



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

Commercial Property For Sale

*13311 Sherman Way, North Hollywood, CA 91605*



**PATRICK LONG**

VICE PRESIDENT

O: 818.956.7001 X134 | C: 818.535.9833

Patrickl@stevensonrealestate.com

CALDRE #01831830

1111 NORTH BRAND BOULEVARD, SUITE 250  
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

# Executive Summary



## Property Overview

Stevenson Real Estate Services is pleased to present 13311 Sherman Way in North Hollywood for sale. This approximately 21,784 square foot industrial/commercial building sits on a 18,883 square foot parcel of CM-zoned land (commercial manufacturing - allows commercial/industrial uses). Buyer to verify building square footage and current certificate of occupancy for restaurant, storage, and parking garage. The property consists of approximately 9,000 square feet of improved and permitted restaurant/banquet hall space upstairs and approximately 12,784 square feet of ground-floor garage/warehouse space. The ballroom is equipped with an elevator, commercial kitchen, bathrooms, and a reception area.

The building is fully sprinklered and provides a 2nd floor outdoor patio area for guests. There is a secure, fenced parking lot and the potential to expand the ground floor to accommodate office and media related uses. Downstairs floor plan is available upon request. Located on a prime busy corner lot at Sherman Way and Fulton Avenue (51,247 cars per day per MPSI estimate), blocks from the Sherman Way on/on-ramps for the 170 and 405 freeways. Call Patrick Long for more information and to set up a tour!

# Offering Summary

**SALES PRICE** \$7,950,000

**BUILDING SIZE** 21,784 SF

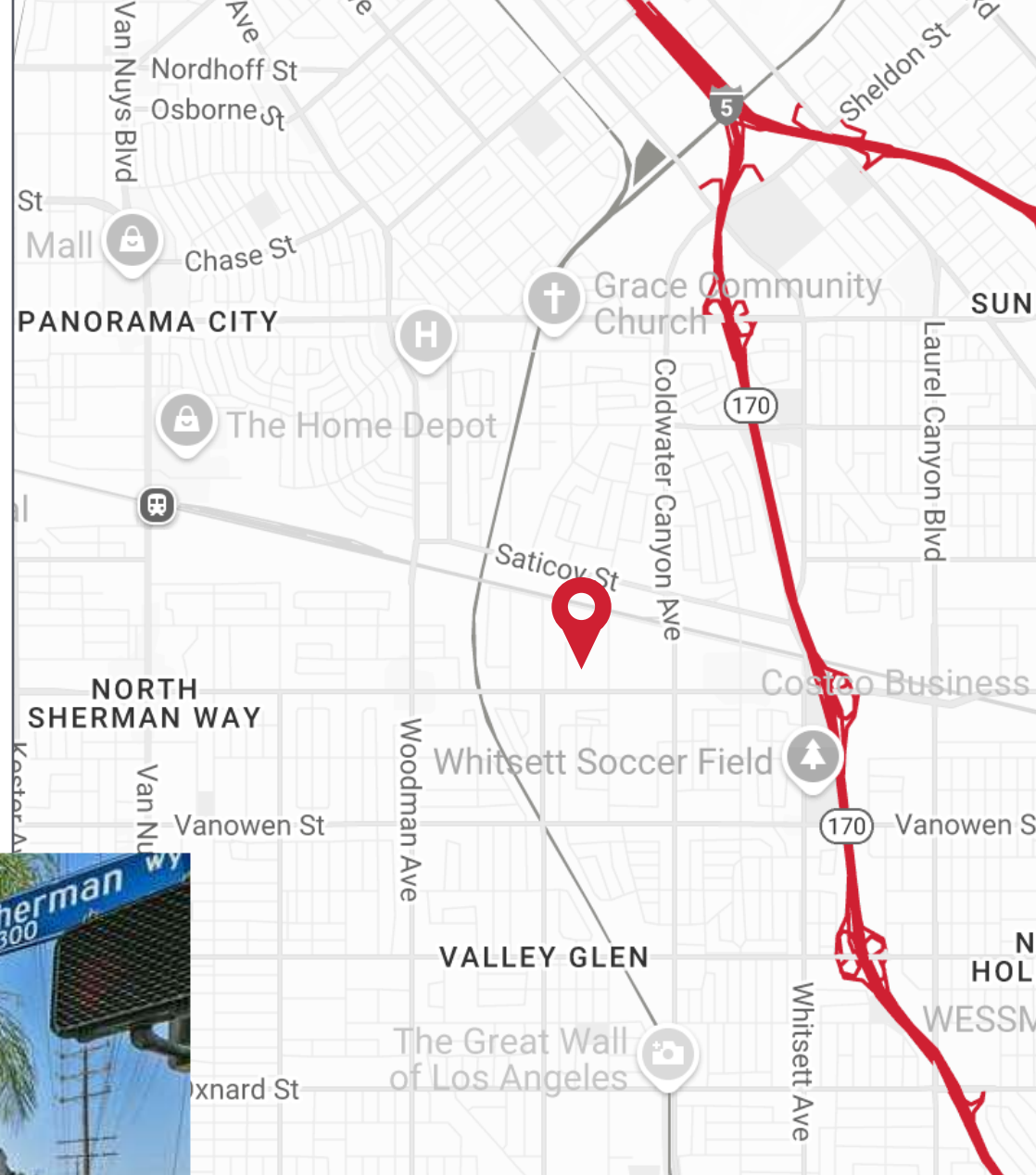
**LOT SIZE** 18,883 SF

**ZONING** CM-1

**PRICE/SF** \$364.95

**APN** 2328-028-037

**YEAR BUILT/RENOVATED** 1953/2024



DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

# Property Photos



# Property Photos



## Property Photos



# Property Photos



## Property Photos



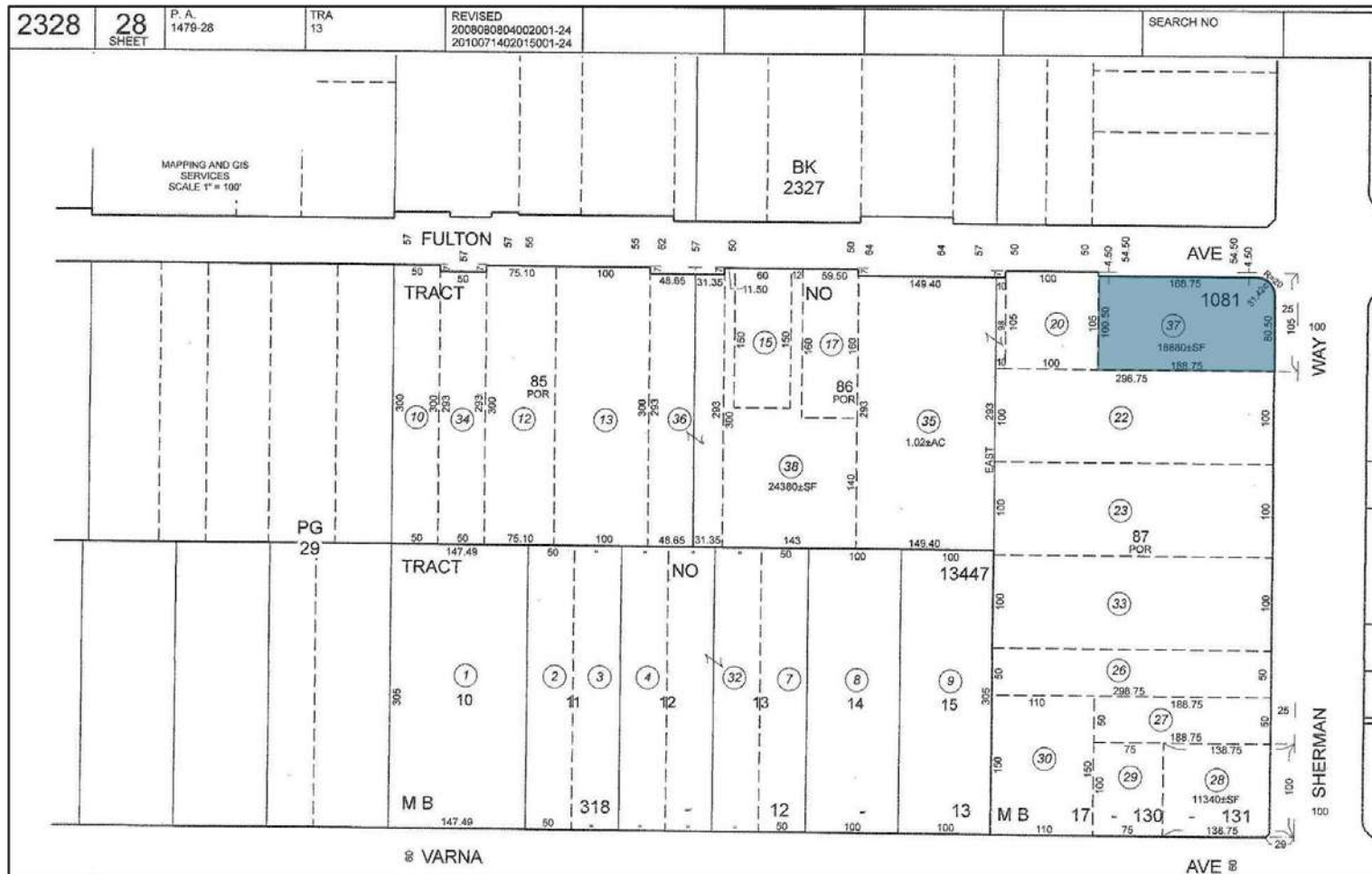
# Property Photos



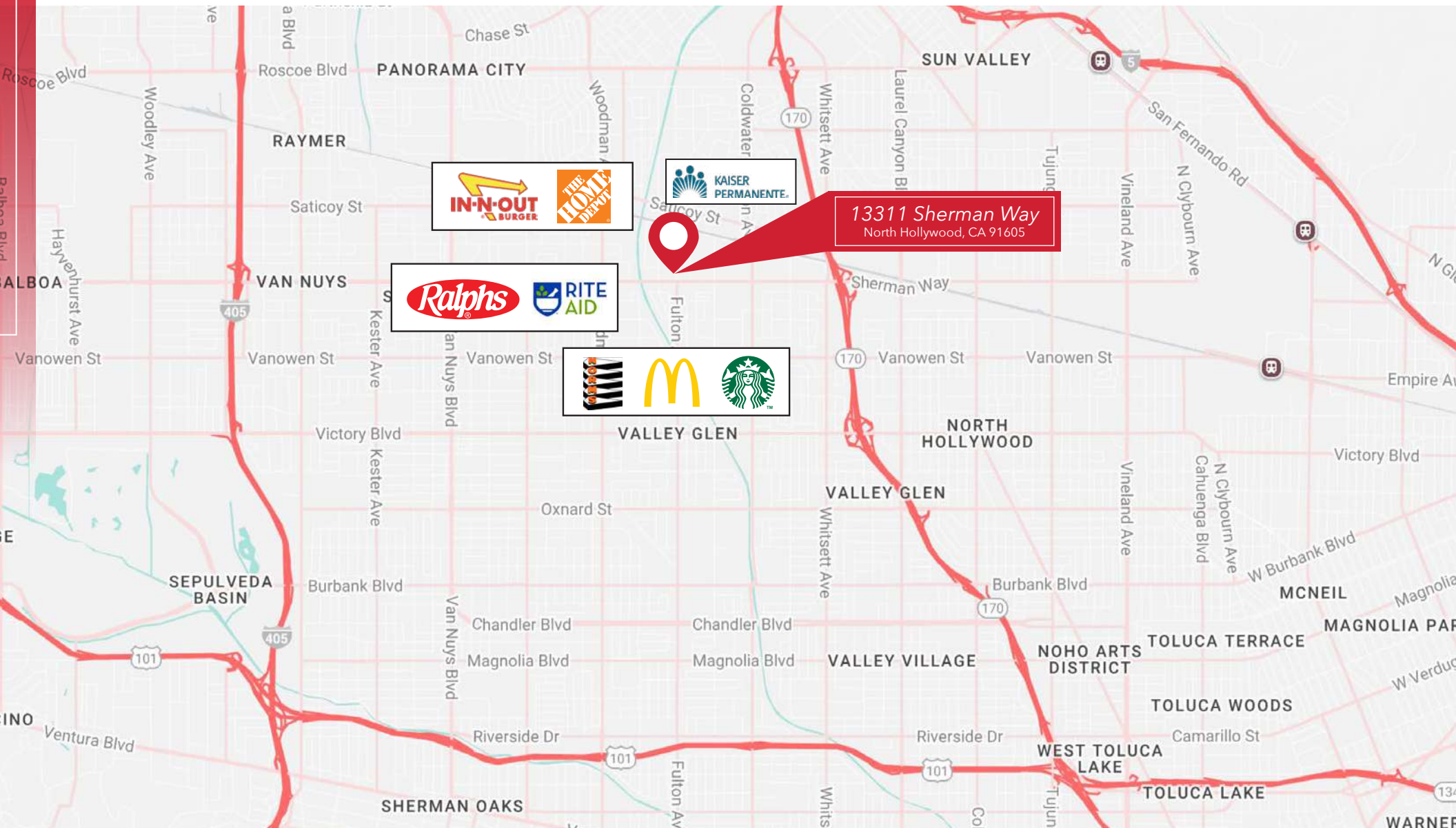
## UPPER LEVEL



# Floor Plan



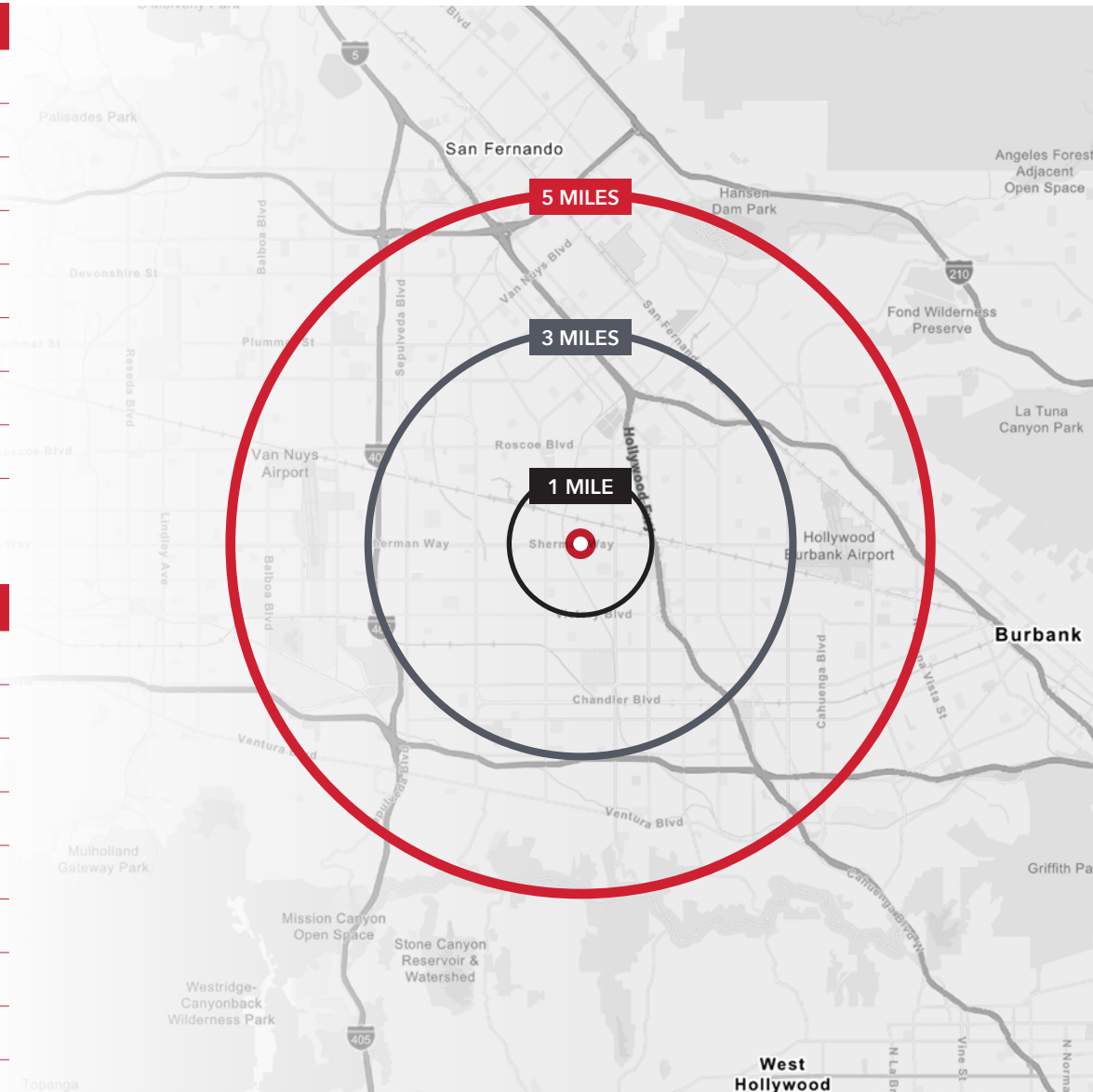
# Location Map



# Demographics

| 2025 SUMMARY                  | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------------------|----------|-----------|-----------|
| Population                    | 39,309   | 350,355   | 714,097   |
| Households                    | 13,525   | 119,541   | 256,218   |
| Families                      | 9,341    | 79,212    | 160,482   |
| Average Household Size        | 2.86     | 2.89      | 2.75      |
| Owner Occupied Housing Units  | 4,538    | 40,368    | 97,567    |
| Renter Occupied Housing Units | 8,987    | 79,173    | 158,651   |
| Median Age                    | 38.3     | 37.3      | 37.7      |
| Median Household Income       | \$65,241 | \$73,506  | \$82,848  |
| Average Household Income      | \$94,624 | \$104,197 | \$122,934 |

| 2030 SUMMARY                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 38,515    | 346,823   | 708,822   |
| Households                    | 13,612    | 121,266   | 260,463   |
| Families                      | 9,412     | 80,483    | 163,271   |
| Average Household Size        | 2.79      | 2.82      | 2.69      |
| Owner Occupied Housing Units  | 4,663     | 41,781    | 100,403   |
| Renter Occupied Housing Units | 8,949     | 79,485    | 160,061   |
| Median Age                    | 40.0      | 38.8      | 39.1      |
| Median Household Income       | \$75,681  | \$83,659  | \$94,762  |
| Average Household Income      | \$109,223 | \$118,694 | \$138,198 |



For more information, please contact:

***PATRICK LONG***

**VICE PRESIDENT**

O: 818.956.7001 X134 | C: 818.535.9833

Patrickl@stevensonrealestate.com

CALDRE #01831830

---



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

1111 NORTH BRAND BOULEVARD, SUITE 250  
GLENDALE, CA 91202

StevensonRealEstate.com  
CALDRE #00983560