

# 12712 SATICOY STREET

North Hollywood, CA 91605



**ALEX MATEVOSIAN**

Broker | DRE 02047572  
818.482.3830  
alex@migcres.com

**LEO KHECHUMYAN**

Agent | DRE 02126967  
747.273.8927  
leo@migcres.com

**EDGAR MATEVOSIAN**

Agent | DRE 02208499  
747.321.3575  
edgar@migcres.com





PROPERTY CHARACTERISTICS

- Fressstanding
- Secured & Gated lot
- Private Parking
- Close to I-5, I-101, and I -170 freeways

OFFERING SUMMARY

<b>Lease Rate:</b>	\$5,750
<b>Price Per Square Foot:</b>	\$2.00
<b>Lease Type:</b>	Modified Gross
<b>Building Size:</b>	2,868 SF
<b>Lot Size:</b>	6,343 SF
<b>Year Built:</b>	1971
<b>APN:</b>	2305-026-042



## PROPERTY DESCRIPTION

MIG Commercial Real Estate Services, Inc presents 12712 Saticoy Street, a freestanding building available for lease. Strategically located on the corner of Saticoy Street and Bellaire Avenue in North Hollywood. This property offers exceptional visibility and accessibility in a thriving commercial area.

The building features 2,868 square feet of functional space on a 6,343-square-foot lot, making it an ideal choice for a variety of industrial and business uses. The property includes two bathrooms, 200 amp power, and six parking spaces. This prime North Hollywood location provides excellent exposure for your business, with high traffic volume and easy access to major thoroughfares.

Please note that no guarantee, warranty, or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyers and their agents are encouraged to conduct their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration, and components.

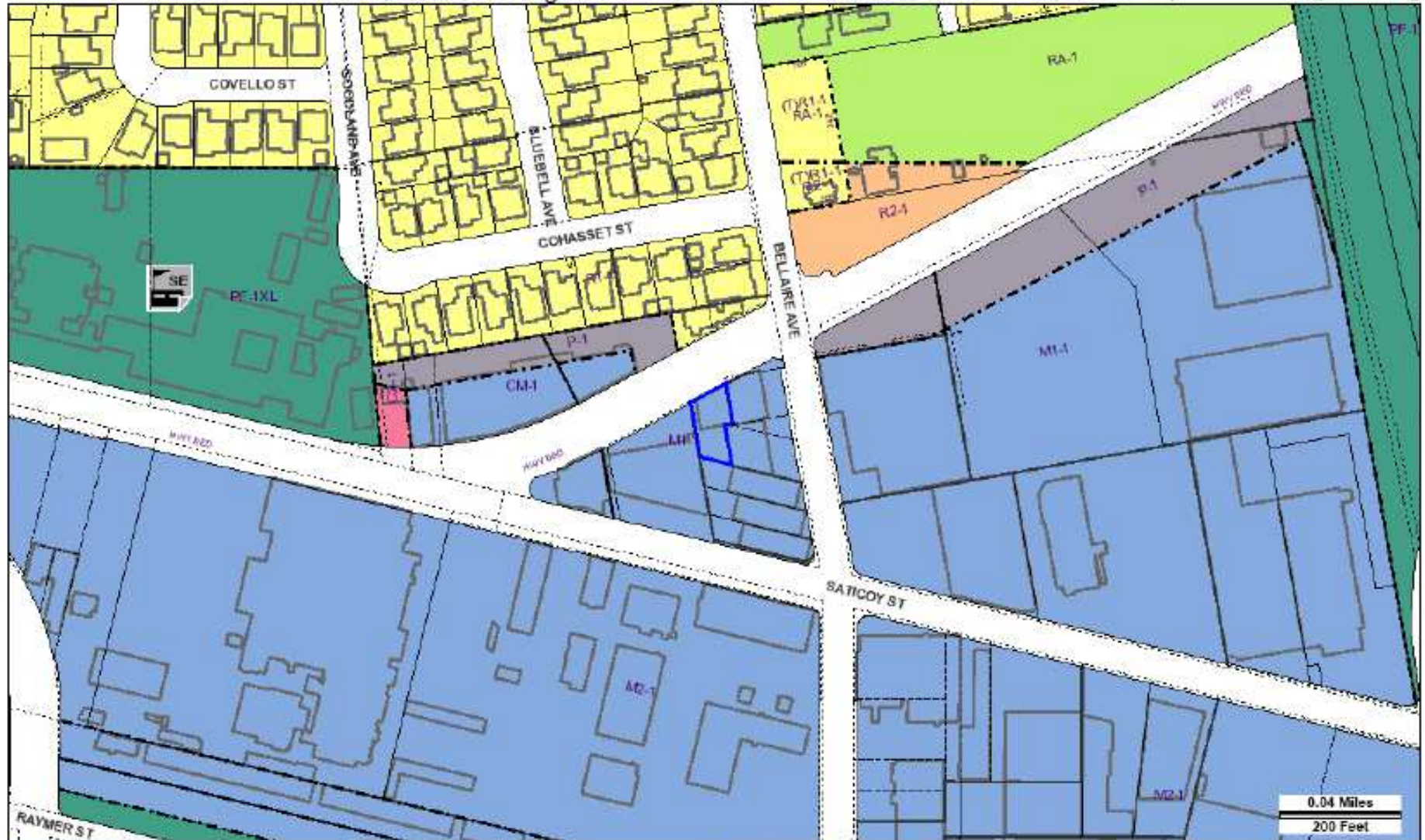


ZIMAS PUBLIC

Generalized Zoning

12/09/2024

City of Los Angeles  
Department of City Planning



Address: 12712 W SATICOY ST  
APN: 2305026042  
PIN #: 186B161 467

Tract: P M 1354  
Block: None  
Lot: D  
Arb: None

Zoning: M1-1  
General Plan: Limited Manufacturing





Measurements Are Deemed Reliable But Not Guaranteed.



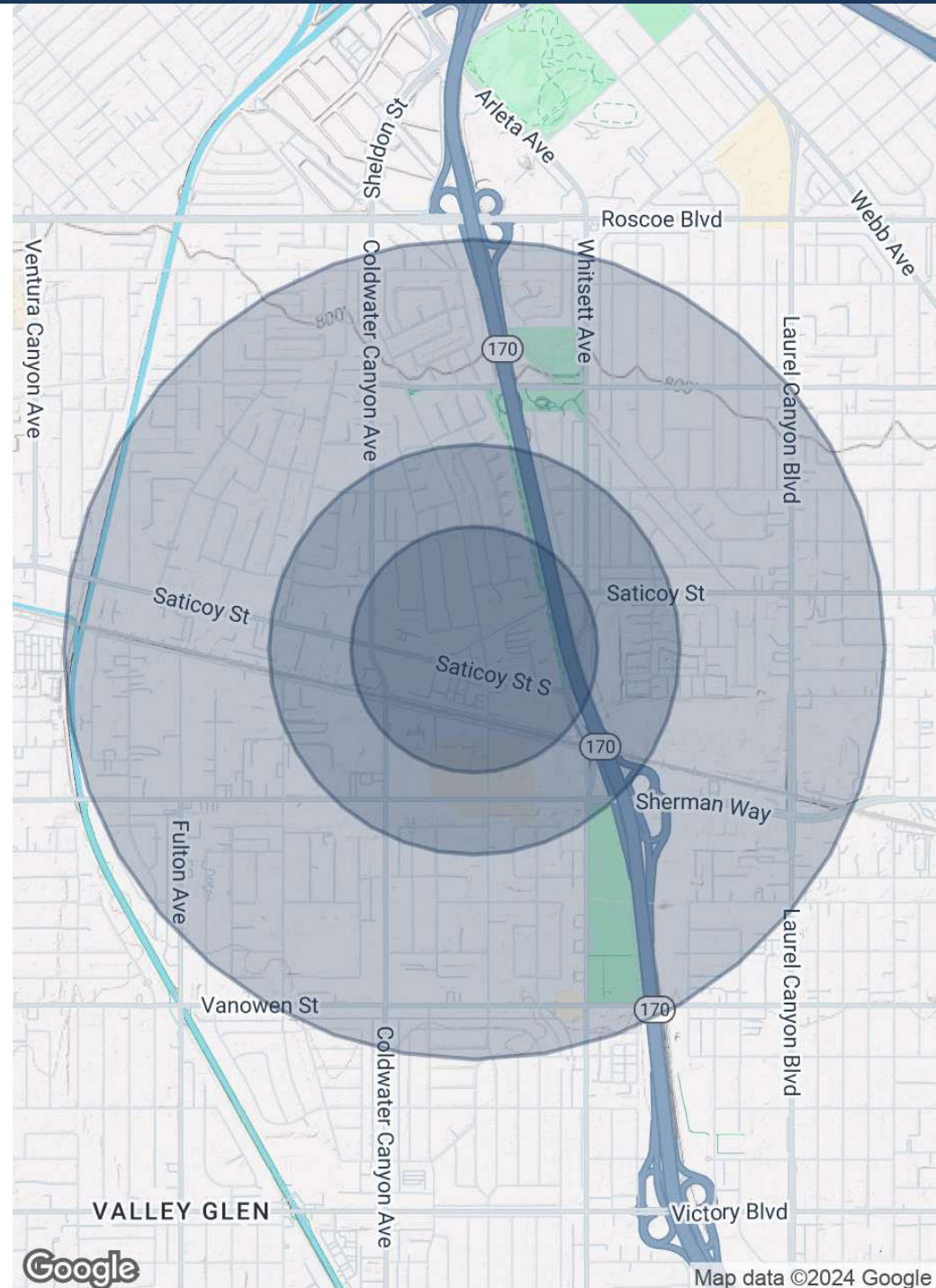






POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	826	4,690	29,570
<b>Average Age</b>	44	41	40
<b>Average Age (Male)</b>	42	40	39
<b>Average Age (Female)</b>	45	43	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	223	1,421	9,177
<b># of Persons per HH</b>	3.7	3.3	3.2
<b>Average HH Income</b>	\$111,195	\$97,244	\$94,981
<b>Average House Value</b>	\$800,079	\$813,217	\$830,340

Demographics data derived from AlphaMap



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MIG Commercial Real Estate Services, Inc makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MIG Commercial Real Estate Services, Inc does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.