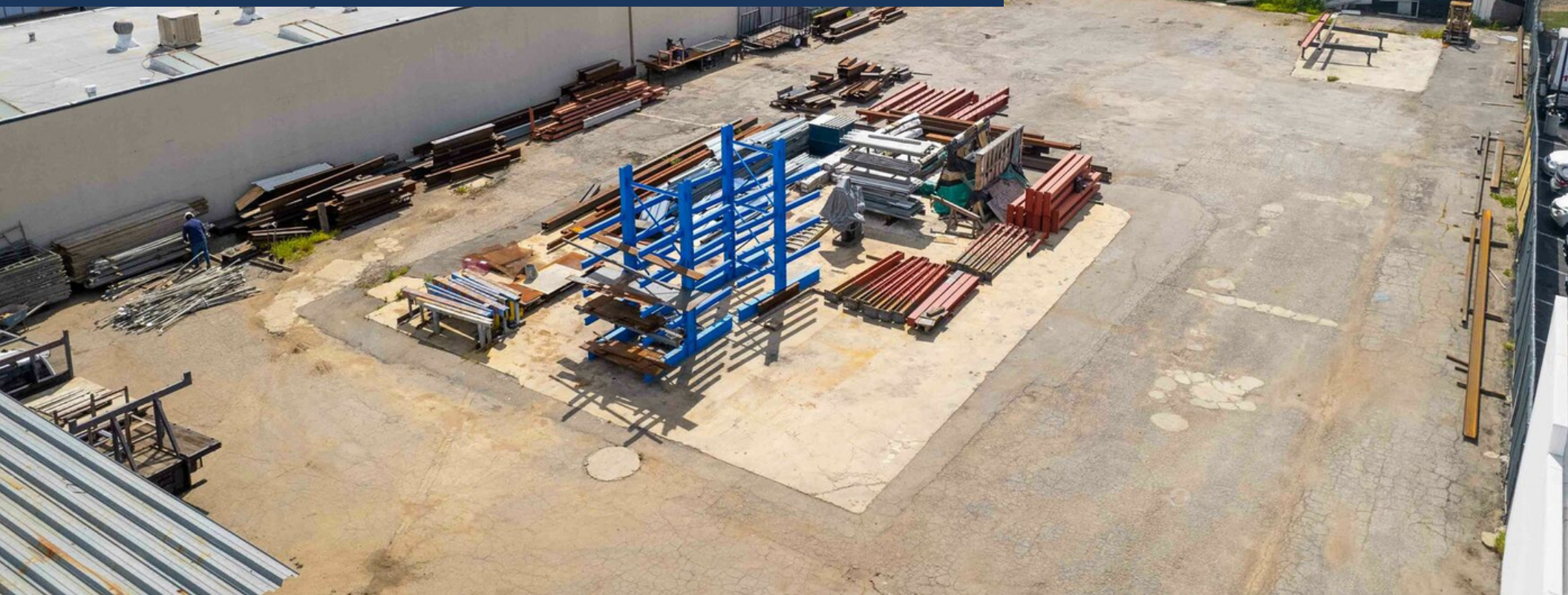


# 13406 Saticoy Street

Los Angeles, CA 91605

Land For Lease



**Alex Matevosian**

Broker

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818.482.3830

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**Edgar Matevosian**

Agent

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

CalDRE #02211621 [migcres.com](http://migcres.com)

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# Property Summary



## PROPERTY CHARACTERISTICS

- ▶ 20,000 SF Paved Lot
- ▶ Secured/Gated
- ▶ Ideal Contractors Yard
- ▶ Impound Lot & Tow Trucks Not Permitted
- ▶ Zoned M2-1
- ▶ Light Manufacturing

## OFFERING SUMMARY

Lease Rate:	\$15,000
Price Per Square Foot:	\$0.75
Zoning:	M2-1
Lot Size:	20,000 SF
APN:	2303-024-024

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# Property Description



MIG Commercial Real Estate Services is excited to present approximately 20,000 square feet of industrial land for lease, zoned M2 (Light Manufacturing) in the heart of North Hollywood. This property features a secured, gated, and paved yard (with no improvements). The lot dimensions are approximately 180x110 feet. Located near major freeways including the 5, 101, and 170, this prime location ensures easy access to Burbank and Downtown Los Angeles. Don't miss out on this opportunity to secure a strategic location for your business in bustling North Hollywood. This location is ideal for uses such as; contractors yard, outdoor/open storage, recycling centers, equipment rentals services, and fleet parking. Impound lots and tow trucks businesses are not permitted here. Ownership will consider sharing utilities with certain uses. Lessee and Lessee's agent to perform all necessary due diligence with regards to zoning, use, and property size/dimensions. Contact us today to learn more and schedule a tour.

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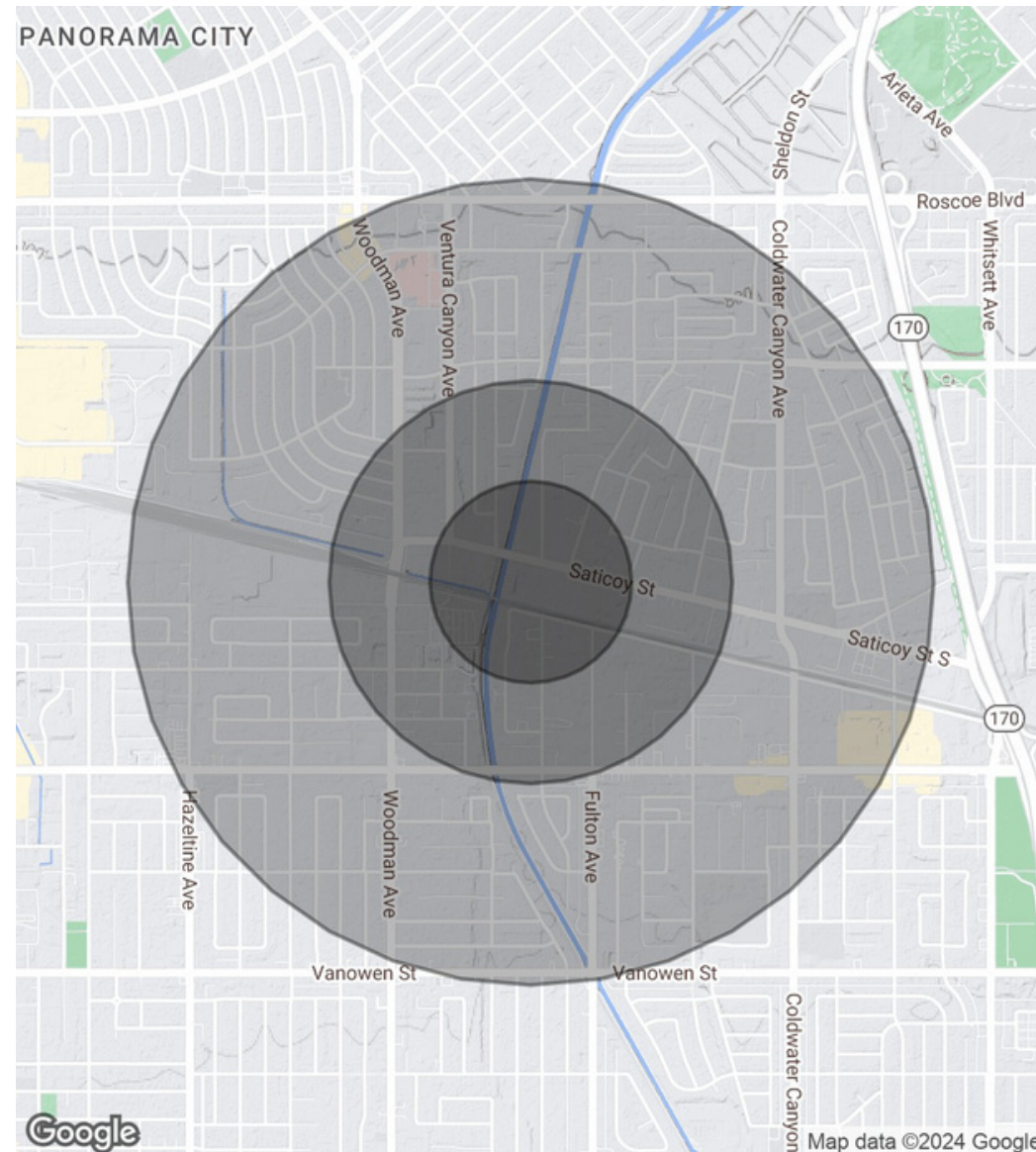


# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,718	8,217	36,455
Average Age	38.0	37.5	37.0
Average Age (Male)	34.9	35.8	36.0
Average Age (Female)	39.3	38.6	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	622	3,061	12,258
# of Persons per HH	2.8	2.7	3.0
Average HH Income	\$72,914	\$65,209	\$72,392
Average House Value	\$477,316	\$454,167	\$542,373

\* Demographic data derived from 2020 ACS - US Census



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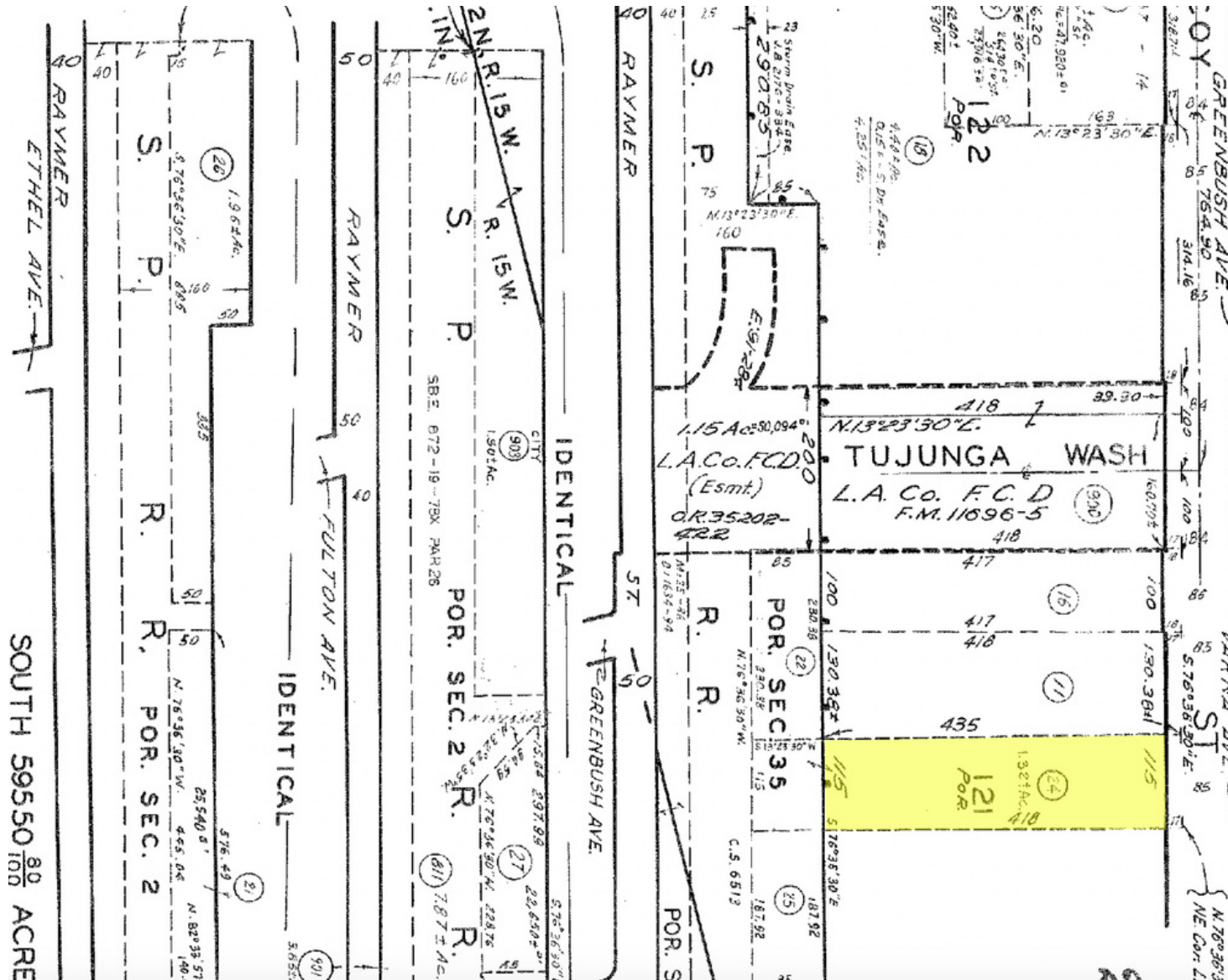
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# Parcel Map



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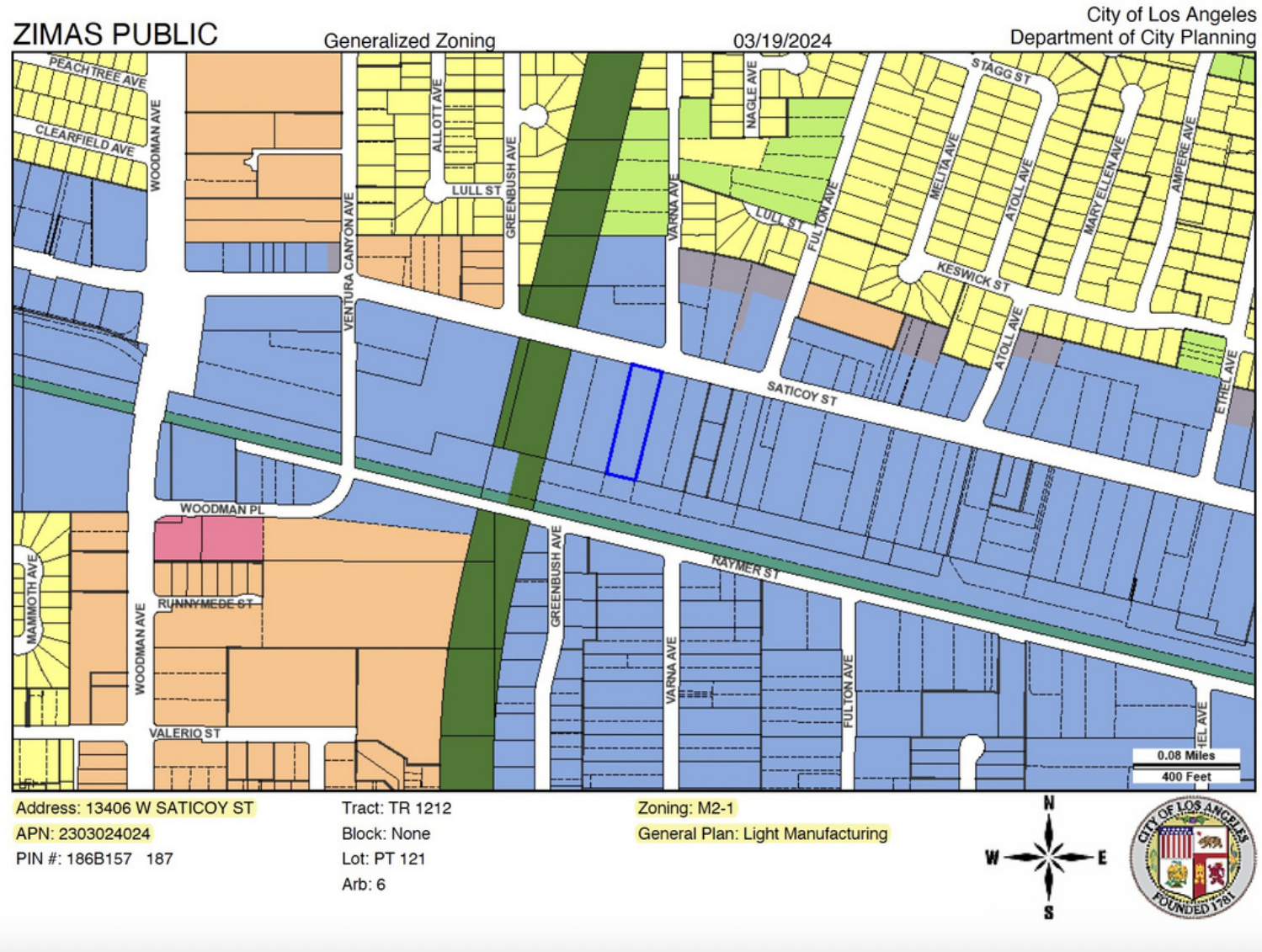
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# Zoning Map



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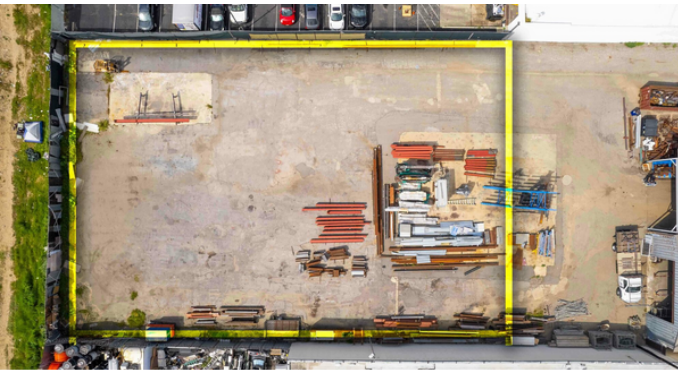
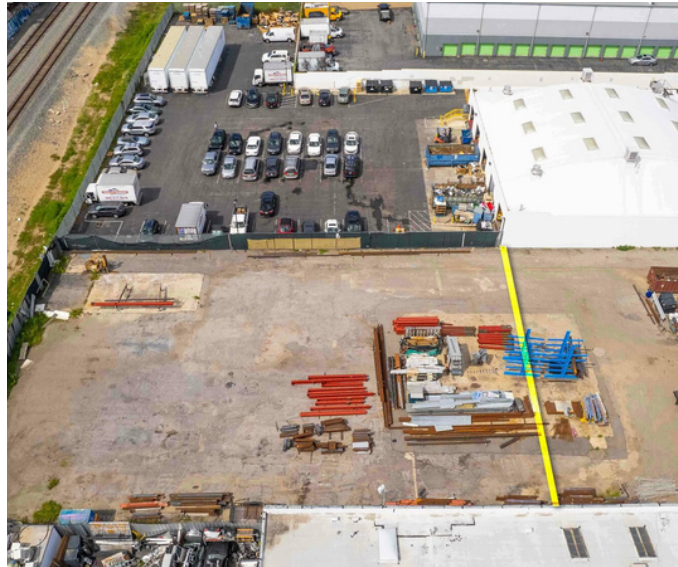
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# Additional Photos



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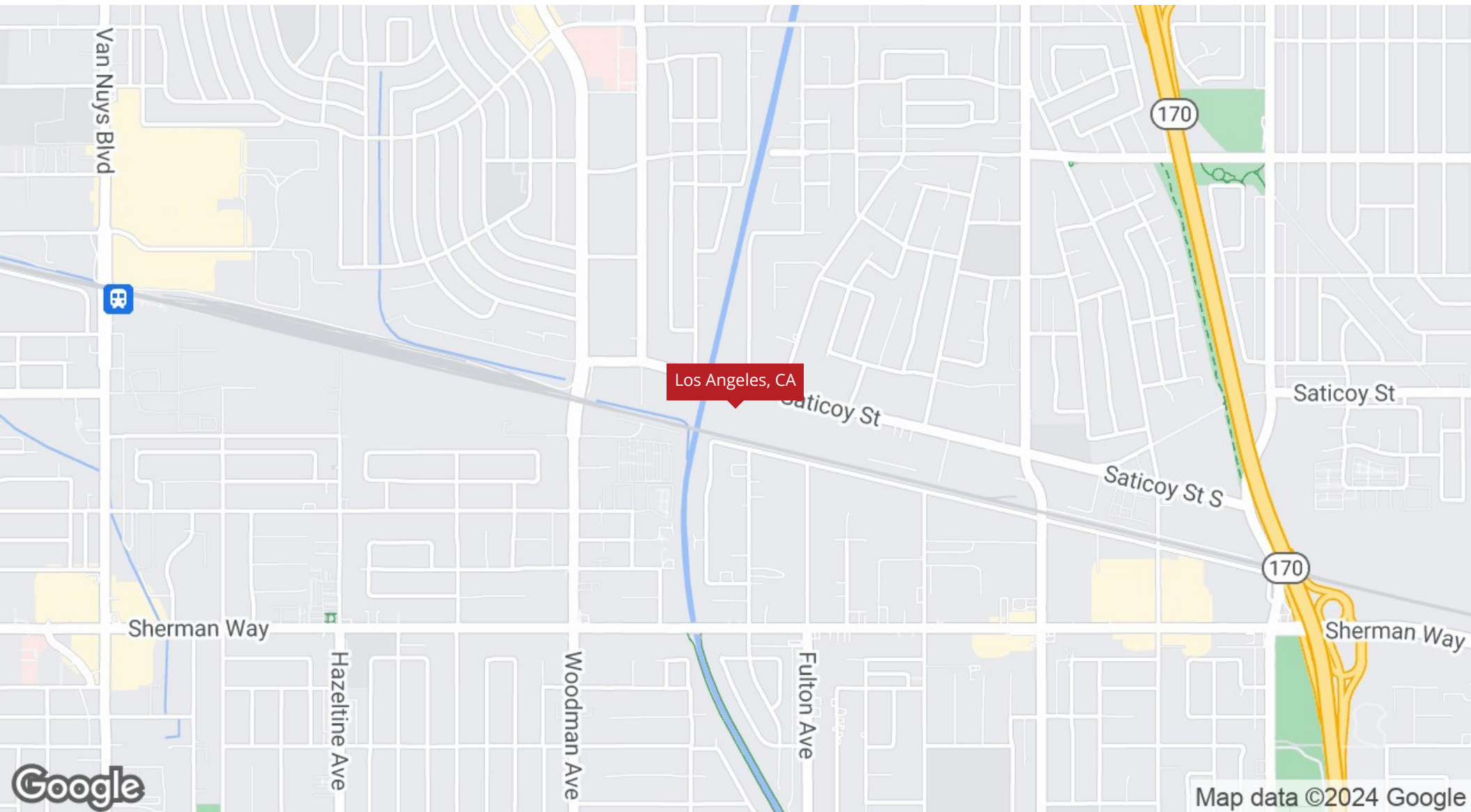
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# Regional Map



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