM

# INDUSTRIAL - FOR SALE AND LEASE

6835 TUJUNGA AVE, NORTH  
HOLLYWOOD, CA 91606

---

EXCLUSIVE LISTING BY:

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

Alex Matevosian  
Broker | DRE 02047572  
818.482.3830  
[alex@migcres.com](mailto:alex@migcres.com)



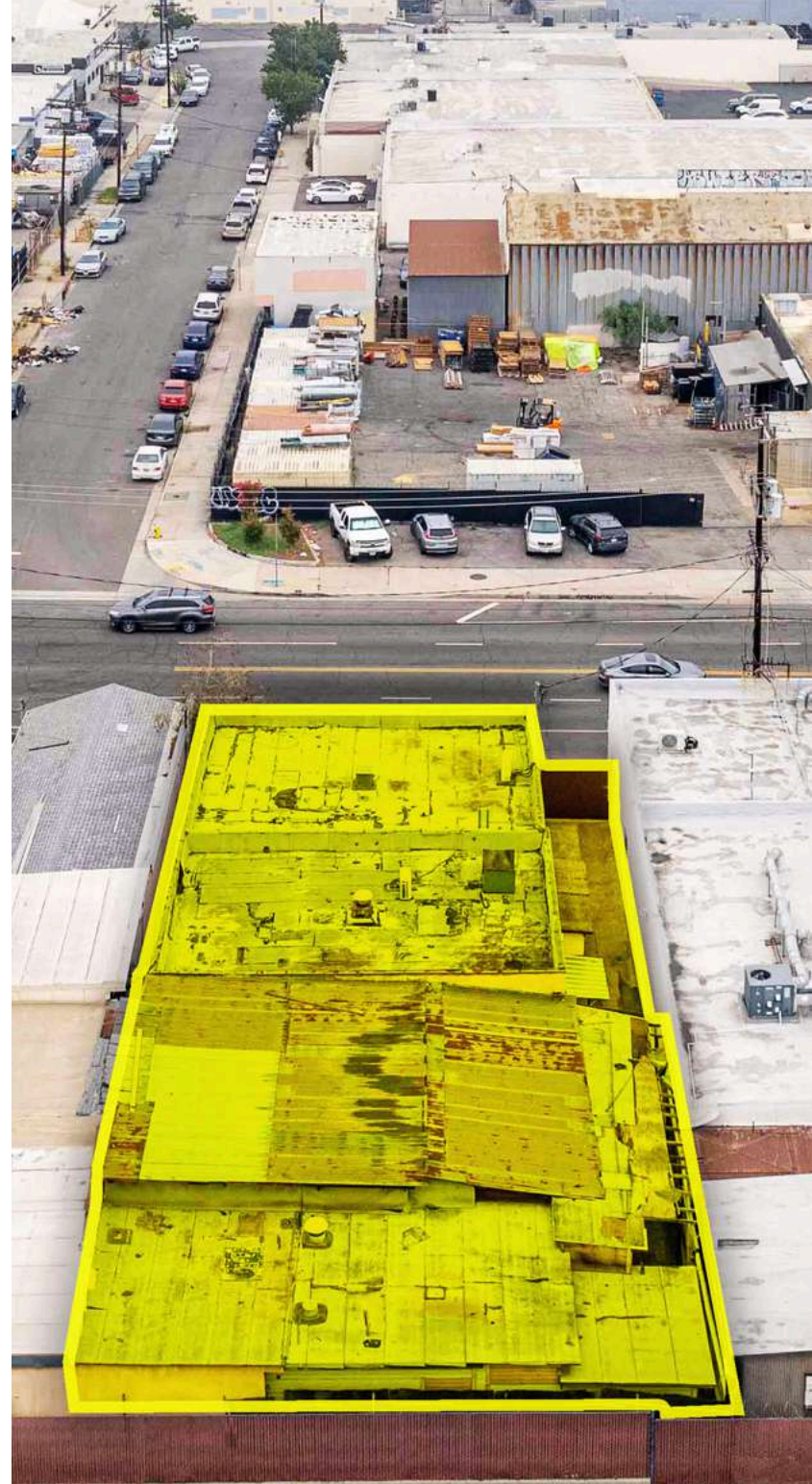
## OFFER MEMORANDUM

# IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") 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 Memorandum 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 Memorandum 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.





---

# PROPERTY OVERVIEW



## OFFERING MEMORANDUM

# PROPERTY OVERVIEW

MIG Commercial presents a 2,720 SF stand-alone industrial building on a 6,347 SF lot at 6835 Tujunga Ave, North Hollywood, CA. The property features 400 amps, 3-phase power, and convenient access to I-5, SR-170, and Burbank Airport. Ideal for manufacturing, storage, or e-commerce support. Located in a high-traffic corridor within the Valley's logistics network, offering strong visibility and accessibility for commuters and freight users.

**SQUARE FEET**

**2,720 SQ.FT**

**LOT SIZE**

**6,347 ACRES**

**PARCEL NUMBER**

**2320-003-004**

**PRICE/PPSF**

**\$4,500 (\$1.66)  
\$949,000 (\$349)**

**LEASE TYPE**

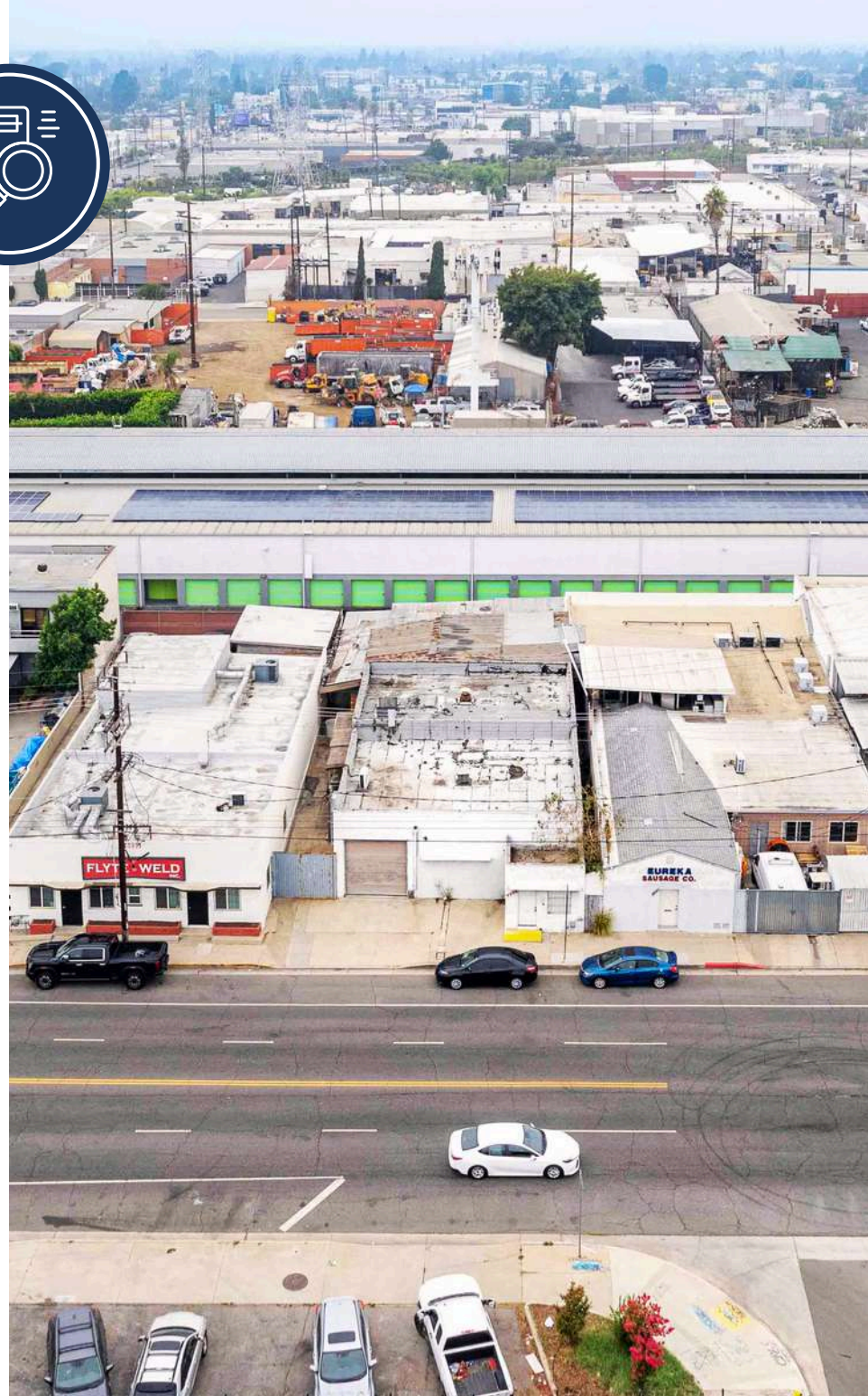
**MODIFIED GROSS**

**ZONING**

**M1-1VL**

**LAND USE**

**LIMITED  
MANUFACTURING**

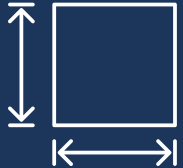


6835 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91606



## OFFERING MEMORANDUM

# PROPERTY CHARACTERISTICS



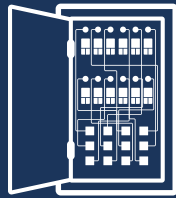
50 W X 130 L



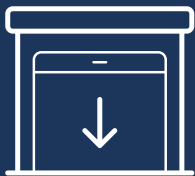
AUTO REPAIR PERMIT



11 FEET



3 PHASE 400 AMPS



1 GROUND  
LEVEL LOADING



INVESTMENT OR  
OWNER USER

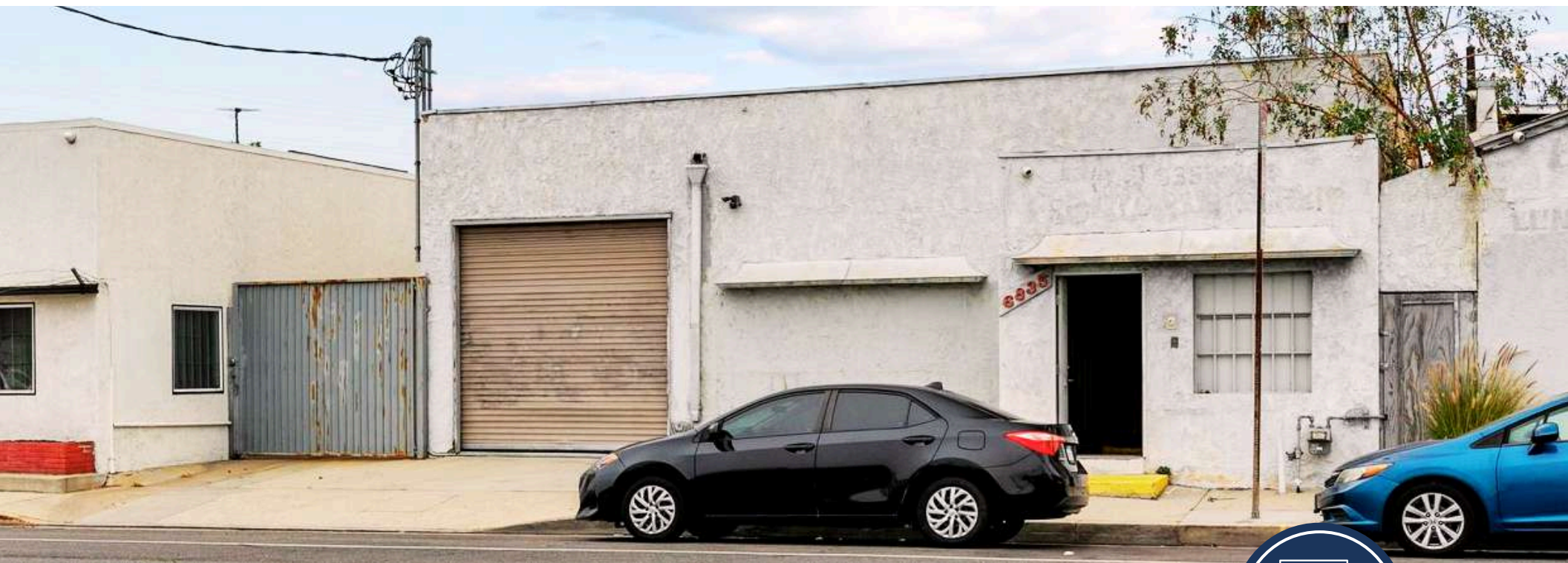


ACCESS TO  
I-5 AND 170  
FREEWAYS

### ADDITIONAL DETAILS:

- ✓ M1 Industrial Zoning
- ✓ Heavy daytime traffic
- ✓ Secured Gated Yard
- ✓ Near I-5 & 1-170 Freeways





## OFFERING MEMORANDUM

# EXECUTIVE SUMMARY

MIG Commercial presents 2,720 SF of light-industrial space located at 6835 Tujunga Ave, North Hollywood, CA 91605. The property sits on a 6,347 SF lot zoned LAM1 (Limited Manufacturing) and was originally built in 1946. This freestanding building offers functional warehouse and production space with a secured lot.

The site provides excellent access to the I-5 and 170 Freeways, connecting easily to Burbank Airport, the San Fernando Valley, and Greater Los Angeles. The property is strategically positioned within one of North Hollywood's most dynamic and accessible submarkets. Ideal for light manufacturing, fabrication, storage, or distribution operations, this asset suits both owner-users and investors seeking a stable location with long-term potential in a tightly held market.

No guarantee, warranty, or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer and Buyer's Agent to perform their own due diligence and independently verify square footage, property condition, zoning, and configuration

6835 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91606

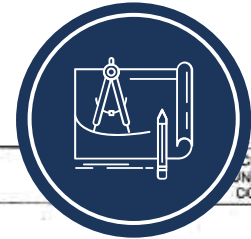


---

# MAPS & ZONING

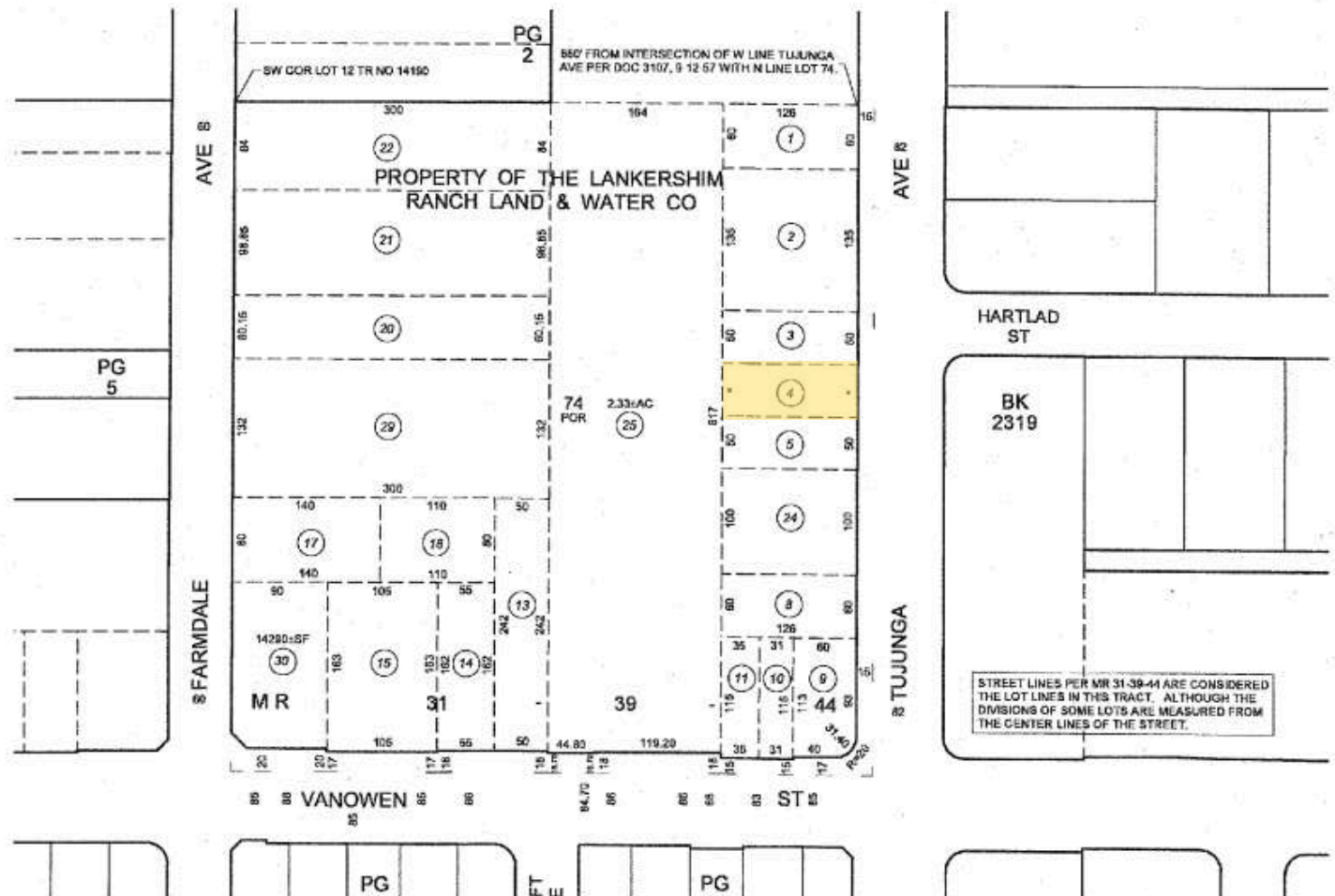
# OFFER MEMORANDUM

## PARCEL MAP



2320	3 SHEET	P.A. 916-18	TRA 13	REVISED 2001082415003001-03 2001082415004001-03	2004082810008001-24 2004111704			SEARCH NO	OFFICE OF THE COUNTY OF L COPYRIGHT
------	------------	----------------	-----------	---	-----------------------------------	--	--	-----------	---

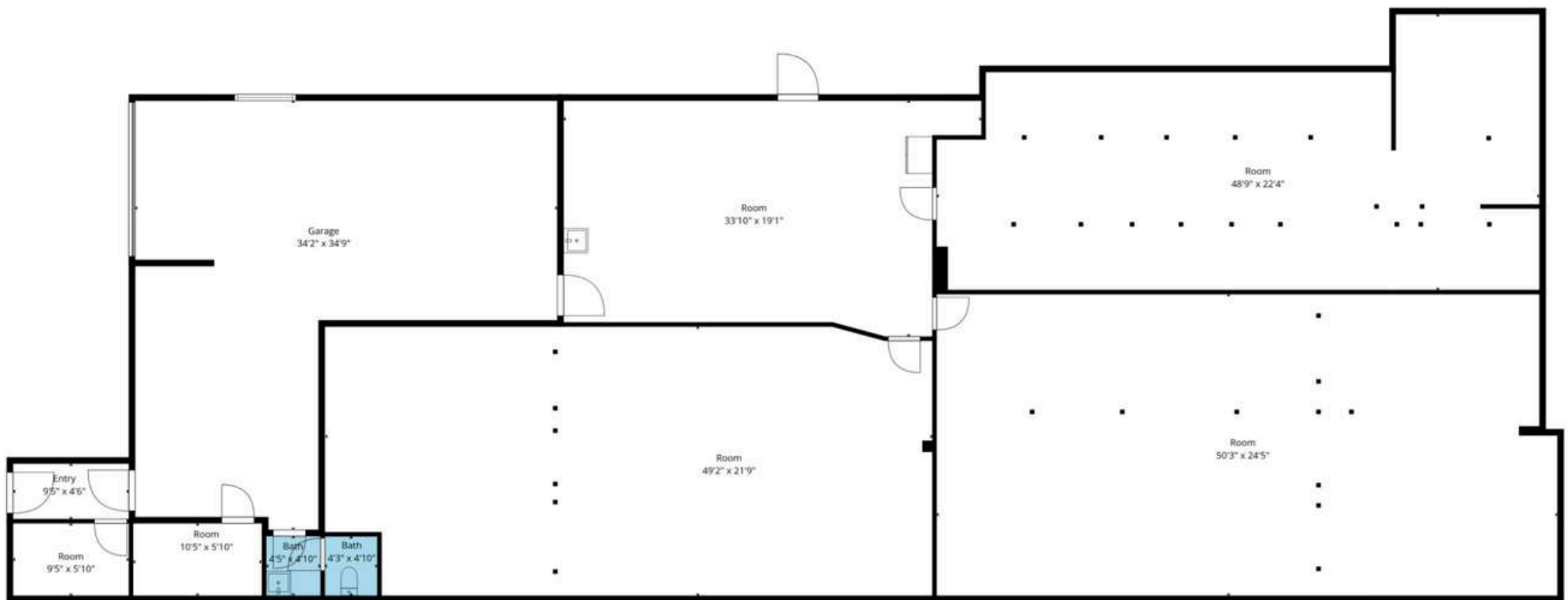
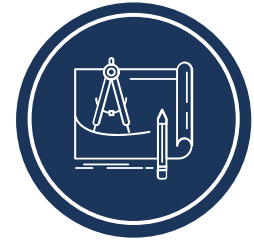
2005





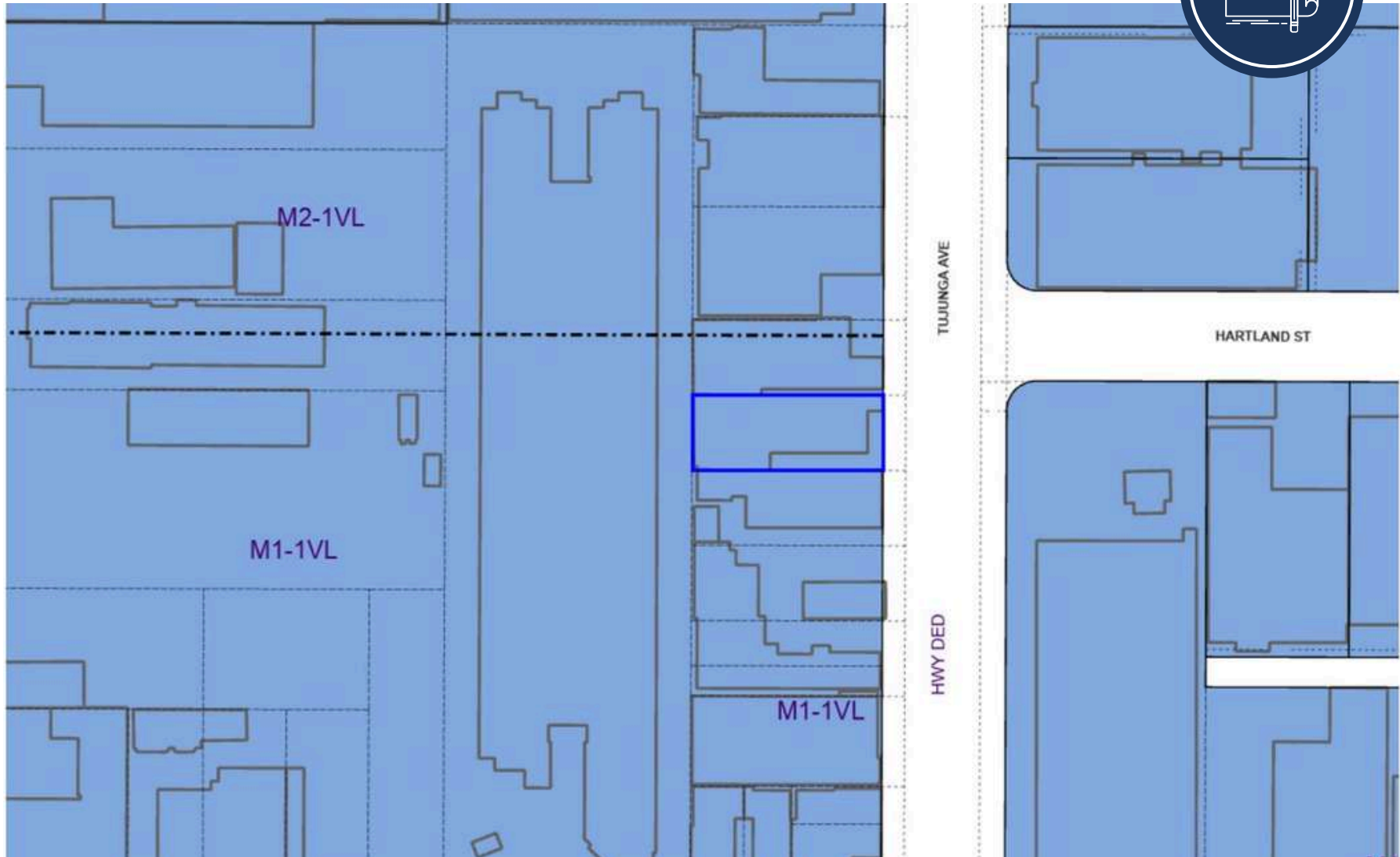
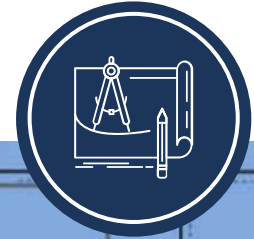
## OFFER MEMORANDUM

# FLOOR PLAN



OFFER MEMORANDUM

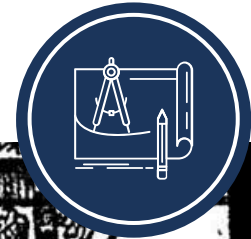
# ZONING MAP





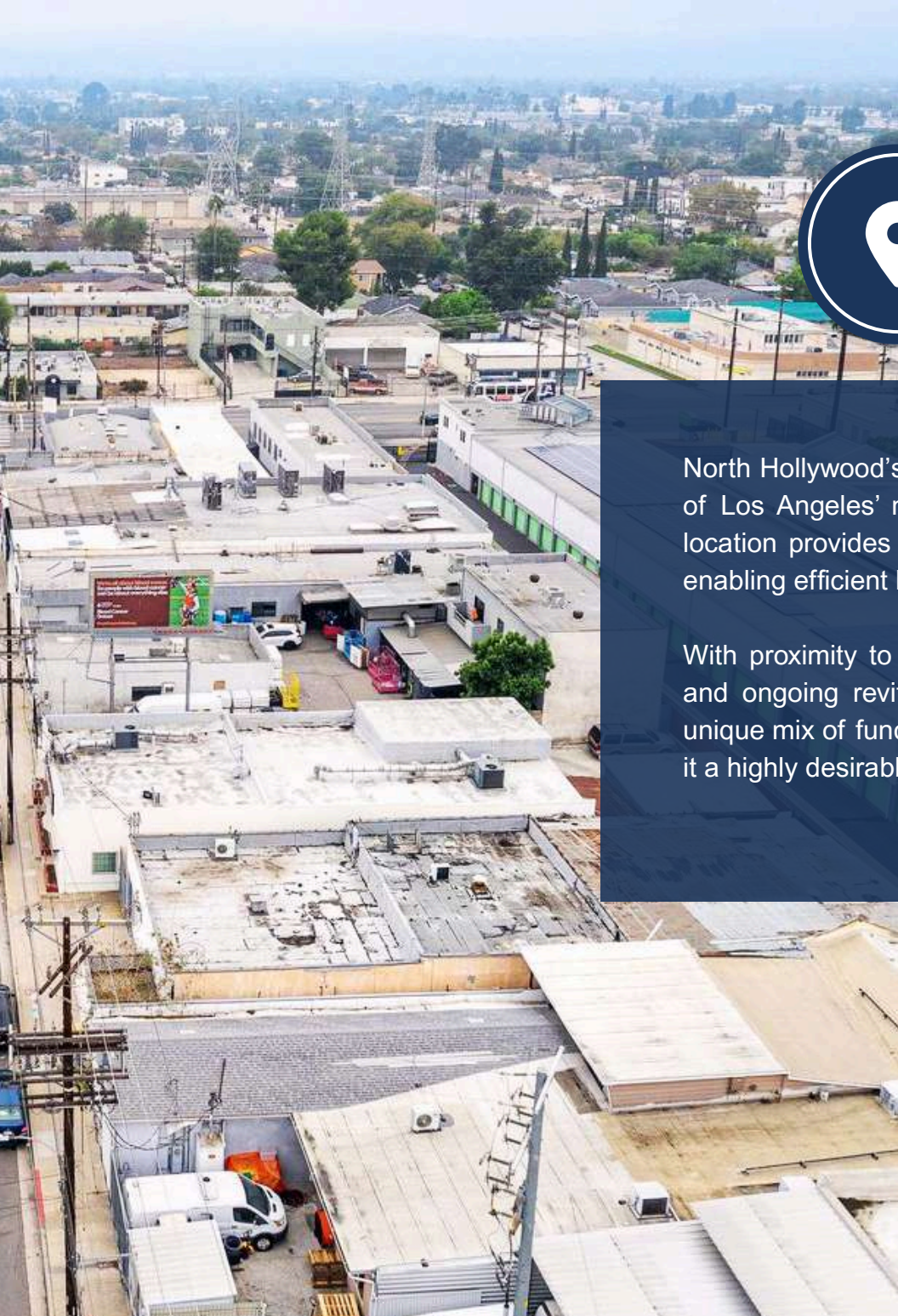
OFFER MEMORANDUM

# OCCUPENCY PERMIT/LICENSES



Address of Building	6835 Tujunga Avenue
CITY OF LOS ANGELES	
<b>CERTIFICATE OF OCCUPANCY</b>	
<b>NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.</b> This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:	
Issued	5-7-71
Permit No. and Year	VN 68484/71
1-Story, Type V, 74'7" x 39' conversion of Manufacturing Building to Auto Repair. F-1 Occupancy.	
Owner	Maxwell Danelen
Owner's Address	6835 Tujunga Avenue No. Hollywood, Calif. 91605
By <u>E. Spitzer-dg</u>	

Form B-95b—1M Sheet Sets—2-70 (C-10)



OFFERING MEMORANDUM

## AREA HIGHLIGHTS

North Hollywood's thriving industrial and creative district has become one of Los Angeles' most dynamic and accessible submarkets. Its strategic location provides direct connectivity to the 101, 170, and 134 freeways, enabling efficient logistics and distribution across Greater Los Angeles.

With proximity to Burbank Airport, major media and production studios, and ongoing revitalization in the NoHo Arts District, the area offers a unique mix of functionality, infrastructure, and community appeal—making it a highly desirable location for industrial users and investors.





## OFFERING MEMORANDUM

# TRAFFIC REPORT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY (MI)
Tujunga Ave	Vanowen St	14,841	2025	0.05
Vanowen St	Kraft Ave	24,441	2025	0.08
Vanowen St	Bakman Ave	24,446	2025	0.1
Tujunga Ave	Archwood St	13,662	2025	0.2

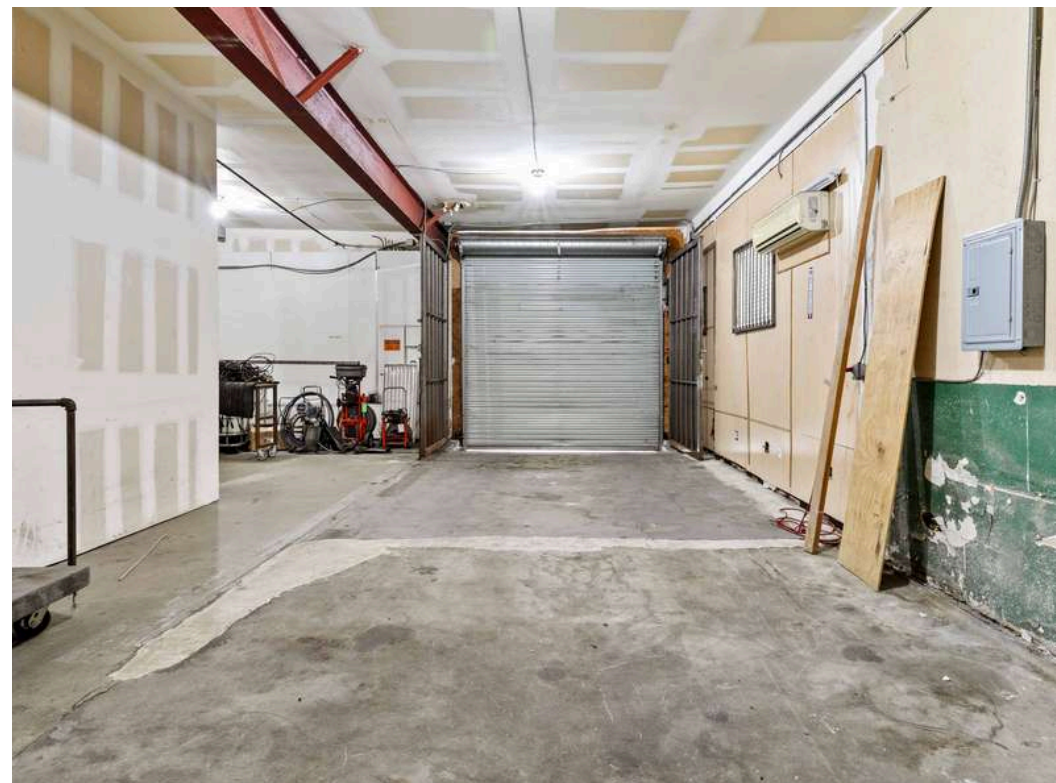




---

# PHOTOS





6835 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91606







## 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, a liates 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 a liates 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 o cer 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.