



13020 Sherman Way, North Hollywood, CA 91605

RETAIL BUILDING AVAILABLE



FOR SALE

OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties is pleased to present an exceptional fully-leased investment opportunity located at 13020 Sherman Way, a high-visibility commercial property situated along one of the San Fernando Valley's major regional boulevards.

This well-maintained multi-tenant retail center consists of approximately 9,000 SF and is currently 100% occupied by three long-term tenants. Each tenant benefits from prime street frontage, excellent signage opportunities, and easy accessibility via multiple points of ingress and egress.

The property offers modern infrastructure and reliable income from established tenants, including a nationally recognized daycare facility. The center features ample on-site parking, serving both tenant needs and high customer traffic.

Strategically positioned in a densely populated area of North Hollywood, the property enjoys strong daytime and residential demographics, along with close proximity to major freeways and transit lines. This is a rare opportunity to acquire a stabilized retail asset with proven tenant performance and long-term growth potential in one of the Valley's most active commercial corridors.

PROPERTY HIGHLIGHTS

- Flexible leases for potential Owner-User/SBA Financing
- Part of a highly walkable and evolving corridor
- Ample parking for customers
- Excellent signage potential with wide frontage
- Strong daytime and evening traffic exposure



PROPERTY TYPE
Retail

BUILDING
9,000 SF

SALES PRICE
\$4,200,000

LOT
15,403 SF

YEAR BUILT
1957

ZONING
LAC2

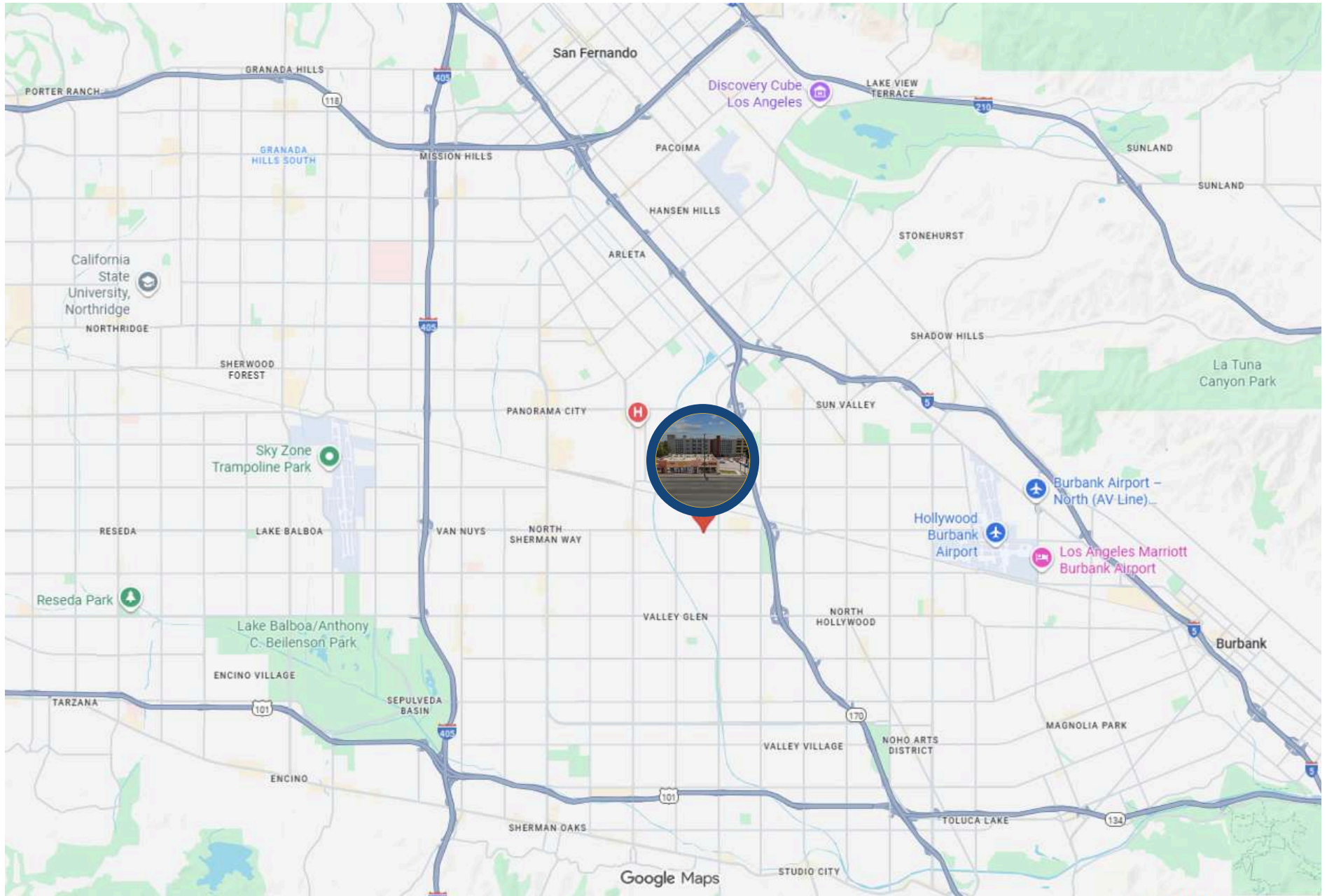
Unit	Tenant	Size (SF)	Lease Expiration	Monthly Rent	Annual Rent
COMMERCIAL UNITS					
Unit 1	Kids Kingdom	5,294 SF	Month to Month		
Unit 2	Van Bakery	2,077 SF	3/1/2028		
Unit 3	Simple Floors	1,629 SF	3/1/2026		
3 Units		9,000 SF		\$21,445	\$257,340

PROPERTY PHOTOS





LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	35,463	339,616	717,599
2029 Population	34,321	330,612	697,236
Pop Growth 2024-2029	-3.22%	-2.65%	-2.84%
Average Age	39.70	38.50	38.70
2024 Total Households	11,643	111,038	247,492
HH Growth 2024-2029	-3.45%	-2.83%	-2.98%
Median Household Income	\$54,552	\$61,775	\$71,637
Avg Household Size	2.90	2.90	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$730,864	\$750,176	\$789,208
Median Year Built	1965	1965	1967



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