



10721 Chandler Blvd

Los Angeles, CA 91601

Alex Matevosian

Broker

alex@migcres.com

818.482.3830

CalDRE #DRE 02047572

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

CalDRE #02211621 migcres.com

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.

Property Summary



PROPERTY CHARACTERISTICS

- ▶ Commercial Manufacturing Zone
- ▶ Private Gated Yard
- ▶ High Ceilings
- ▶ Alley Access
- ▶ Corner Lot
- ▶ NoHo Arts District

OFFERING SUMMARY

Lease Rate:	\$5,000/Month
Price Per Square Foot:	\$2.50
Lease Type:	Modified Gross
Lot Size:	3,910 SF
Building Size:	2,005 SF
Zoning:	CM-1VL
APN:	2416-016-024

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Property Description



PROPERTY DESCRIPTION

MIG Commercial Real Estate Services, Inc presents a lease opportunity at 10721 Chandler Blvd in the Noho Arts District. The property features an approximate 2,000 square foot freestanding warehouse zoned CM (Commercial Manufacturing) situated on approximately 4,000 square feet of land. Newly remodeled interior along with exterior improvements, including a private bathroom, redone floors, 3 phase 200 Amp electrical service, and 15 foot warehouse clearance. Rear alley access along with a private gated lot is ideal for a variety of uses. Contact us for any details or to set up an appointment for a showing.

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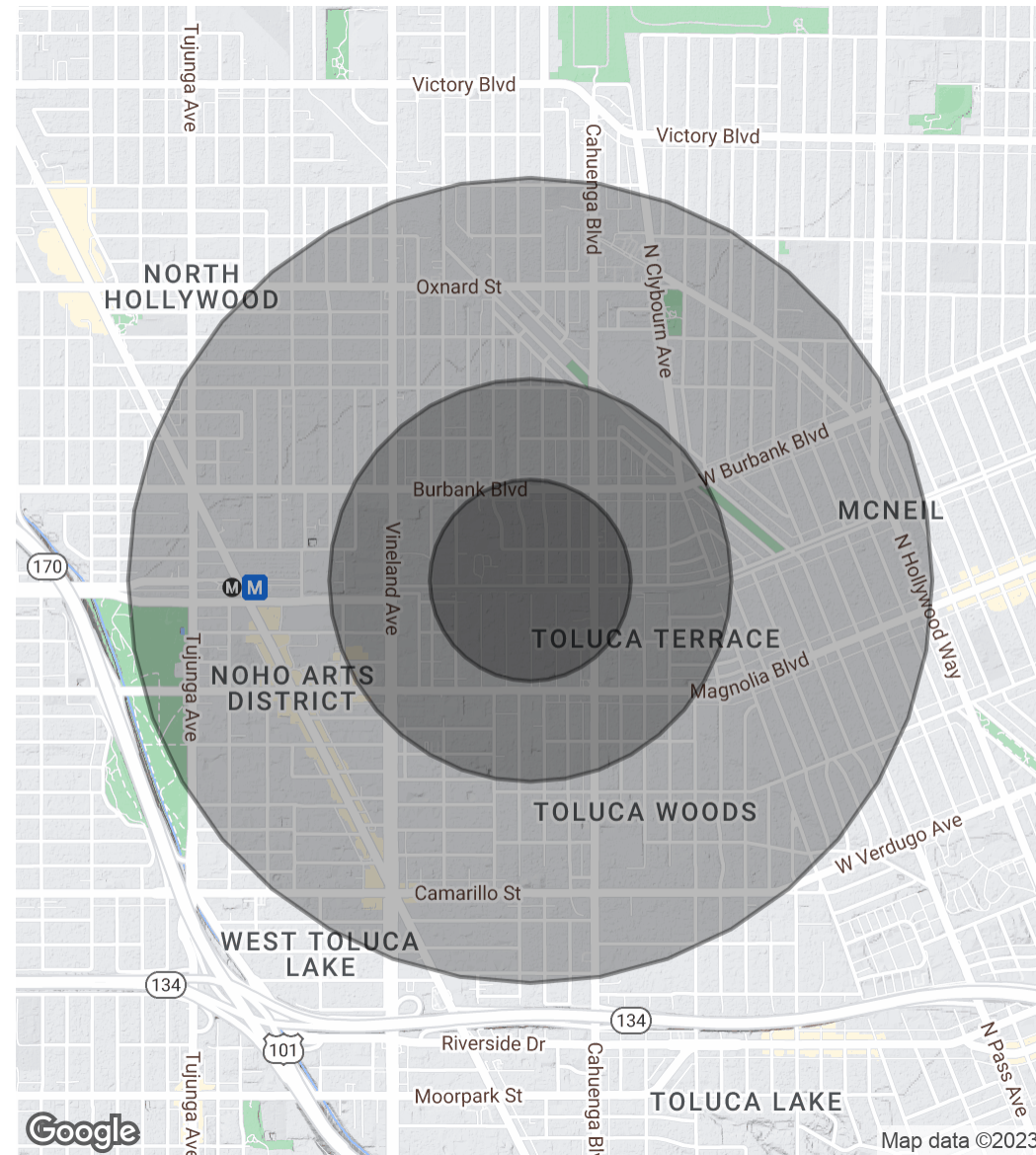
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,941	10,426	40,542
Average Age	35.8	36.7	36.6
Average Age (Male)	33.2	36.0	35.8
Average Age (Female)	36.7	38.0	37.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,487	5,770	21,011
# of Persons per HH	2.0	1.8	1.9
Average HH Income	\$61,304	\$62,870	\$78,460
Average House Value	\$396,685	\$417,947	\$487,467

* Demographic data derived from 2020 ACS - US Census



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Parcel Map

TRACT NO. 10203
M. B. 147-29-30

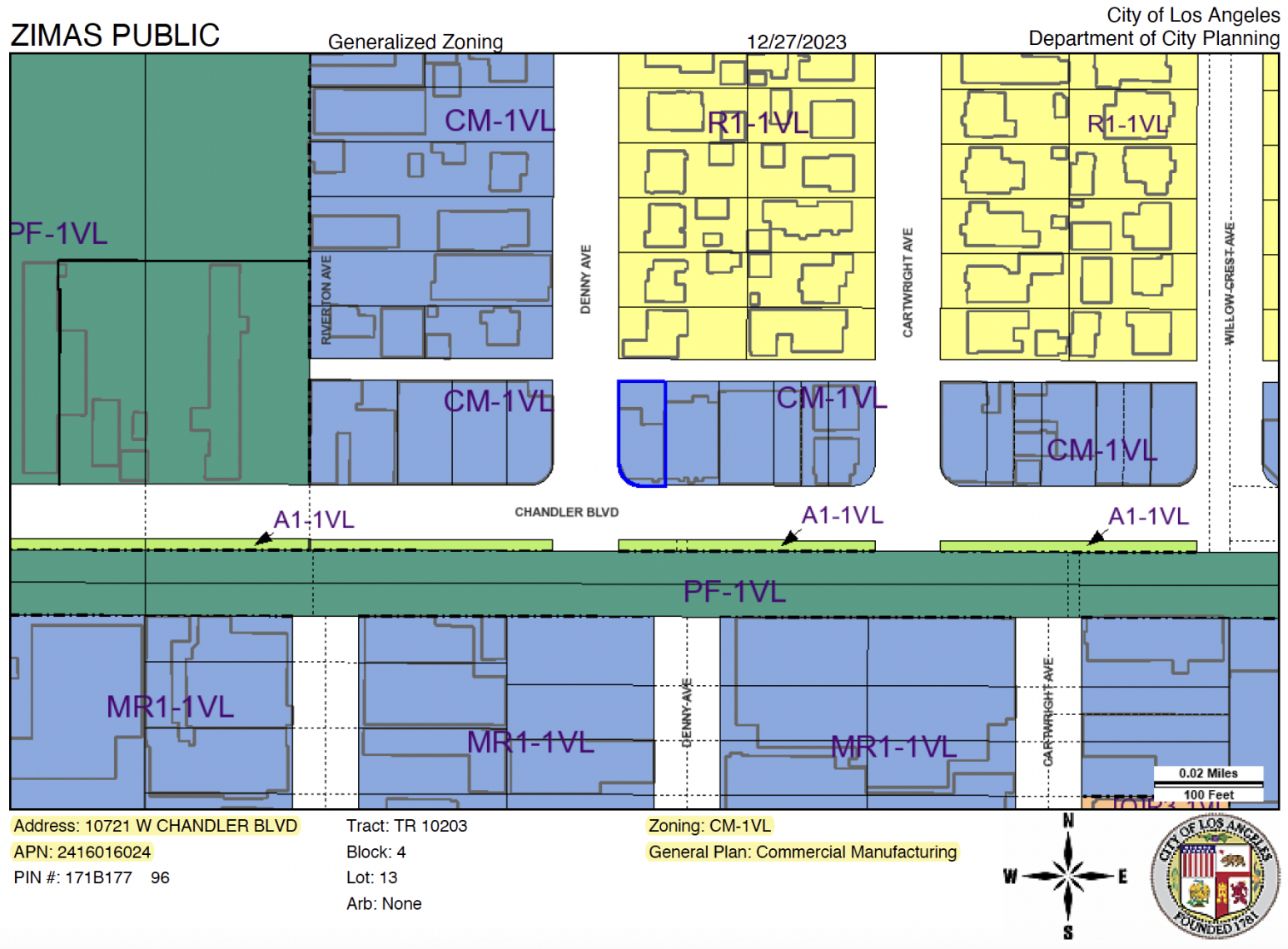


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Zoning Map



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Additional Photos



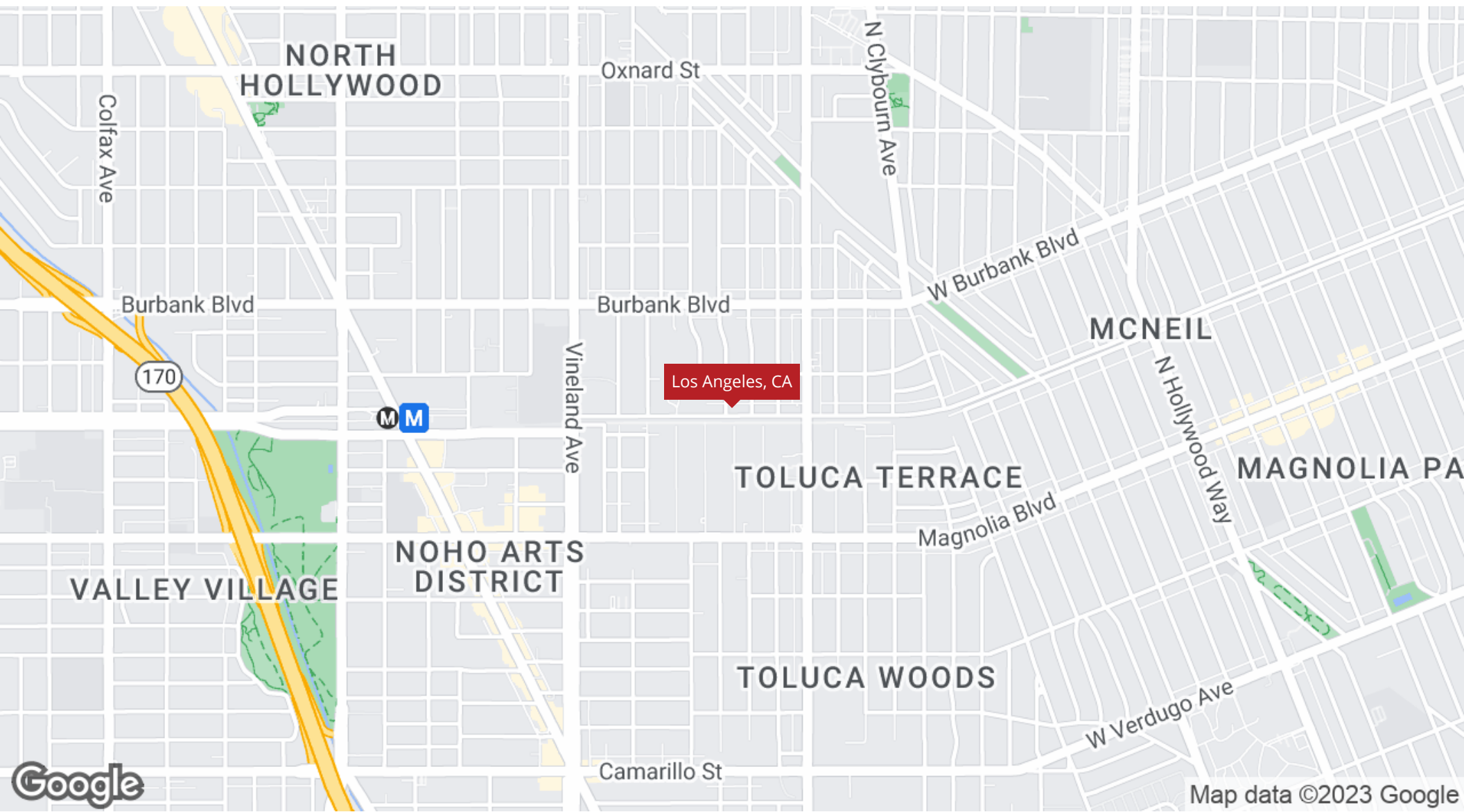
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Regional Map



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