



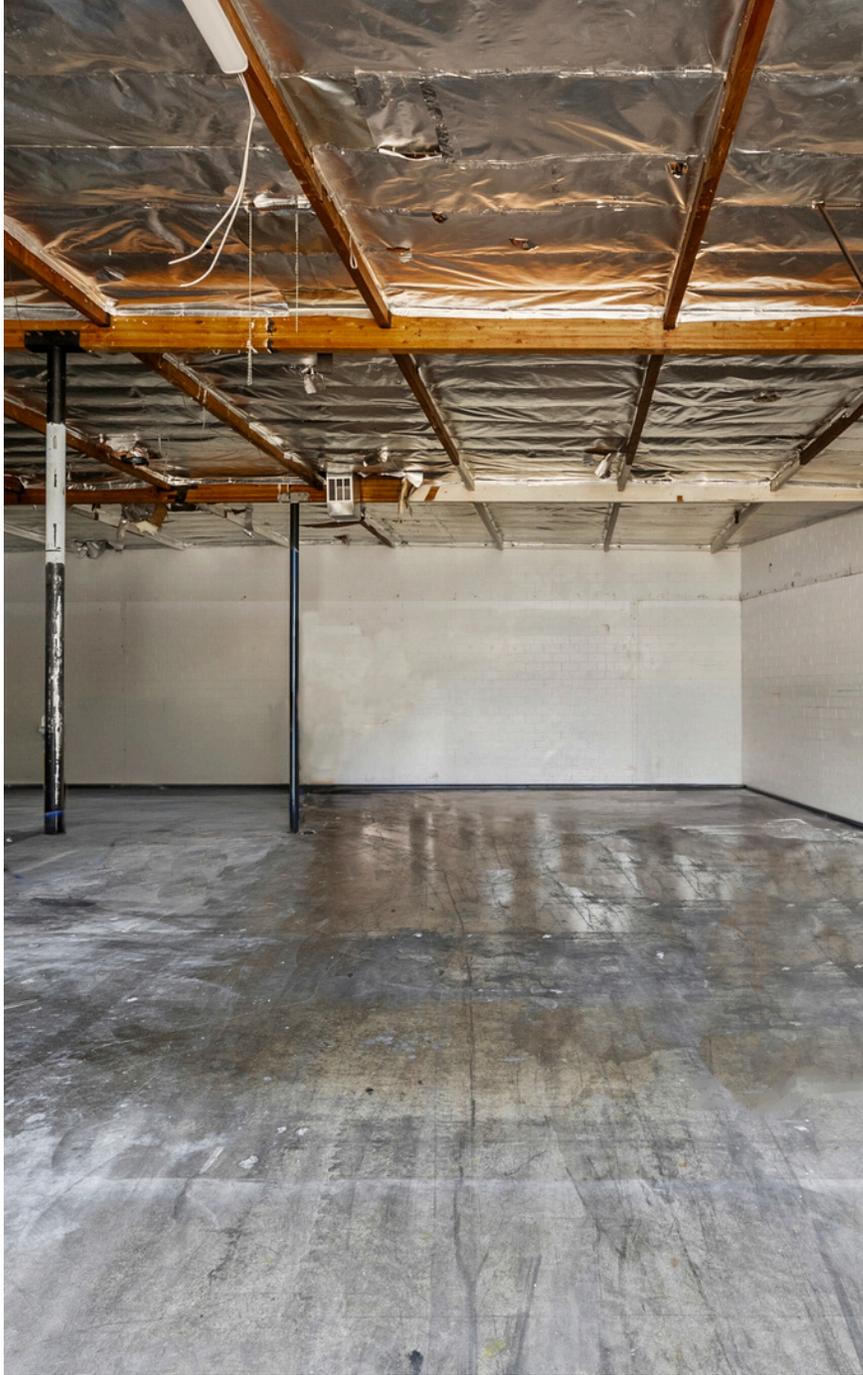
7425 Bellaire Ave, North Hollywood, CA 91605

INDUSTRIAL



FOR SALE

OFFERING MEMORANDUM



◎ SITE DESCRIPTION

IKON Properties is proud to present an outstanding Owner-User opportunity located at 7425 Bellaire Ave, North Hollywood, CA 91605.

This 4,208 SF freestanding industrial building is zoned M1, making it ideal for a wide range of industrial, manufacturing, or creative uses. The property features two ground-level roll-up doors and high ceilings that accommodate a variety of operational needs.

Situated in a central North Hollywood location, the building offers convenient access to the 170, 5, and 101 freeways, making it an excellent fit for businesses seeking functionality and connectivity.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY HIGHLIGHTS

- Ground-level roll-up door
- Highly Visible Pylon Sign
- Close Proximity to 170 Freeway
- High Ceilings - 14 ft
- Gated Parking
- Heavy Power: 600 Amps, 240V, 3-Phase

PROPERTY TYPE
Industrial

BUILDING
4,208 SF

SALES PRICE
\$2,080,000

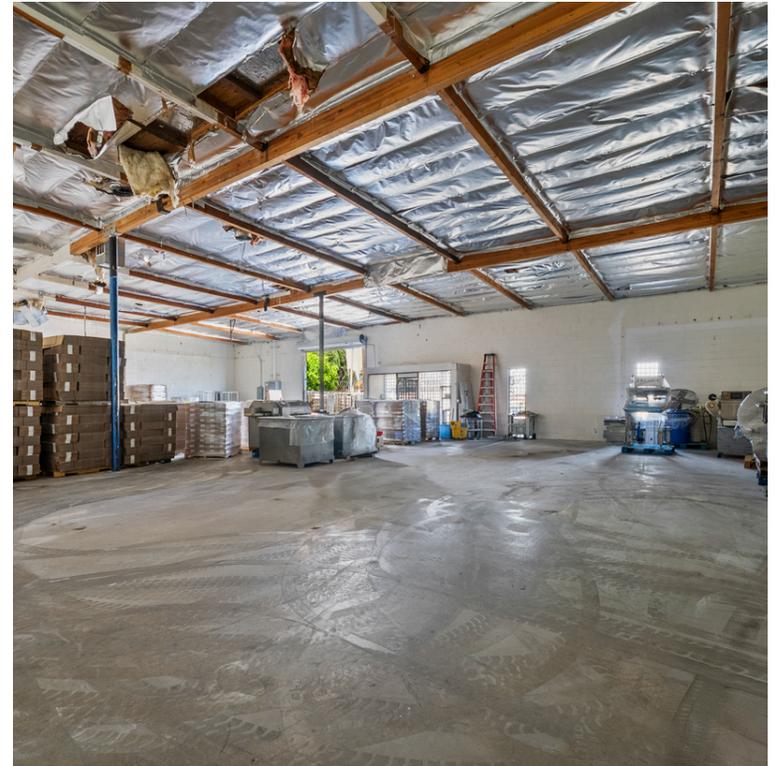
LOT
7,823 SF

YEAR BUILT
1982

ZONING
LAM1

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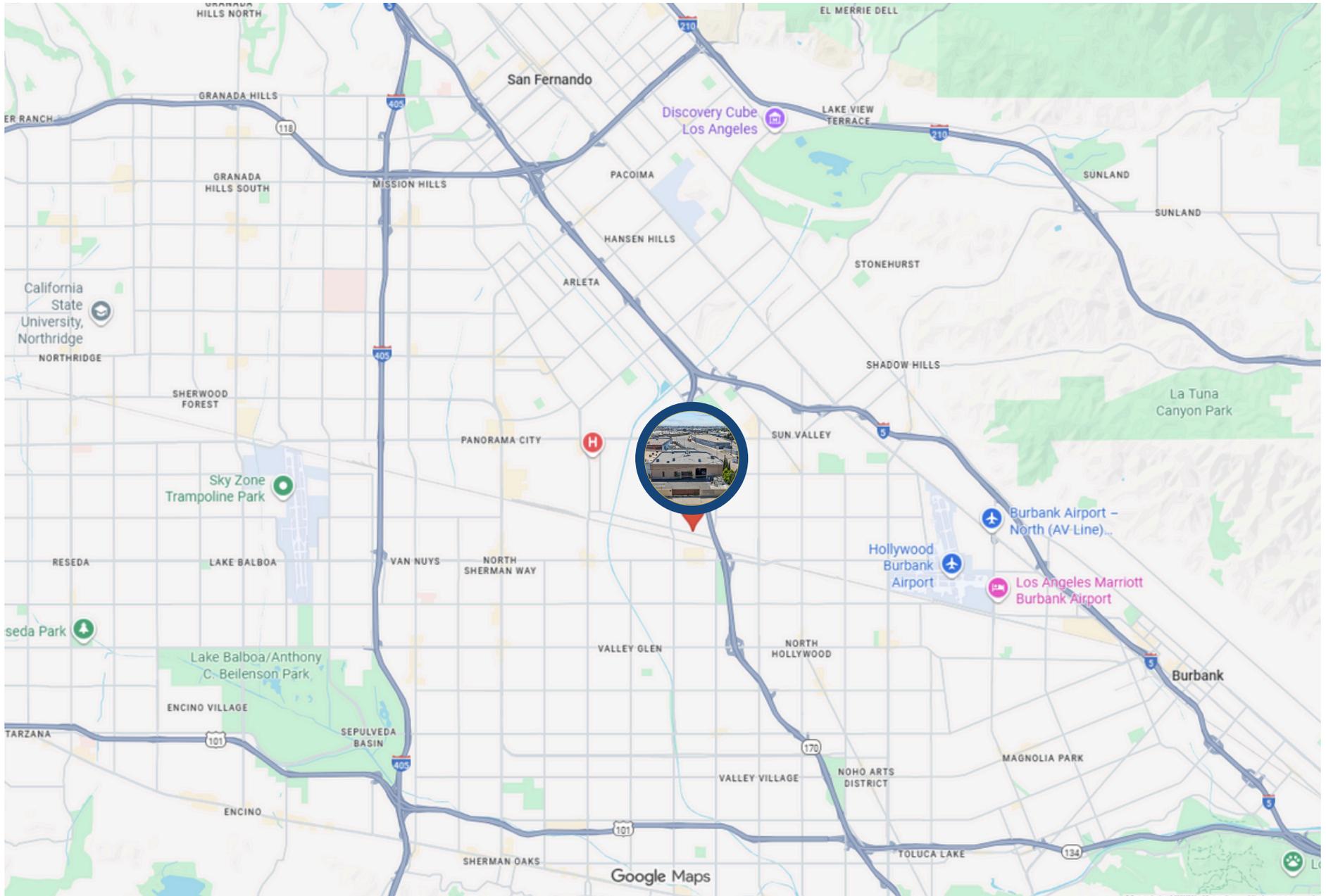
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS



| Category | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|-----------|-----------|
| 2024 Total Population | 28,845 | 315,332 | 724,853 |
| 2029 Population | 27,911 | 306,369 | 703,984 |
| Pop Growth 2024-2029 | -3.24% | -2.84% | -2.88% |
| Average Age | 39.50 | 38.40 | 38.60 |
| 2024 Total Households | 8,860 | 99,831 | 248,014 |
| HH Growth 2024-2029 | -3.49% | -3.04% | -3.02% |
| Median Household Income | \$59,438 | \$60,572 | \$71,014 |
| Avg Household Size | 3.10 | 3.00 | 2.80 |
| 2024 Avg HH Vehicles | 2 | 2 | 2 |
| Median Home Value | \$728,876 | \$733,058 | \$780,052 |
| Median Year Built | 1963 | 1964 | 1967 |



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