



7336 Hinds Avenue

North Hollywood, CA 91605

Edgar Matevosian

Agent

edgar@migcres.com

747.321.3575

CalDRE #DRE 02208499

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

- ▶ Freestanding
- ▶ Private/Gated Lot
- ▶ Heavy Power
- ▶ High Clearance Height
- ▶ Mezzanine
- ▶ Proximity to the 5,170, & 101 Freeways
- ▶ Prime North Hollywood Location

OFFERING SUMMARY

Lease Rate:	\$10,700
Price Per Square Foot:	\$1.96
Lease Type:	Modified Gross
Year Built:	1987
Building Size:	5,460 SF
Lot Size:	9,779 SF
APN:	2317-018-021

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Property Description



PROPERTY DESCRIPTION

MIG Commercial Real Estate Services, Inc is proud to present a freestanding industrial building with its own private/secured lot. Built in 1987, this property comprises an approximate 5,500 square foot block building, situated on an approximate 10,000 square foot lot. With convenient access to major freeways including the 101, 5, and 170 the property features unbeatable accessibility.

Perfectly suited for a diverse range of warehousing, distribution, and light assembly needs. This building features an expansive open floor layout, minimal office space, a generous 16-foot clearance, and robust 3-phase 400 amp electrical service, ensuring seamless operations for your business

Please note that auto-related and marijuana-related businesses are not permitted on the premises. The zoning designation for this property is QMR1-1.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

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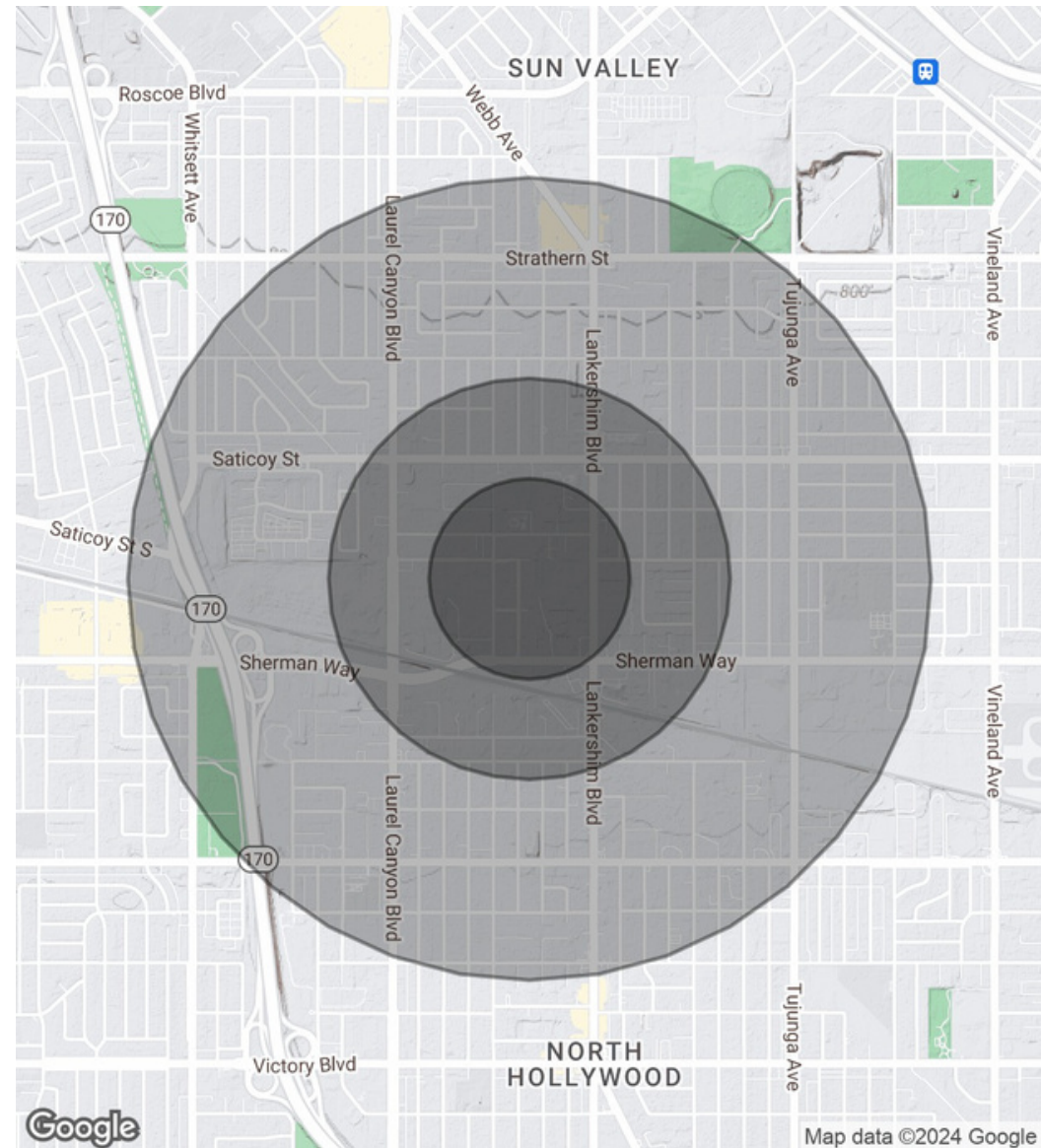
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,115	9,596	37,656
Average Age	32.3	33.7	34.5
Average Age (Male)	30.3	33.2	33.4
Average Age (Female)	35.0	35.0	36.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	708	3,205	12,018
# of Persons per HH	3.0	3.0	3.1
Average HH Income	\$61,334	\$60,356	\$63,826
Average House Value	\$204,713	\$337,302	\$446,179

2020 American Community Survey (ACS)



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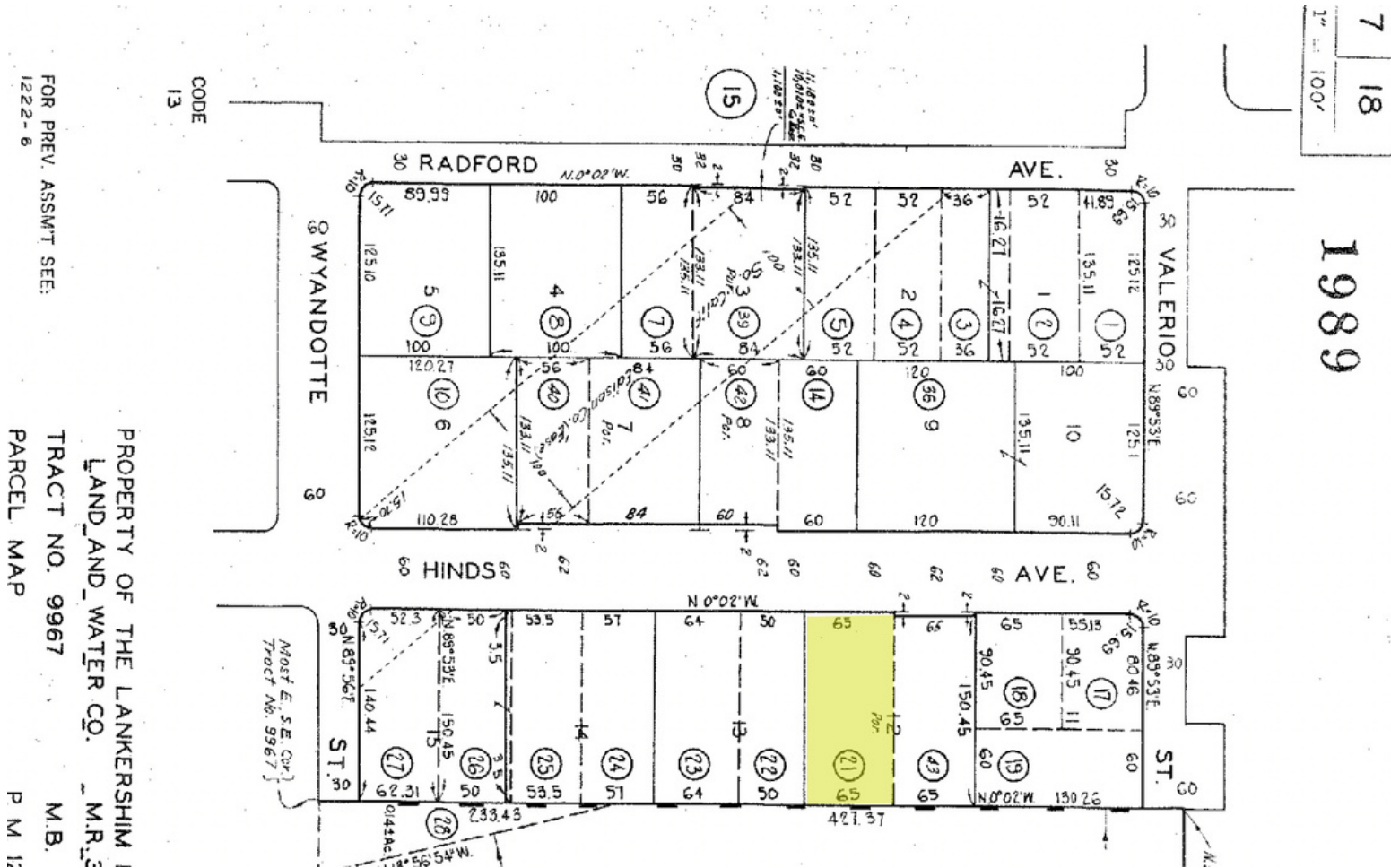
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Parcel Map

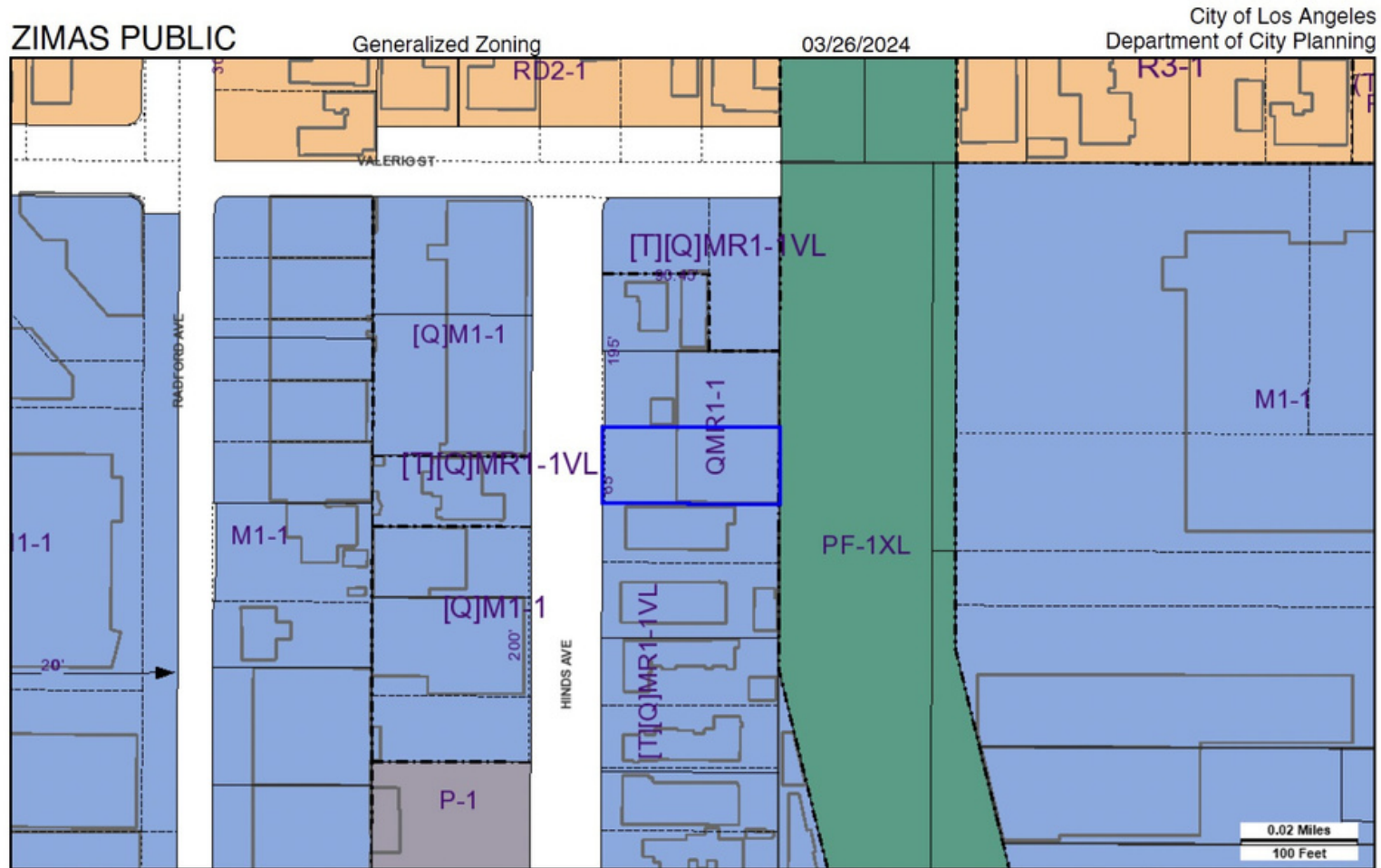


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Zoning Map



Address: 7336 N HINDS AVE
 APN: 2317018021
 PIN #: 186B169 769

Tract: TR 9967
 Block: None
 Lot: FR 12
 Arb: 2

Zoning: QMR1-1
 General Plan: Limited Manufacturing



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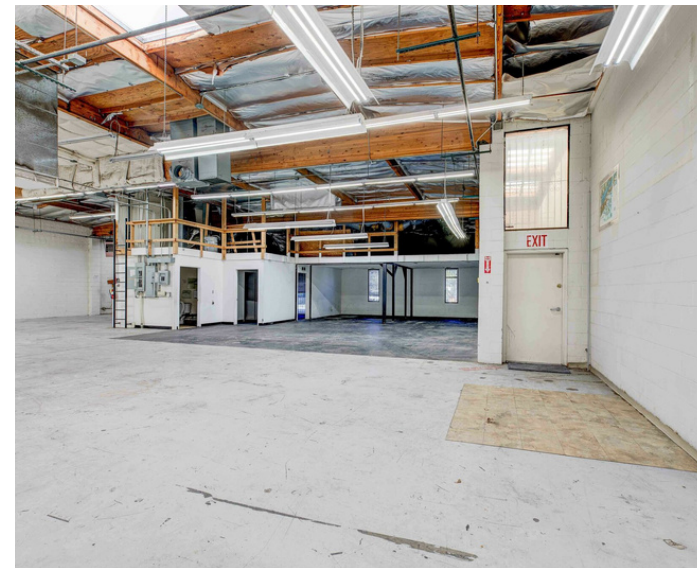
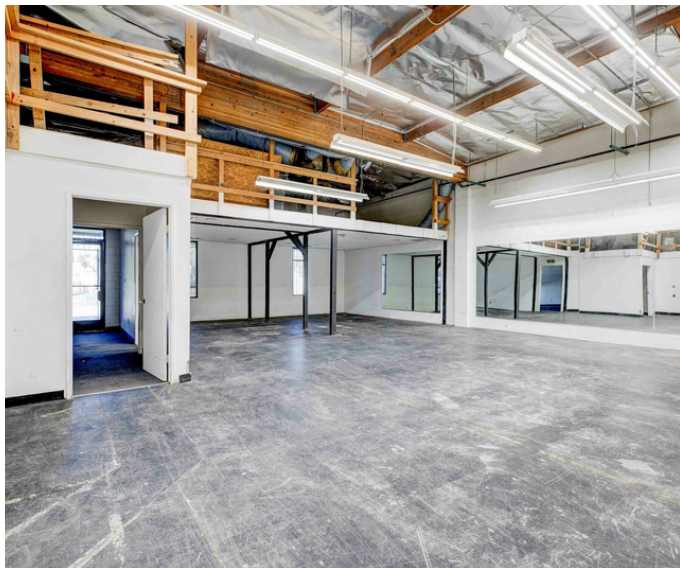
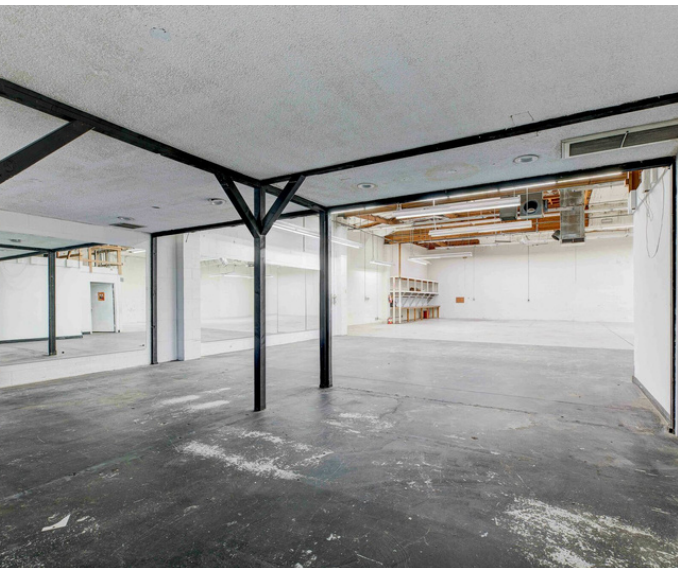
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Photos

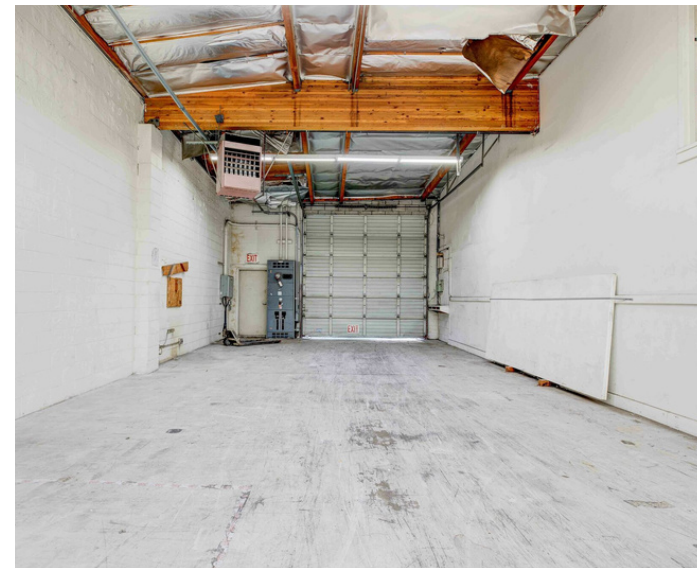
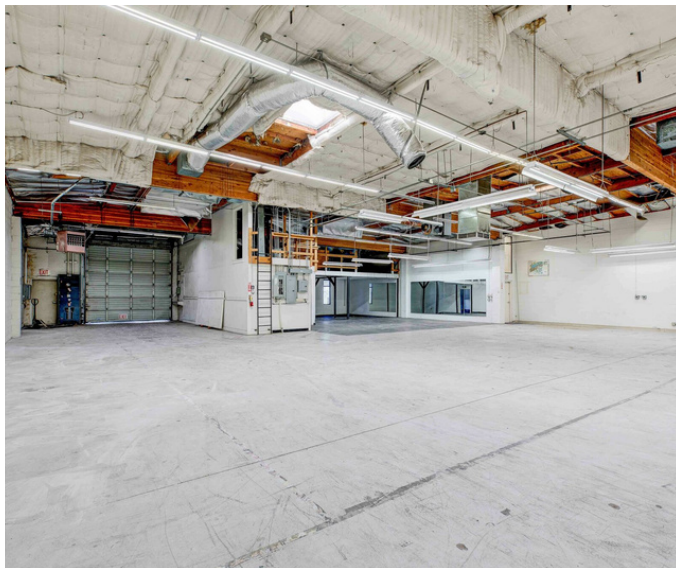
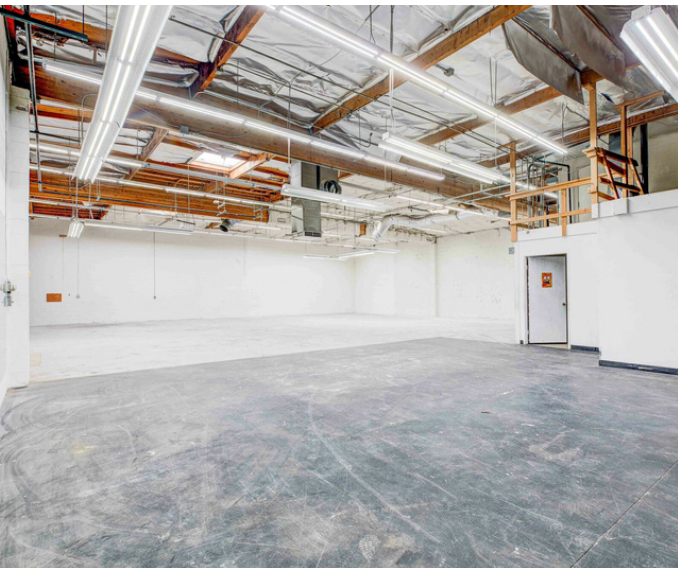
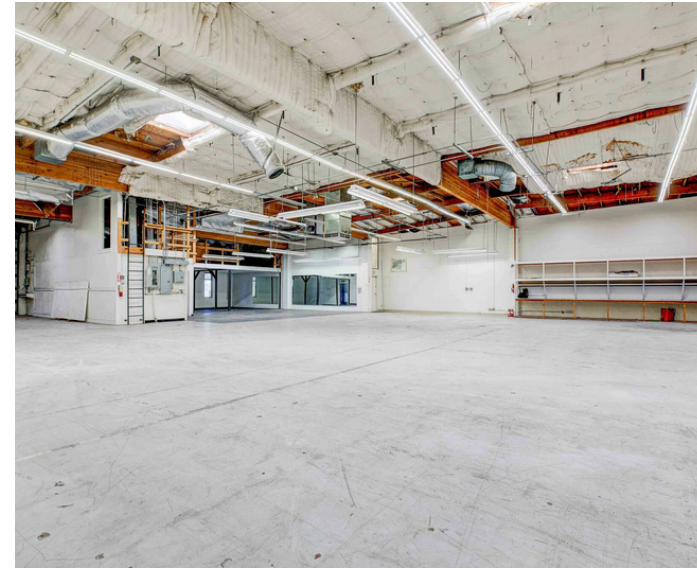
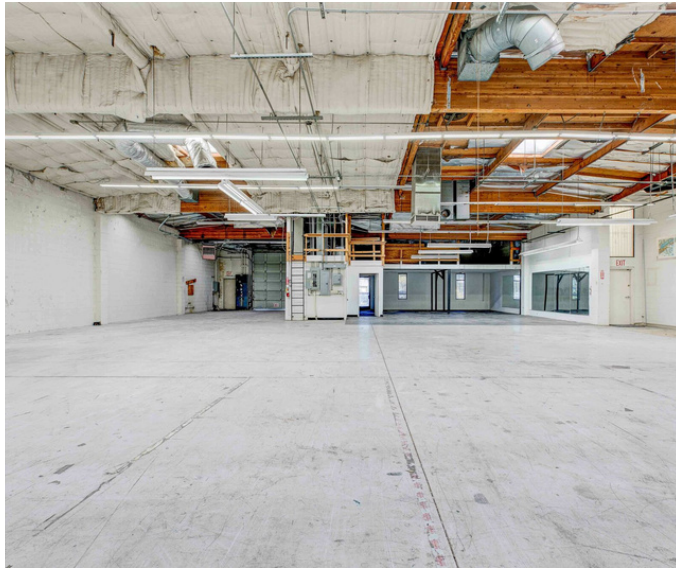
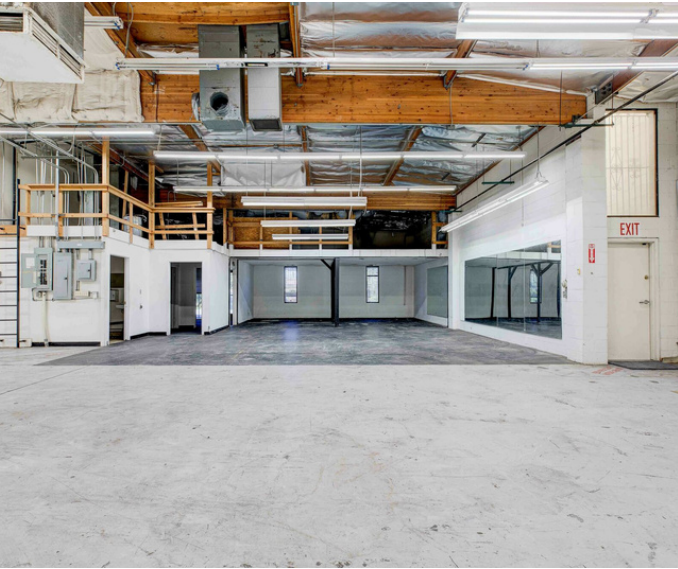


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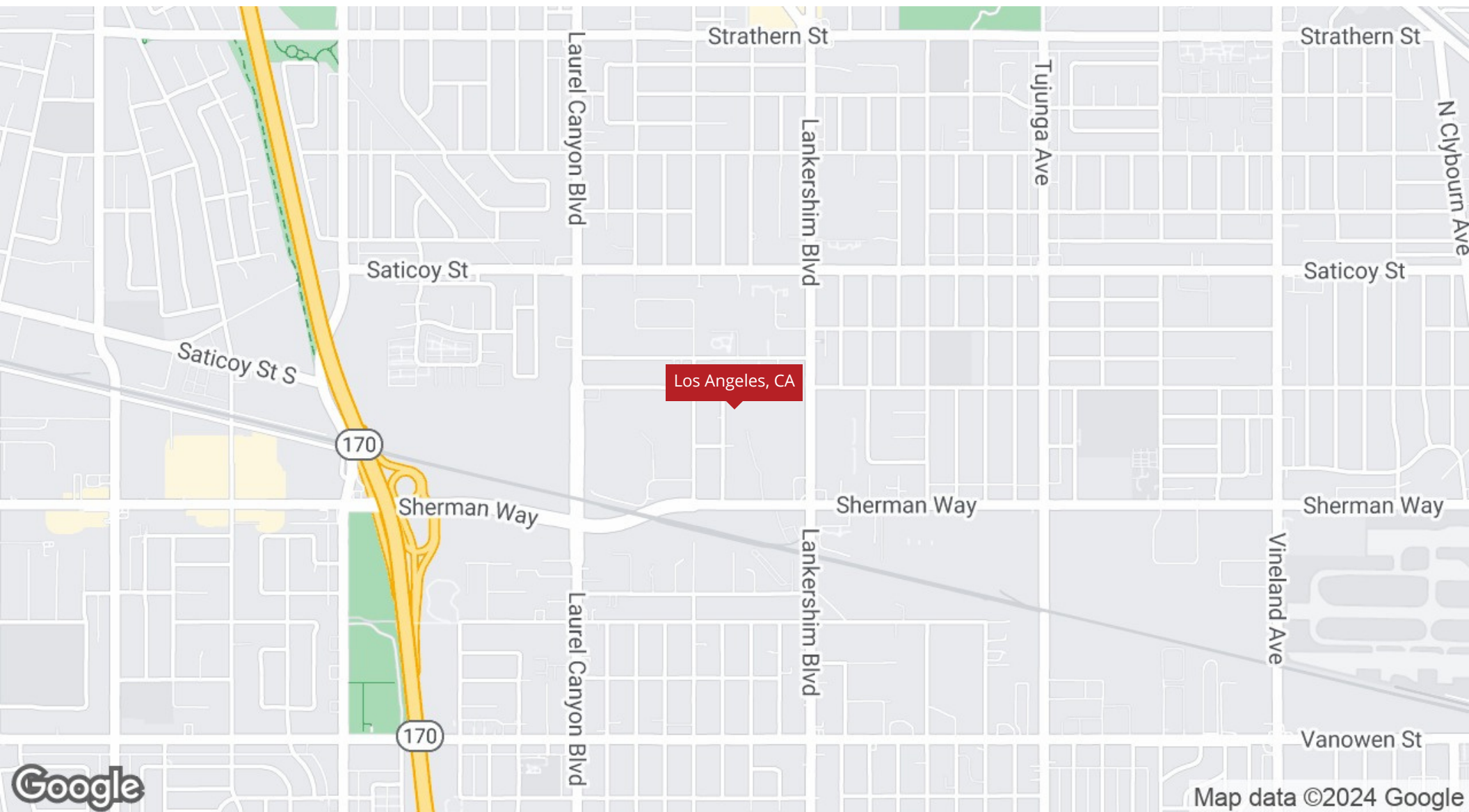
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Regional Map



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