

# INDUSTRIAL PROPERTY FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

## 7127 VINELAND AVENUE

NORTH HOLLYWOOD, CA 91605

### KRIS HONS

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**OFFERING SUMMARY**

Sales Price:	\$1,495,000
Building Size:	3,800 SF
Lot Size:	6,675 SF
Zoning:	M2-1
Parking Spaces:	12 (3.16/1,000 SF)
Price/SF:	\$393.42
APN:	2319-002-012

**PROPERTY OVERVIEW**

This is a great opportunity for an owner/user to purchase an industrial property in North Hollywood. The building consists of 3,800 square feet of nicely improved industrial space on 6,675 square feet of M2-zoned land. There are five roll up doors, two restrooms and twelve parking places. The majority of the building has epoxy floors and has been completely remodeled. The building has great access to the 5 Freeway and is located in the heart of the San Fernando Valley.

**DISCLAIMER:** All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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Unit	SF	Current		Lease Type	Lease Start	Lease End	Options to Extend
		Monthly Rent					
A	775	\$2,000		MG	2/1/24	1/31/25	One (1) Three-Year Option at Market
B (Vacant)	780	\$0		MG	N/A	N/A	N/A
C (Vacant)	725	\$0		MG	N/A	N/A	N/A
D + E	1,520	\$3,950		MG	3/10/23	2/28/25	One (1) Two-Year Option at Market
<b>TOTAL</b>	<b>3,800</b>	<b>\$5,950</b>					

N/A = not applicable

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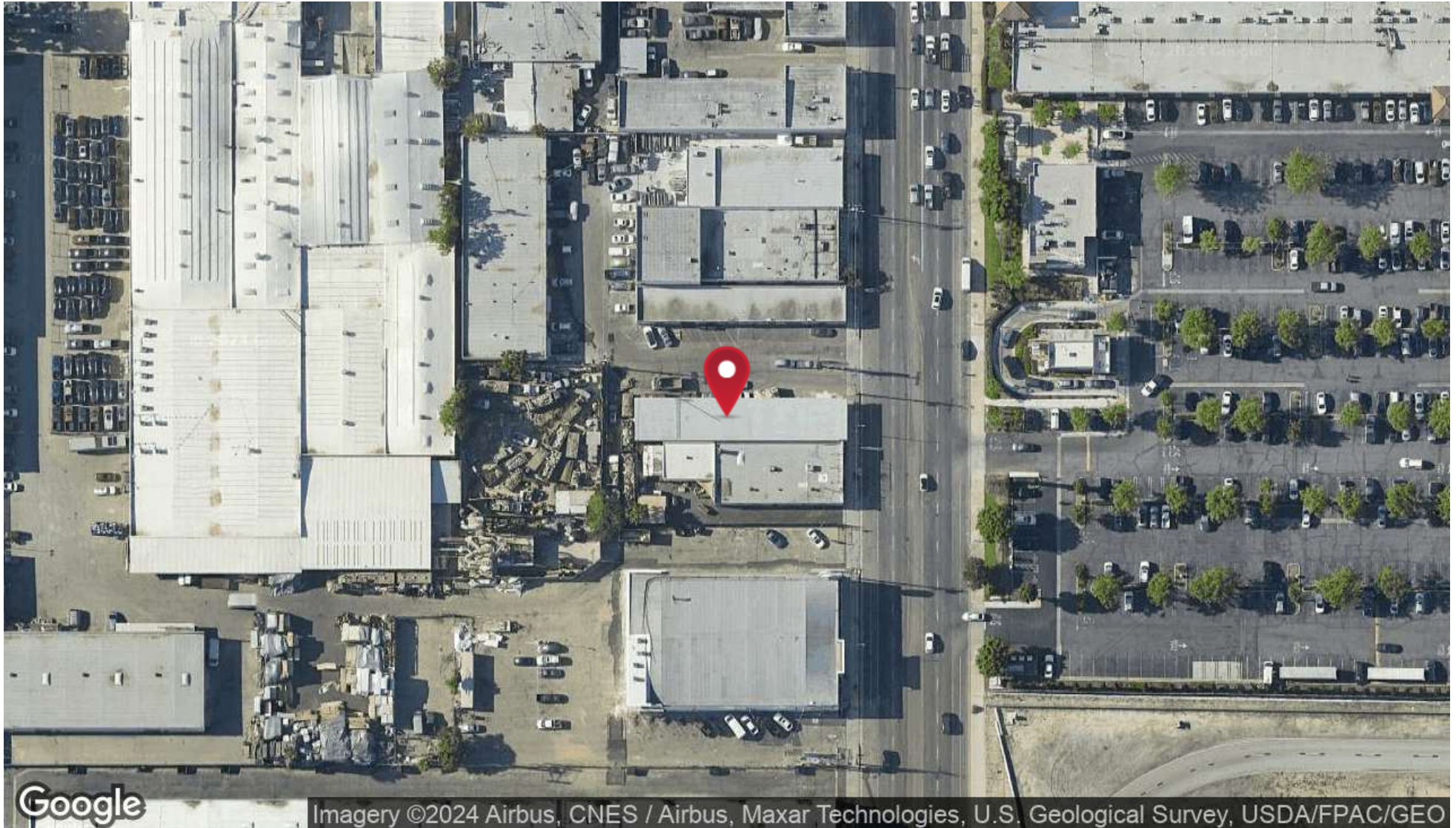
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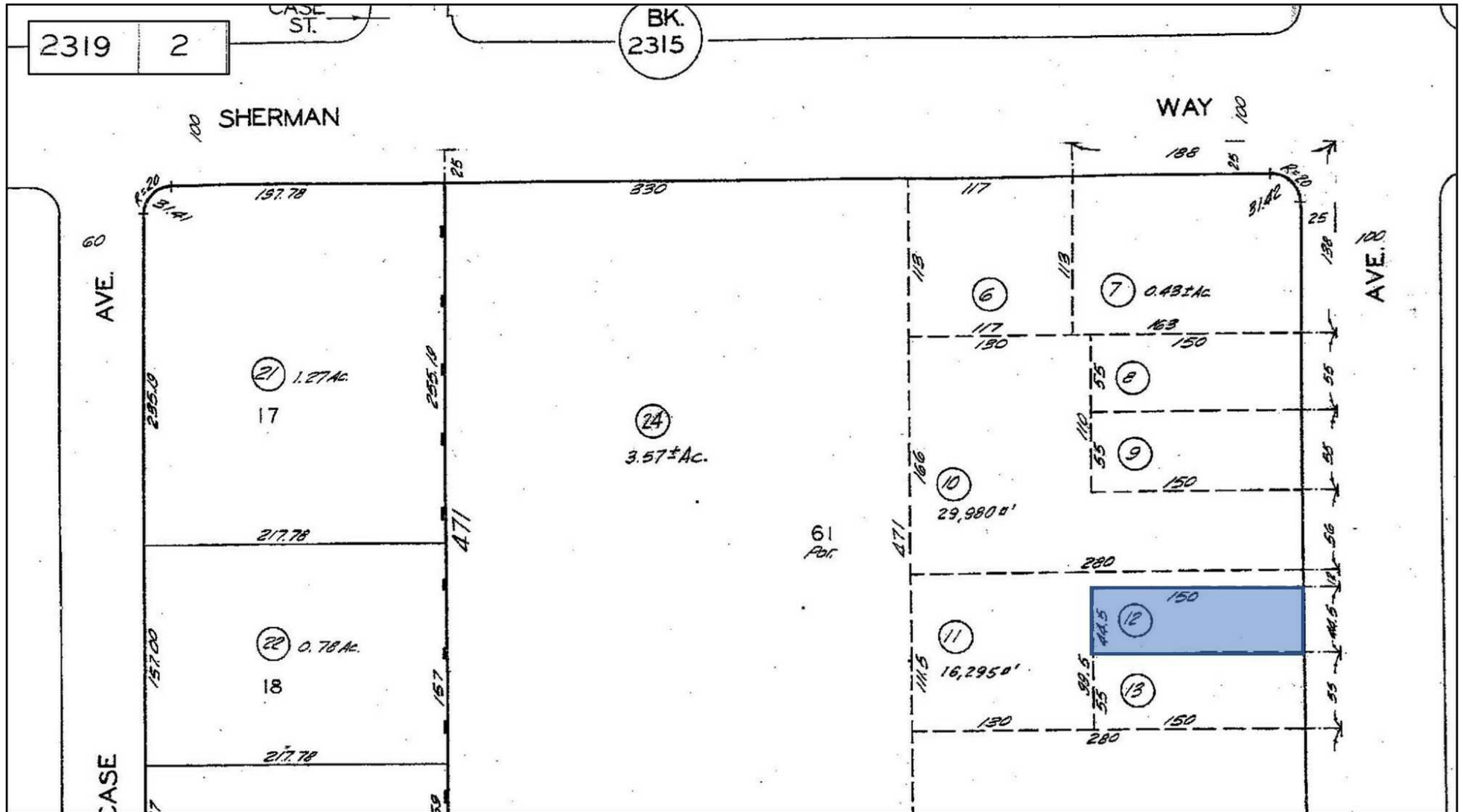
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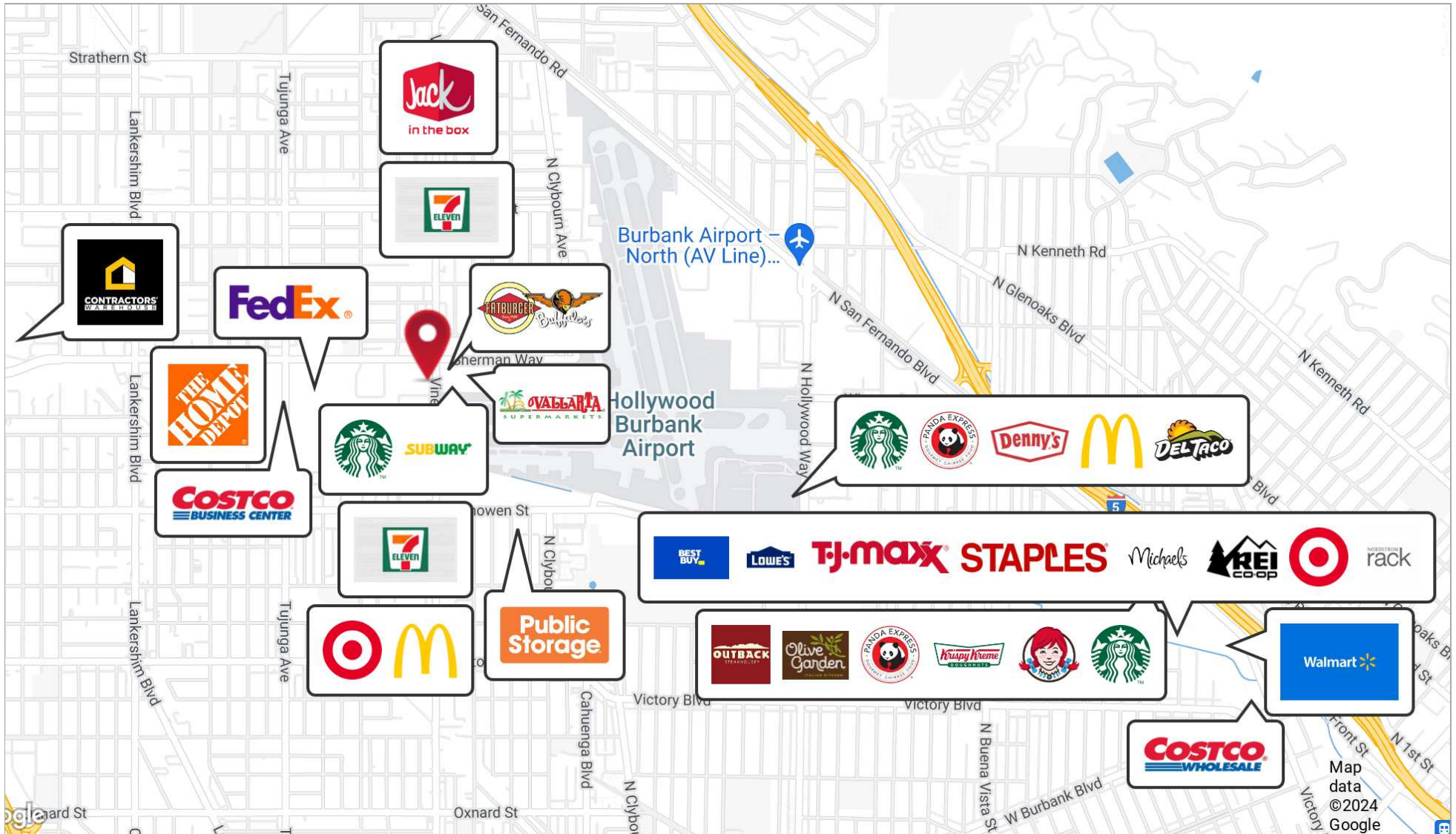
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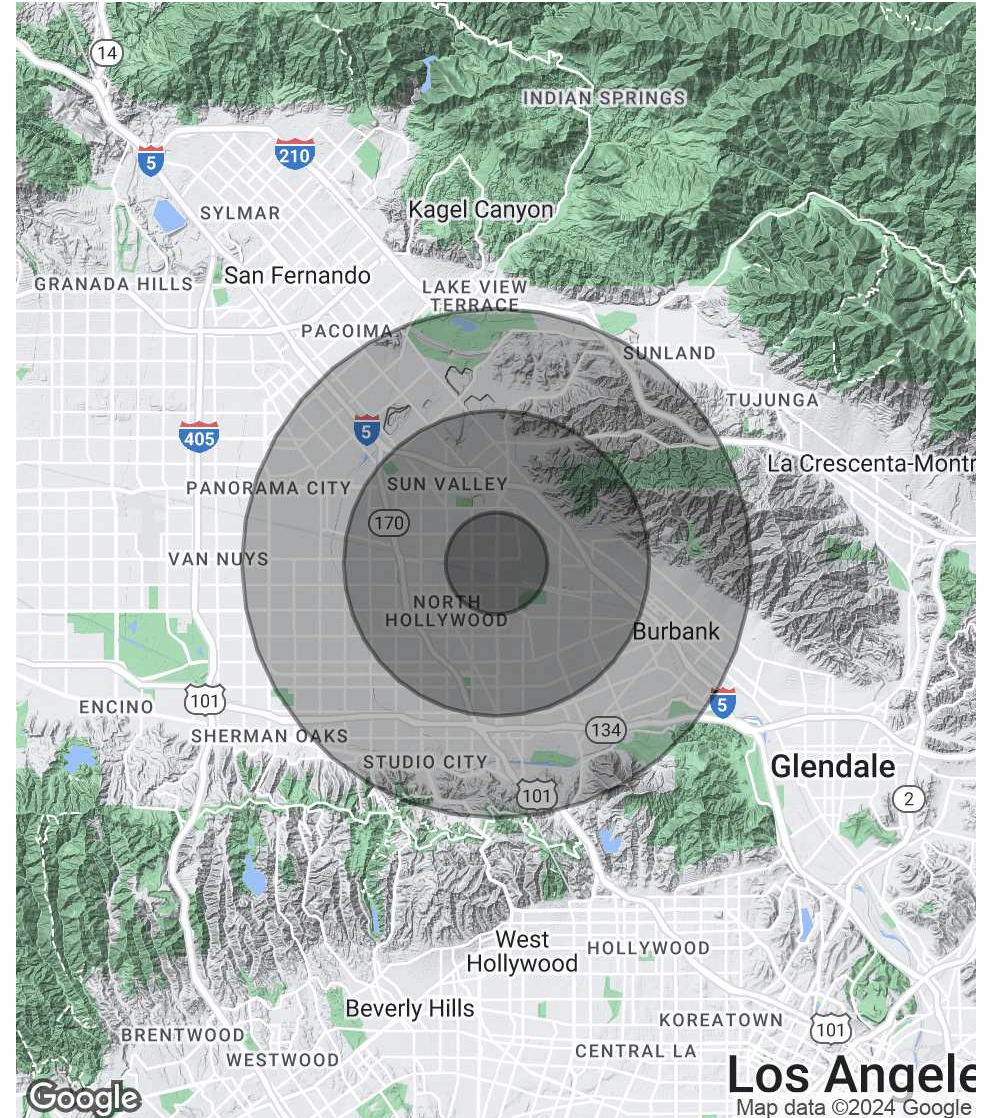
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,662	239,954	582,072
Average Age	35.6	37.3	37.8
Average Age (Male)	34.2	36.2	36.8
Average Age (Female)	36.8	38.3	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,878	91,571	223,540
# of Persons per HH	3.3	2.6	2.6
Average HH Income	\$69,045	\$80,706	\$91,313
Average House Value	\$477,435	\$571,421	\$641,054

\* Demographic data derived from 2020 ACS - US Census



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