

# 8144 HASKELL AVENUE

Los Angeles, CA 91406



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

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PROPERTY CHARACTERISTICS

- Secured Parking
- Near I-405 Freeway
- M2 Zoning
- Outdoor storage
- Heavy daytime traffic
- Month to Month Terms Only

OFFERING SUMMARY

<b>Sub-Lease Price:</b>	\$0.45/PSF
<b>Land Size:</b>	50,000 SF
<b>APN:</b>	2673-022-038



## PROPERTY DESCRIPTION

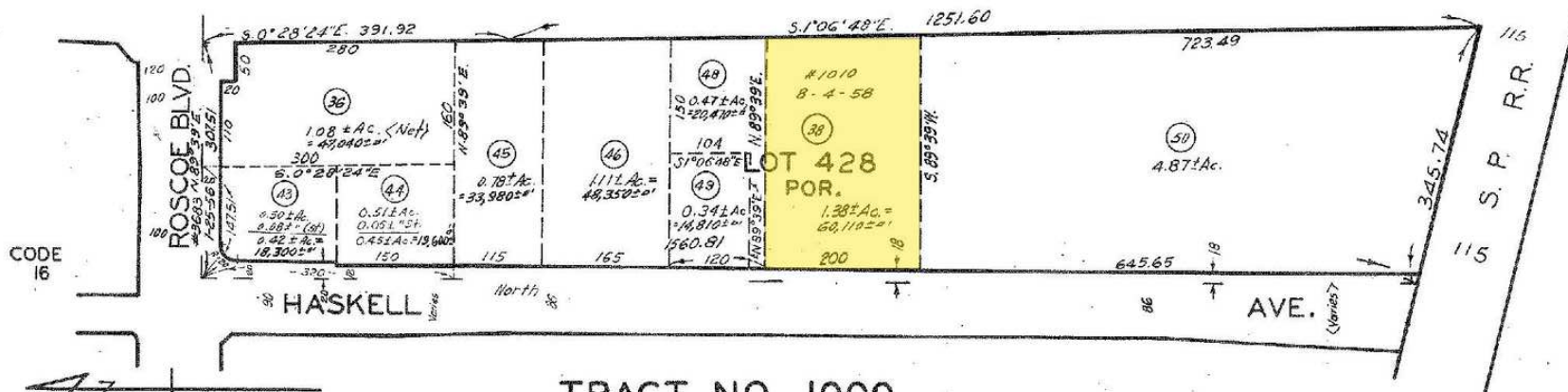
8144 Haskell Ave, Van Nuys offers 20,000 to 50,000 square feet of fully paved industrial outdoor storage space for month-to-month sublease. Zoned M2 (Heavy Industrial), this site is well-suited for equipment, vehicle, or material storage. No water or electricity is available. Flexible leasing terms make it a convenient option for businesses needing short-term storage in an established industrial area.

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

SAN DIEGO

E: 140 - 73

FREEWAY



CODE 16

TRACT NO. 1000

M. B. 19-1-34

FOR PREV. ASSM'T. SEE: 1486-6

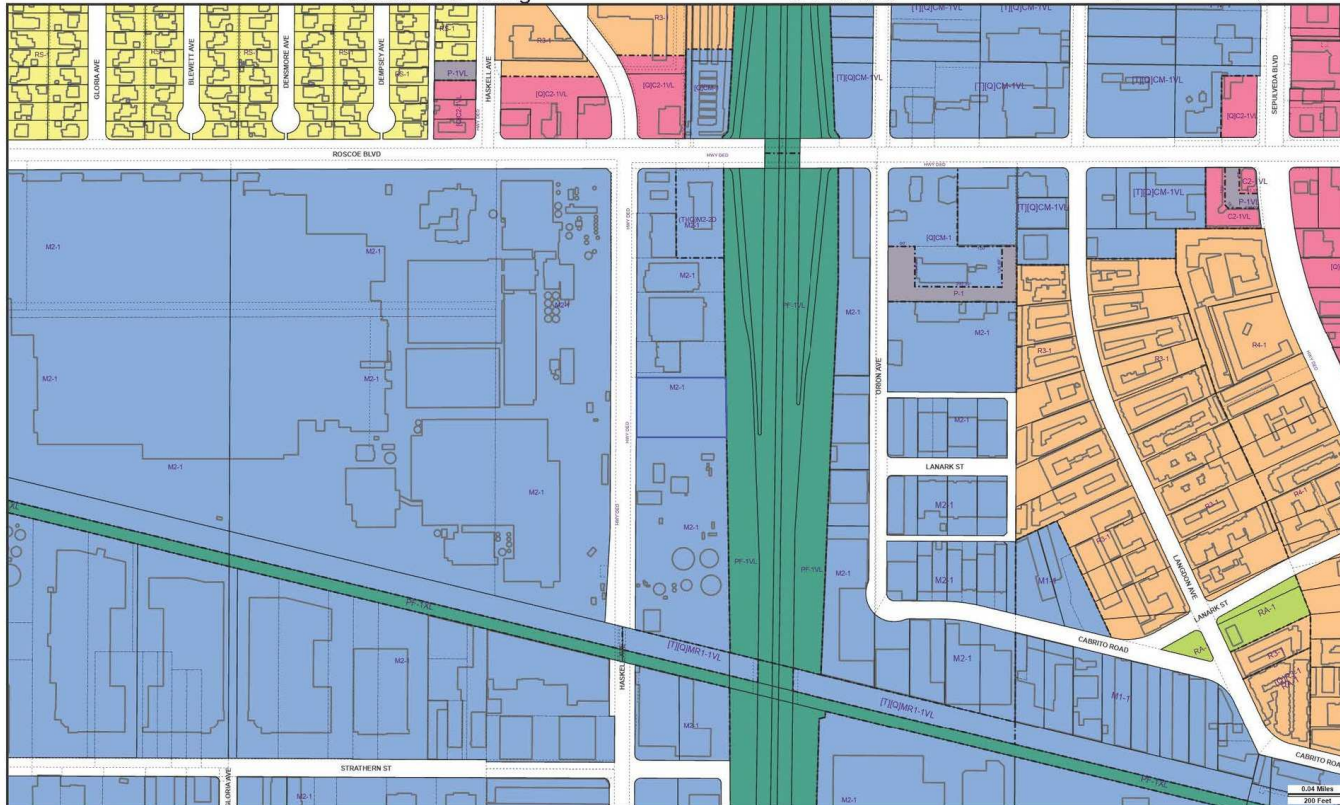
ASSESSOR'S MAP COUNTY OF LOS ANGELES,

ZIMAS PUBLIC

Generalized Zoning

02/28/2025

City of Los Angeles  
Department of City Planning



Address: 8144 N HASKELL AVE  
APN: 2673022038  
PIN #: 192B141 510

Tract: TR 1000  
Block: None  
Lot: PT 428  
Arb: 3

Zoning: M2-1  
General Plan: Light Manufacturing

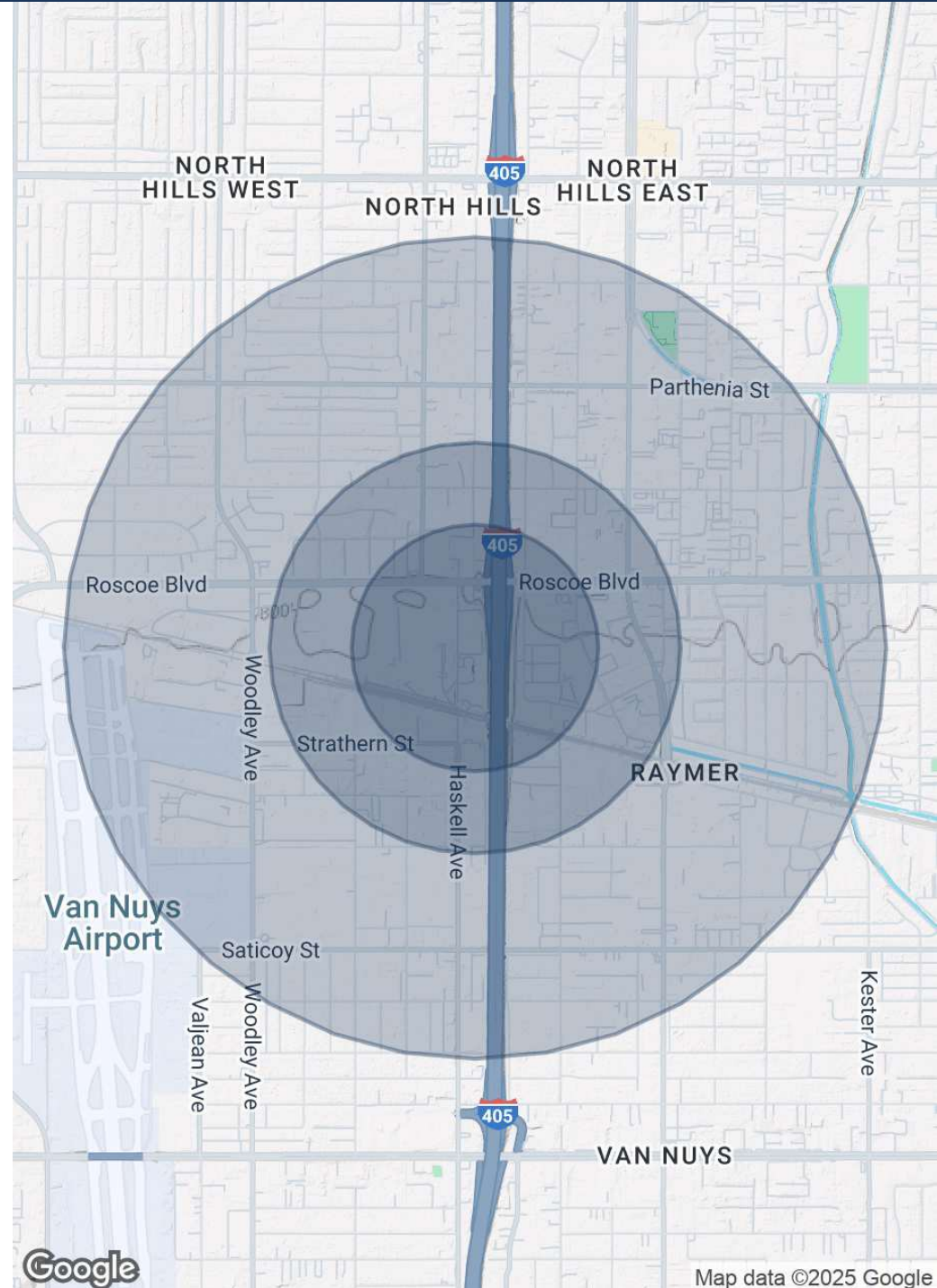


POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	1,239	7,845	32,504
<b>Average Age</b>	36	37	36
<b>Average Age (Male)</b>	36	36	35
<b>Average Age (Female)</b>	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	382	2,414	9,462
<b># of Persons per HH</b>	3.2	3.2	3.4
<b>Average HH Income</b>	\$68,892	\$74,087	\$82,031
<b>Average House Value</b>	\$457,050	\$438,946	\$624,008

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MIG Commercial Real Estate Services, Inc in compliance with all applicable fair housing and equal opportunity laws.