

7350 GREENBUSH AVE

North Hollywood, CA 91605

5,691 SQFT AVAILABLE

**MANUFACTURING
BUILDING FOR SALE**

\$2,129,921.00



M2 ZONED HIGH POWER INDUSTRIAL MANUFACTURING

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

7350 GREENBUSH AVE



5,691
Square Feet



High Power
800 AMPS



- **Building Area:** 5,691 SF
- **Land Area:** 11,998 SF (0.28 AC)
- **Year Built:** 1964
- **Loading Doors:** 1 - 10x12
- **Clear Height:** 12 Feet
- **Power:** 1 panel - 400 Amps, 208/240/120 & 120, 3 Phase - 60 Hertz
- **Office SF:** 1,285 SF
- **Restrooms:** 3
- **Parking:** 7 spaces
- **Sprinklered:** No
- **Zoning:** M2
- **7350 Greenbush Avenue:** APN 2328-027-060
- **7356 Greenbush Avenue:** APN: 2328-027-050

PROPERTY PHOTOS



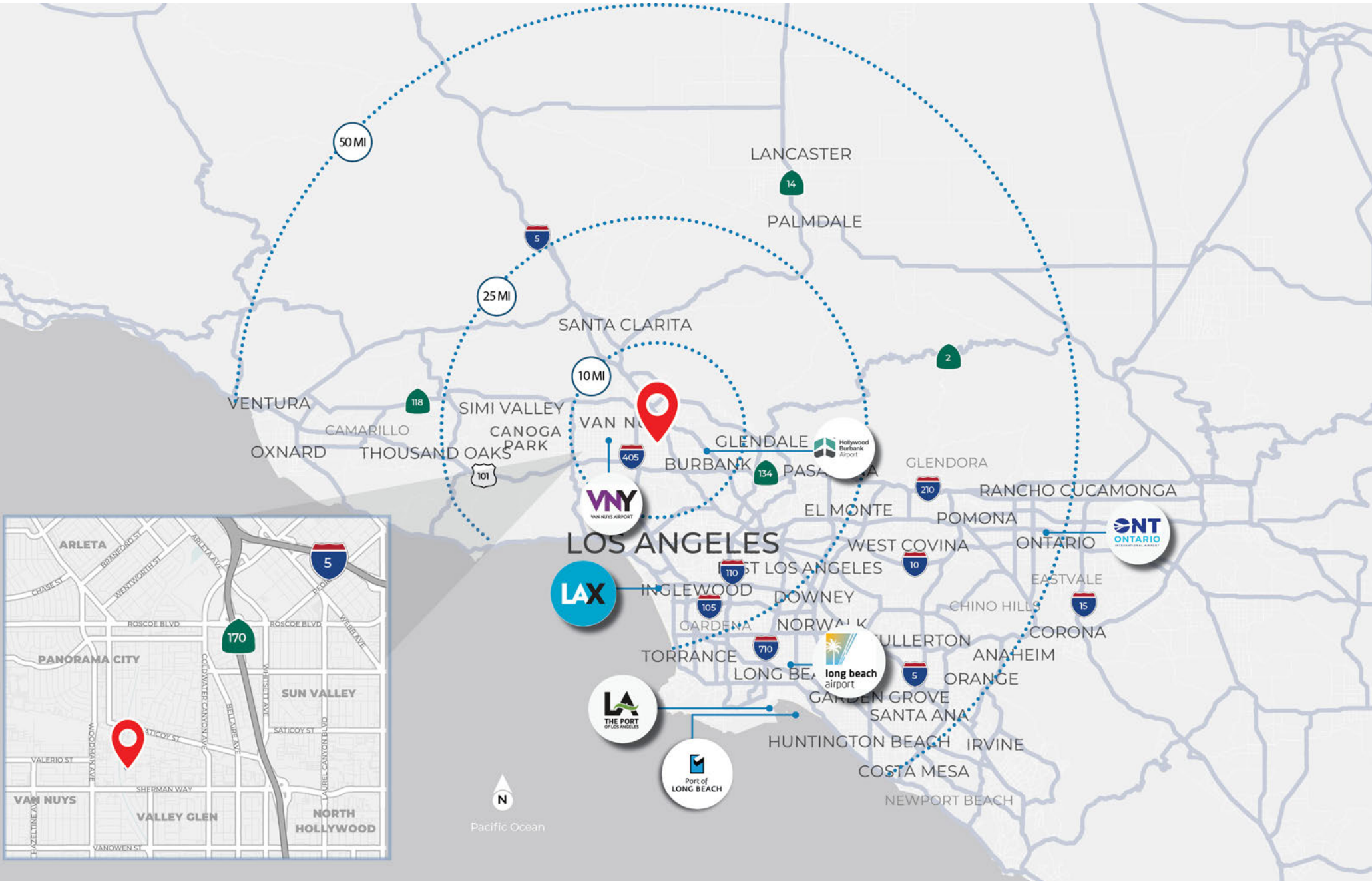
LOCATION MAP



AMENITIES MAP



RADIUS MAP



NOHO AREA OVERVIEW

North Hollywood, often referred to as NoHo, is a vibrant neighborhood nestled in the San Fernando Valley within Los Angeles County. Located approximately nine miles north of Hollywood and 16 miles from Downtown LA, NoHo covers around six square miles and is home to the renowned NoHo Arts District. This dynamic community is bordered by Sun Valley to the north, Burbank to the east, Toluca Lake and Studio City to the south, and Valley Village and Valley Glen to the west. With Highway 170 running through the area, residents and visitors enjoy easy access to major freeways including the 5, 101, 134, and 405.

At the heart of North Hollywood is the NoHo Arts District, a one-square-mile creative enclave. Known for its thriving arts scene, the district features over 20 professional live theaters, dance studios, art galleries, music venues, and eclectic dining options. It is a haven for actors, artists, musicians, and enthusiasts, making NoHo the place “Where the Arts Are Made.” The district also serves as a prime location for retail businesses, intimate entertainment venues, and a growing nightlife scene, all while maintaining a distinctly urban and creative vibe.

North Hollywood’s economic landscape is equally compelling, with a robust retail sector supported by a strong local economy. The neighborhood is rapidly transforming into a regional hub, driven by a growing cluster of tech, production, healthcare, and creative companies offering high-paying local jobs. The Metro station enhances connectivity, making commuting easier for residents and providing transit for tourists. Key attractions such as the Academy of Television Arts & Sciences, Universal Studios, the International Film Festival, and the Art Institute of California – Hollywood continue to draw thousands of visitors and workers to the area each year. Coworking spaces are also on the rise, offering flexible office options for businesses and self-employed workers alike.

Real estate investment is booming in the NoHo Arts District, which has become a sought-after retail and residential hub. New developments like NoHo West, a mixed-use lifestyle center, along with popular destinations such as NoHo Commons and Lankershim Plaza, are transforming the area. Luxury live/work condo lofts and premier multifamily developments, including the Lofts at NoHo Commons and Living at NoHo, provide class A housing options that attract a built-in consumer base for local and national businesses alike.



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