



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Industrial Property
For Sale

5337 Cahuenga Blvd, North Hollywood, CA 91601



DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 818.634.3281
RandyS@stevensonrealestate.com
CALDRE #01228475

KRIS HONS

CHIEF OPERATING OFFICER

O: 818.956.7001 X127 | C: 626.826.2431
KHons@stevensonrealestate.com
CALDRE #01807261

WILL THABIT

SALES ASSOCIATE

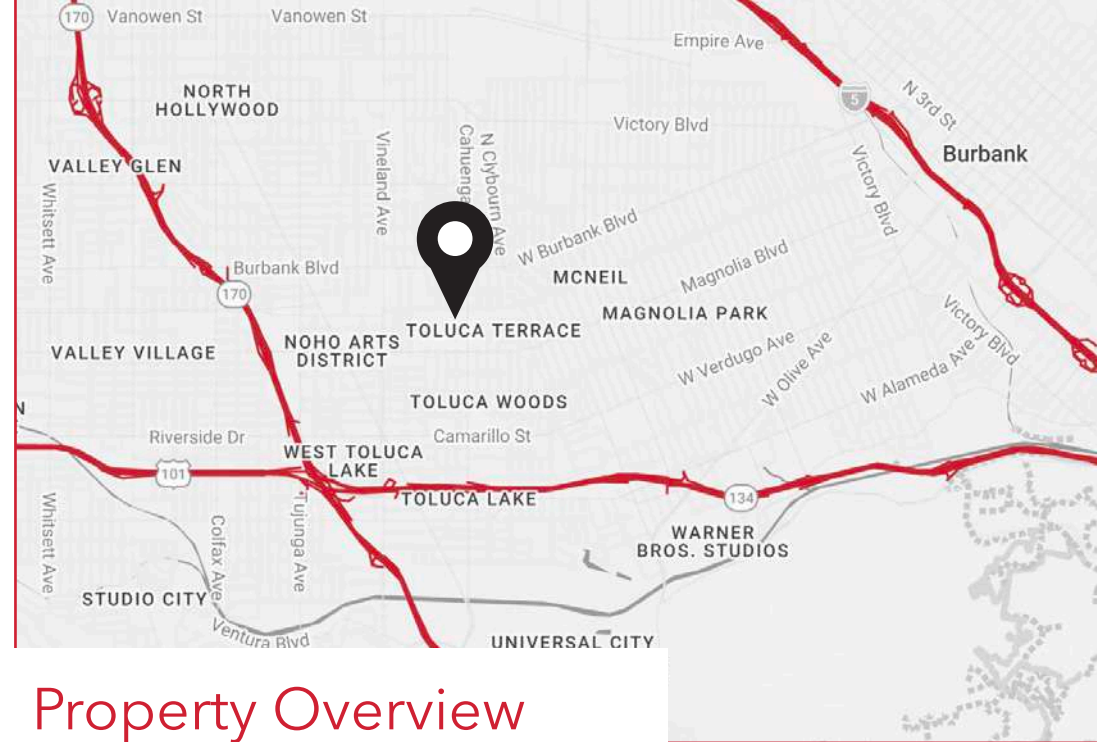
O: 818.956.7001 X135 | C: 650.387.5821
WThabit@stevensonrealestate.com
CALDRE #02399306

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com
CALDRE #00983560

Offering Summary

PURCHASE PRICE	\$4,950,000
BUILDING SF	14,280
LAND SF	40,846
PRICE/BUILDING SF	\$346.64
A.P.N.	2416-027-058
ZONING	MR1-1VL



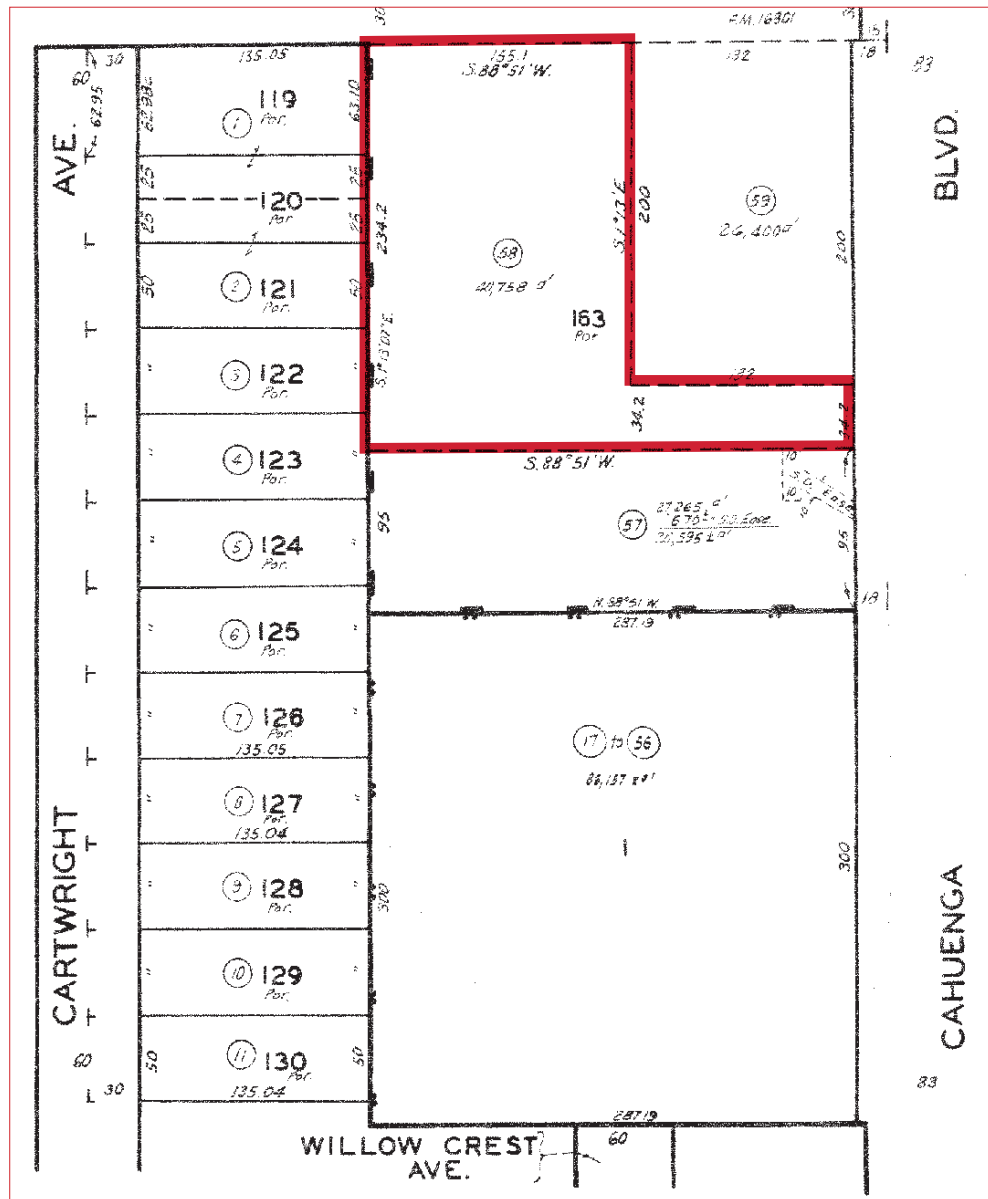
Property Overview

Incredible opportunity for an owner-user or investor to purchase an industrial complex with additional land; the property was originally developed as a multi-tenant industrial park comprised of ten (10) units ranging from approximately 1,000 - 2,000 square feet; now operated as seven (7) units; the owner currently occupies three (3) of the units and the yard in the northern portion of the property (which is approximately 8,000 square feet); the other four (4) units are vacant; the property provides maximum flexibility in that 1,000 - 14,280 square feet are available for an owner-user or an investor can lease out the property and take advantage of the excess land for added value; 12' clear height in each of the units; eleven (11) electrical meters; originally striped for 47 parking spaces.

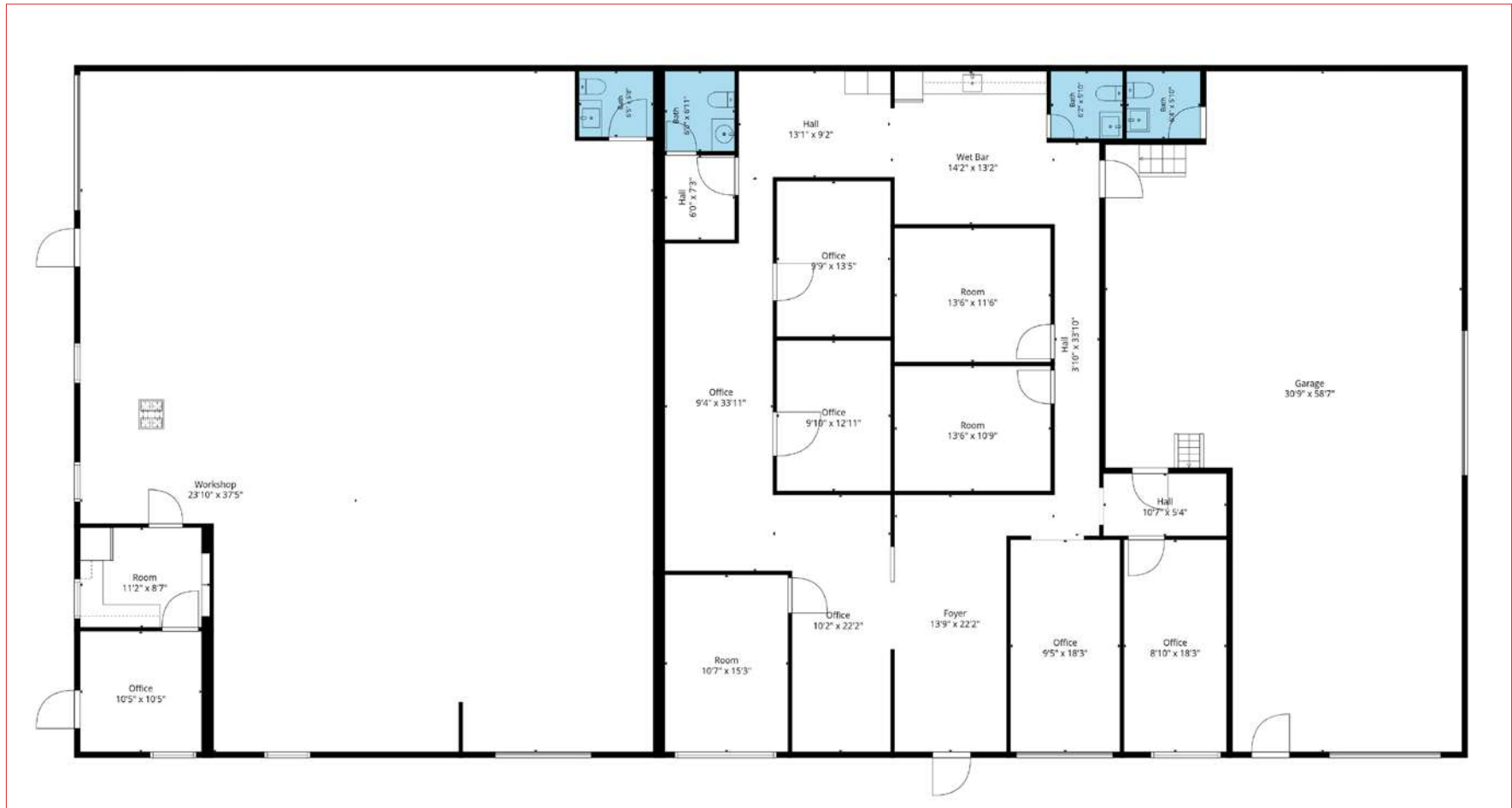
DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical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



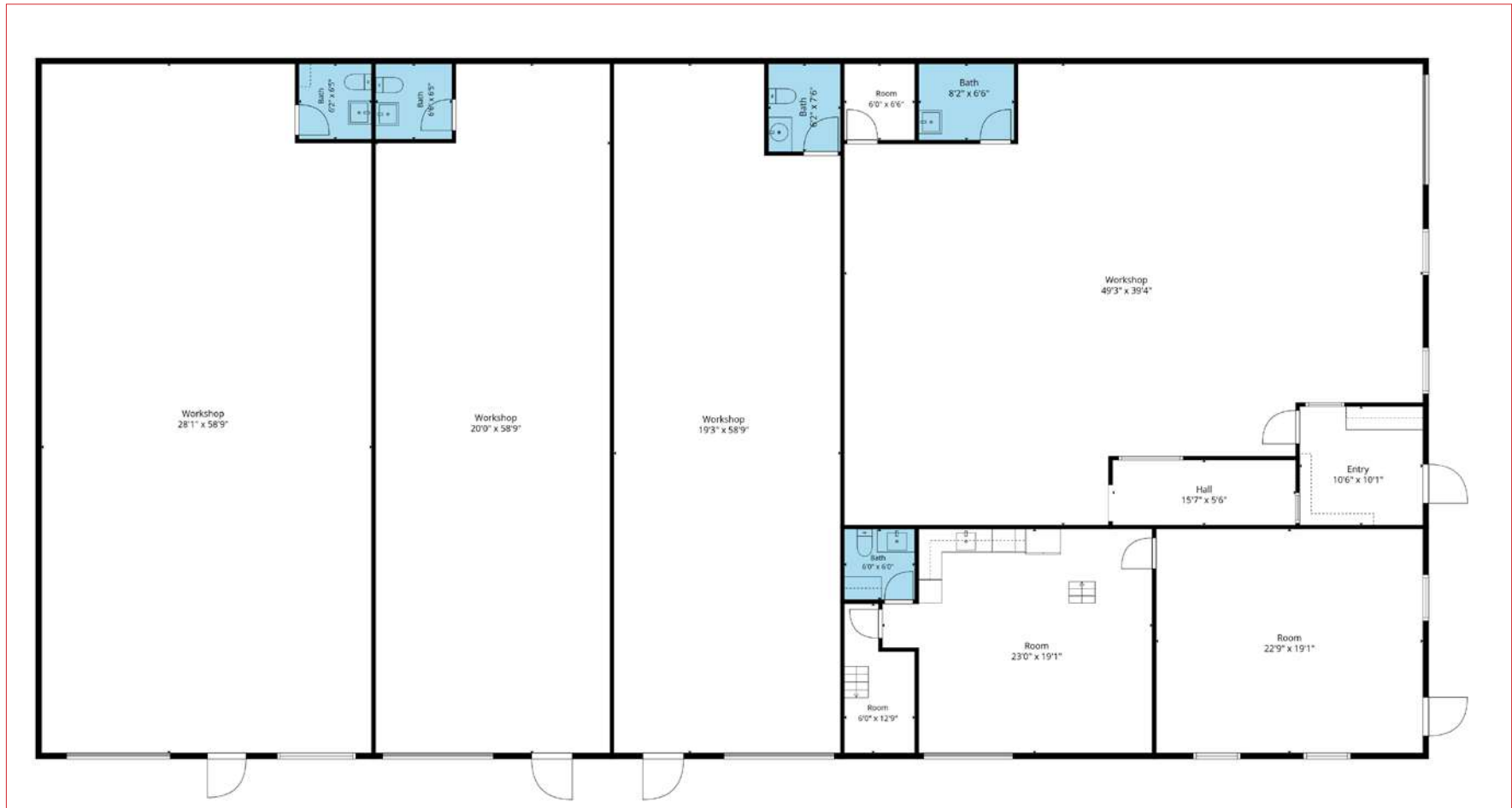
Plat Map



Floor Plan - Building A



Floor Plan - Building B



Property Photos



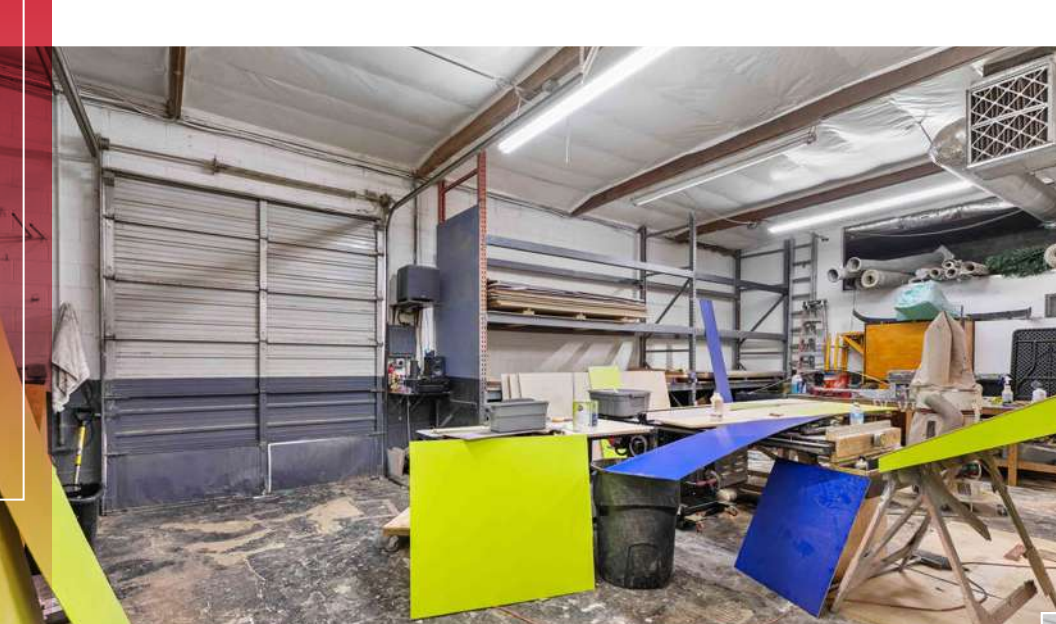
Property Photos - Exterior



Property Photos - Exterior



Property Photos - Building A, Units A&B



Property Photos - Building A, Units E&F



Property Photos - Building A, Units E&F



Property Photos - Building B, Unit A



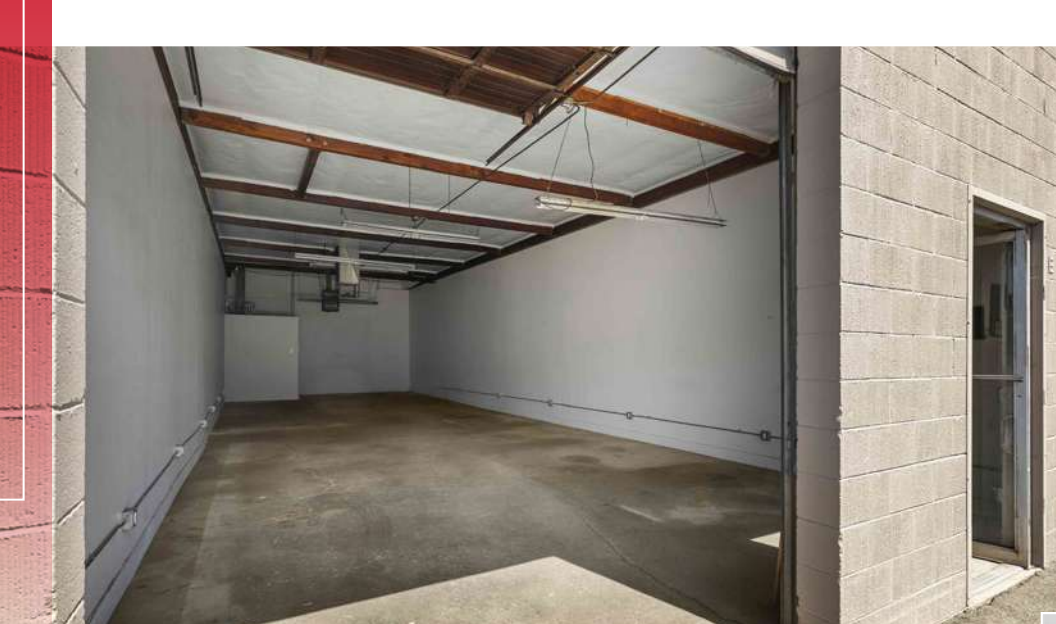
Property Photos - Building B, Unit B



Property Photos - Building B, Unit D



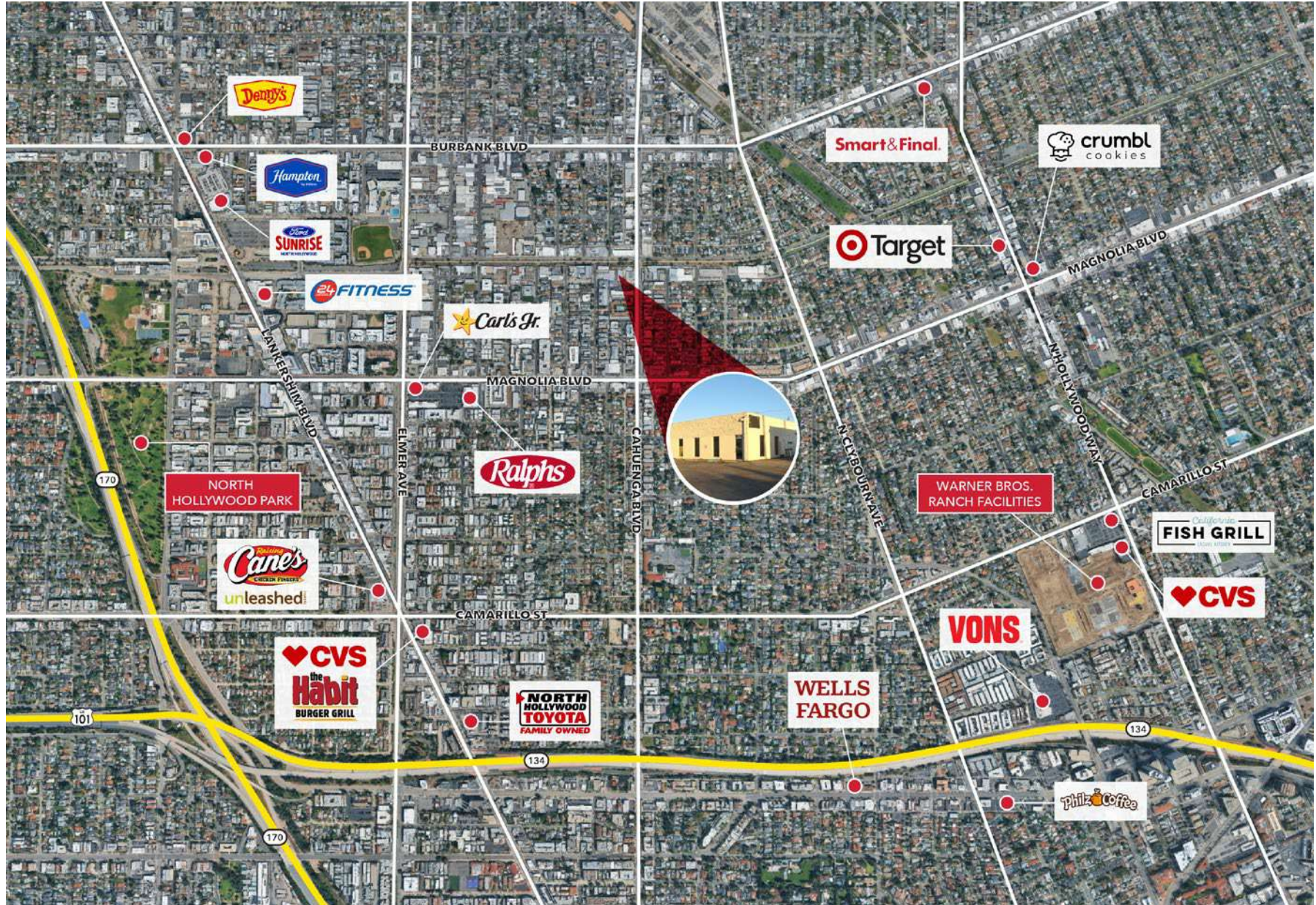
Property Photos - Building B, Unit E



Property Photos - Building B, Unit F

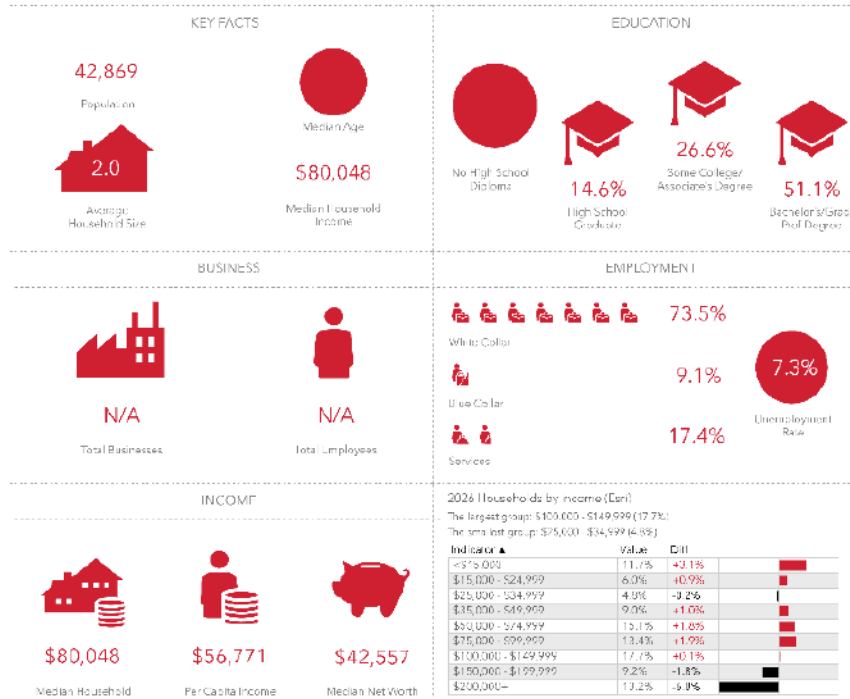


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	42,869	247,937	545,608
Households	20,731	108,431	233,176
Families	8,881	55,636	123,481
Average Household Size	2.05	2.26	2.31
Owner Occupied Housing Units	4,734	35,666	82,986
Renter Occupied Housing Units	15,997	72,765	150,190
Median Age	36.6	38.9	39.6
Median Household Income	\$80,048	\$95,476	\$92,823
Average Household Income	\$117,995	\$145,562	\$146,317

For more information, please contact:

DAVID "RANDY" STEVENSON

PRESIDENT

○: 818.956.7001 X155 | ☎: 818.634.3281
RandyS@stevensonrealestate.com
CALDRE #01228475

KRIS HONS

CHIEF OPERATING OFFICER

○: 818.956.7001 X127 | ☎: 626.826.2431
KHons@stevensonrealestate.com
CALDRE #01807261

WILL THABIT

SALES ASSOCIATE

○: 818.956.7001 X135 | ☎: 650.387.5821
WThabit@stevensonrealestate.com
CALDRE #02399306



1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202
StevensonRealEstate.com
CALDRE #00983560