

North Hollywood Industrial For Sale

6,960 SF Building

7421-7423 Varna Avenue

North Hollywood, CA 91605

Exclusively Offered by:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW

Property Highlights

Asking Price

\$2,750,000

Building Area

6,960 SF

Land Area

14,998 SF (0.34 Acres)

Year Built

1949

Loading Doors

4

Clear Height

11 Feet

Bonus Storage

1,200 SF enclosed, 1,300 SF covered

Power

400 Amps

Restrooms

4

Zoning

M2

APN

2328-027-001

Possible Uses

Marble/Granite, Wholesale Products,
Moving and Storage



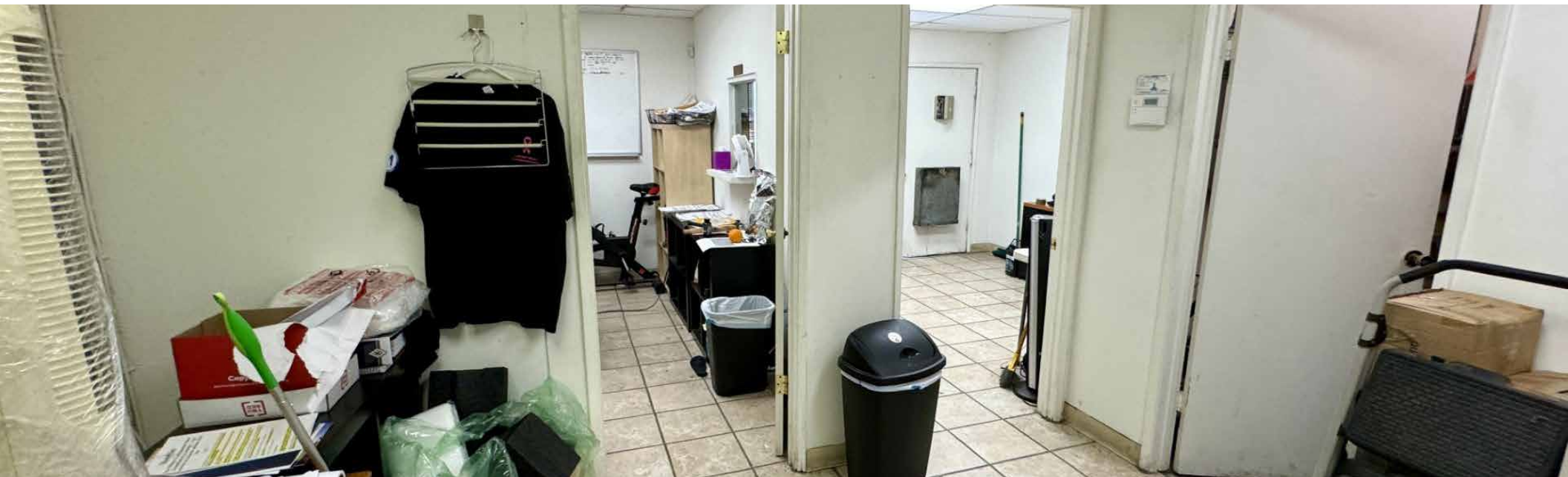
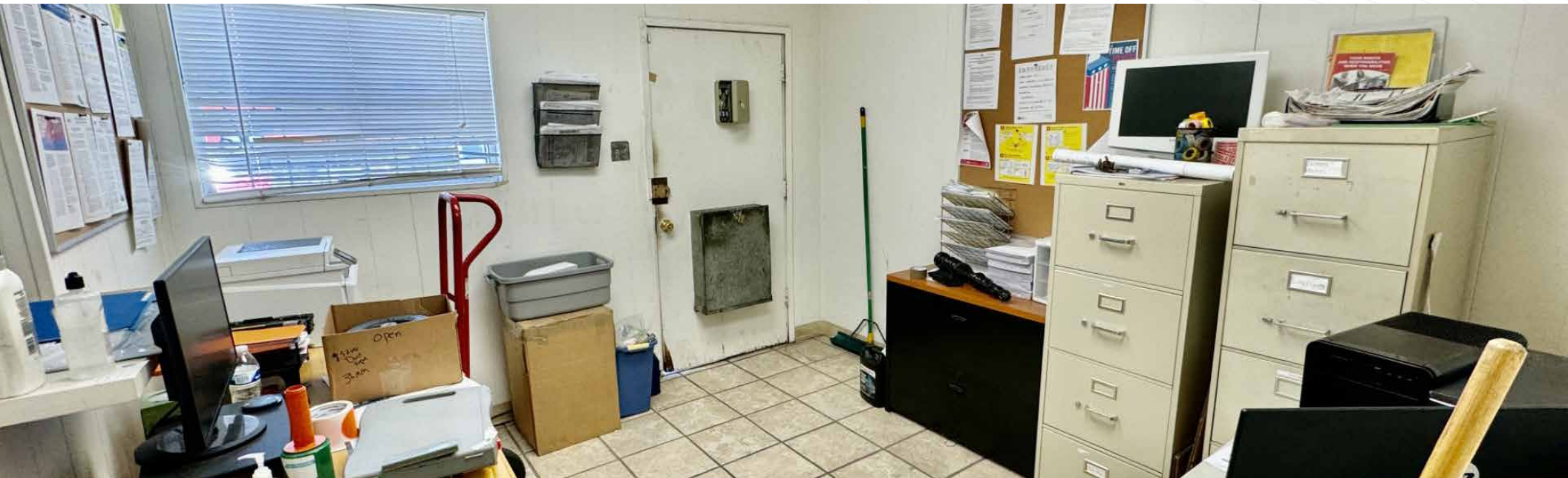
PROPERTY PHOTOS





PROPERTY PHOTOS







AERIAL MAP



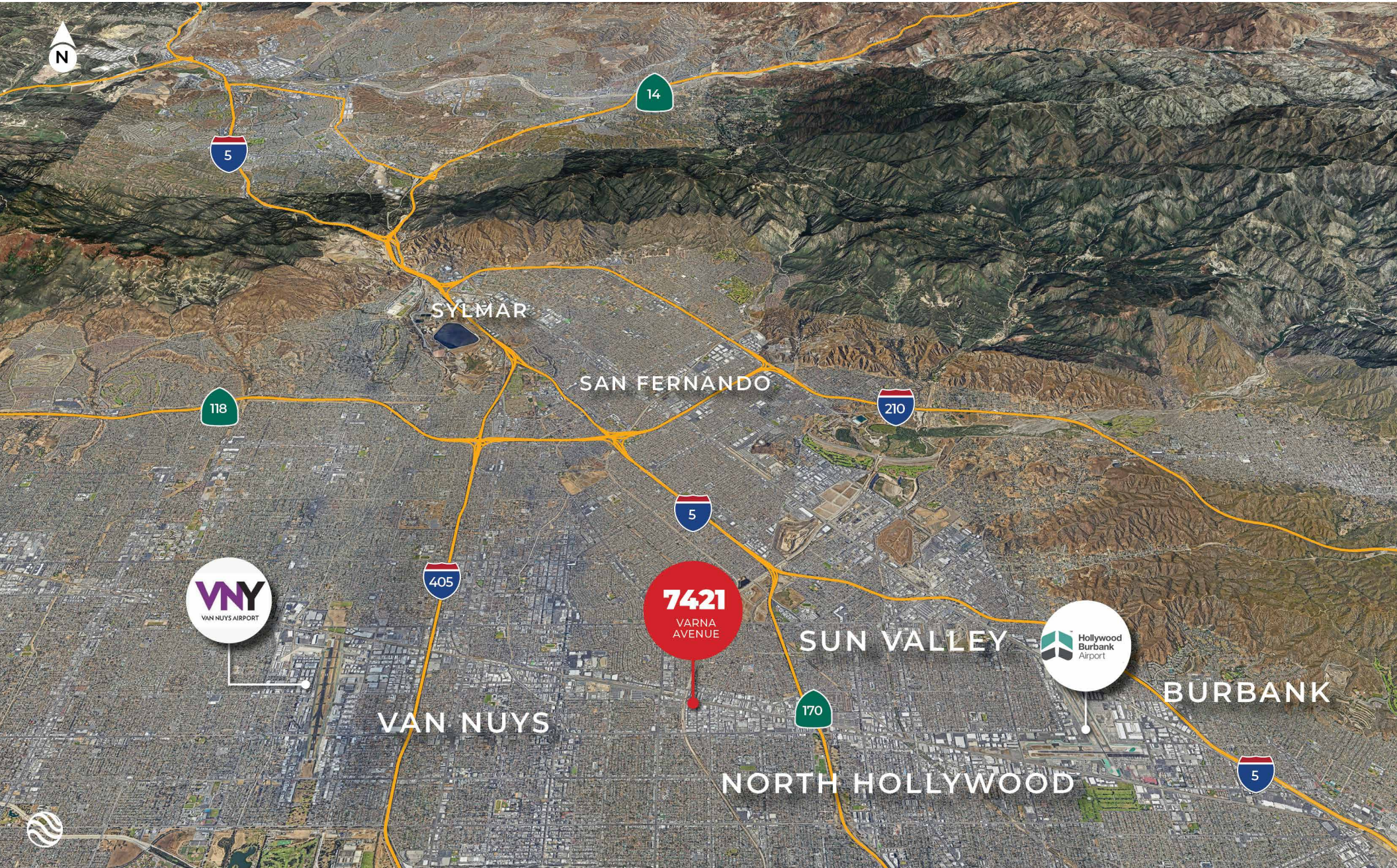
7421-7423 VARNA AVENUE, NORTH HOLLYWOOD, CA

AERIAL MAP



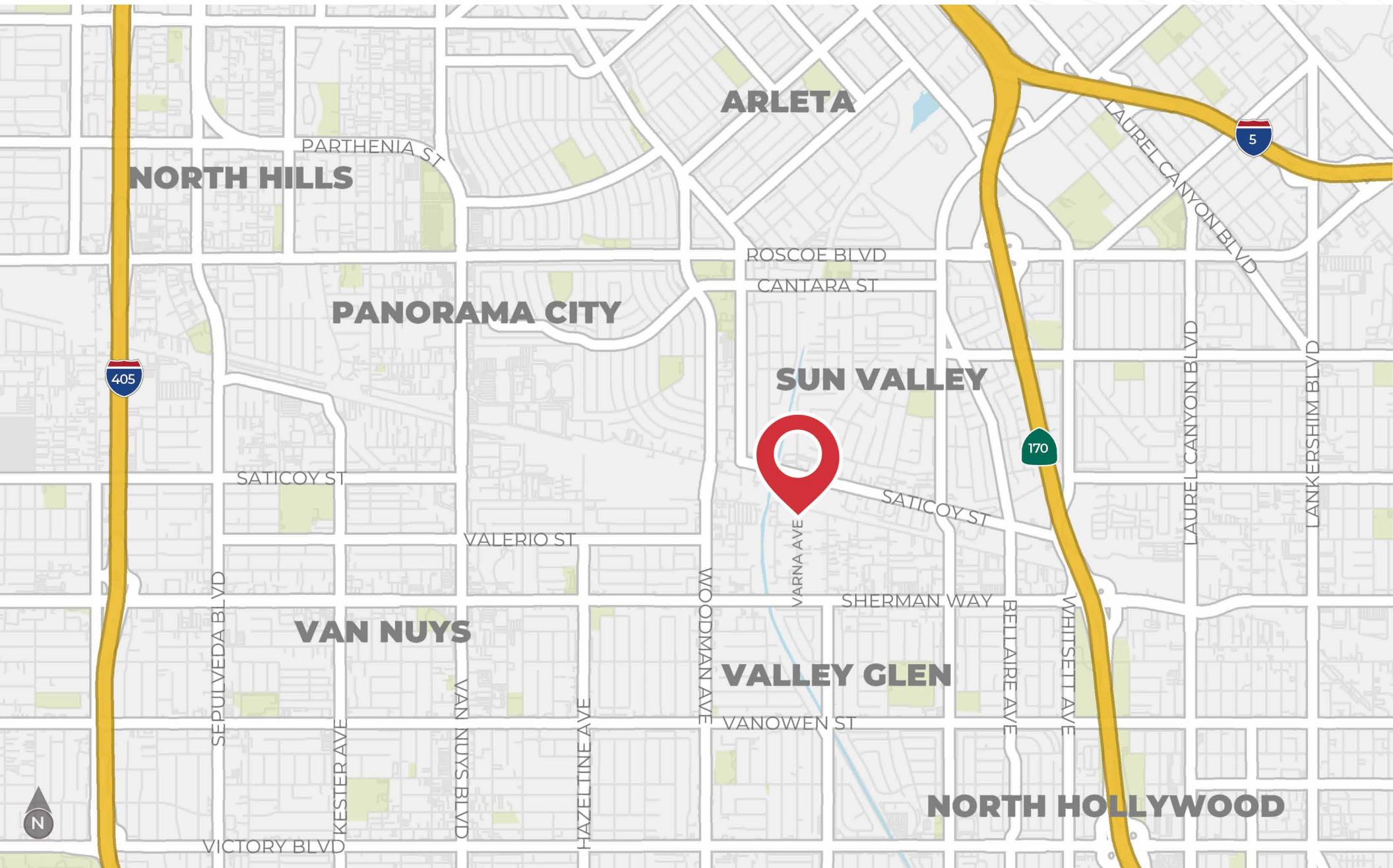
7421-7423 VARNA AVENUE, NORTH HOLLYWOOD, CA

AERIAL MAP



7421-7423 VARNA AVENUE, NORTH HOLLYWOOD, CA

LOCATION MAP



7421-7423 VARNA AVENUE, NORTH HOLLYWOOD, CA

RADIUS MAP



North Hollywood, CA

North Hollywood is a vibrant neighborhood within the City of Los Angeles' San Fernando Valley region in Los Angeles County. North Hollywood, known as NoHo, lies approximately nine miles north of Hollywood and 16 miles north of Downtown LA. The community spans about six square miles and includes the popular NoHo Arts District. Sun Valley makes up the area's northern border, Burbank flanks the east, Toluca Lake and Studio City sit to the south with Valley Village and Valley Glen to the west. Highway 170 runs through the neighborhood providing easy access to the nearby 5, 101, 134, and 405 freeways.

The NoHo Arts District serves as an ideal environment for retail businesses, intimate entertainment venues and nightlife. North Hollywood emits a distinctly urban, creative vibe that speaks to its reputation as one of LA's hottest enclaves. Home to 22 independent, live theatres, the second-largest concentration of theaters in the nation, the community attracts actors, artists, writers, and musicians as well as enthusiasts to its galleries, sound stages, fashion boutiques and trendy cafes.

North Hollywood and the surrounding LA area offer a thriving economy to support the robust retail sector. NoHo is transforming into a regional transit-oriented hub for its clusters of tech, production, healthcare, and creative companies offering high-paying local jobs. The Metro station makes for easy commutes and provides transit for tourists. The Academy of Television Arts & Sciences, Universal Studios, the International Film Festival, and the Art Institute of California – Hollywood represents some of the area's top attractions and institutions bringing in thousands of workers and visitors every year. Coworking spaces are also on the rise, offering flexible office options for businesses and self-employed workers.

The NoHo Arts District acts as a hip, walkable retail hub that's seeing lots of real estate investment. NoHo West, an exciting mixed-use lifestyle center, made its debut early in 2020 with additional phases slated for opening later this year. NoHo Commons and Lankershim Plaza are other hotspots. The NoHo Arts District features lots of luxury live/work condo lofts and premier multifamily developments, such as the Lofts at NoHo Commons and Living at NoHo. An abundance of class A housing ensures a built-in consumer base for the numerous local businesses as well as national chains.

Demographics

 Population	1 Mile	3 miles	5 Miles
Estimated Population (2024)	37,579	348,461	717,984
Projected Population (2029)	35,764	340,678	701,555
Census Population (2020)	39,762	361,788	735,700
 Households	1 Mile	3 miles	5 Miles
Estimated Households (2024)	12,344	112,922	249,494
Projected Households (2029)	11,910	112,219	247,724
Census Households (2020)	12,583	112,332	248,608
 Daytime Demos	1 Mile	3 miles	5 Miles
Total Businesses (2024)	1,852	15,012	41,331
Total Employees (2024)	14,122	97,510	281,025
 Income	1 Mile	3 miles	5 Miles
Estimated Average Household Income (2024)	\$102,054	\$103,220	\$122,367
Projected Average Household Income (2029)	\$111,627	\$109,515	\$130,149
Census Average Household Income (2010)	\$54,029	\$55,013	\$66,989
Estimated Per Capita Income (2024)	\$33,716	\$33,636	\$42,709
Projected Per Capita Income (2029)	\$37,379	\$36,265	\$46,148

Source: Applied Geographic Solutions

Why **NAI Capital**

At NAI Capital, our goal is to provide our clients with the information they need to make informed decisions, seize market opportunities and execute real estate strategies that make sense today as well as long-term. Our professionals are specialists, focusing on one or more of the following property types – office, industrial, retail, multifamily, medical and land. Buyers, sellers, lessors and lessees look to us for a comprehensive approach to transactions. In addition to site selection and sale negotiations, we also provide:

- Comprehensive analysis of real estate needs
- Interpretations of market trends relevant to your initiatives
- Occupancy projections and budgeting
- Assist in identifying debt and/or equity sources

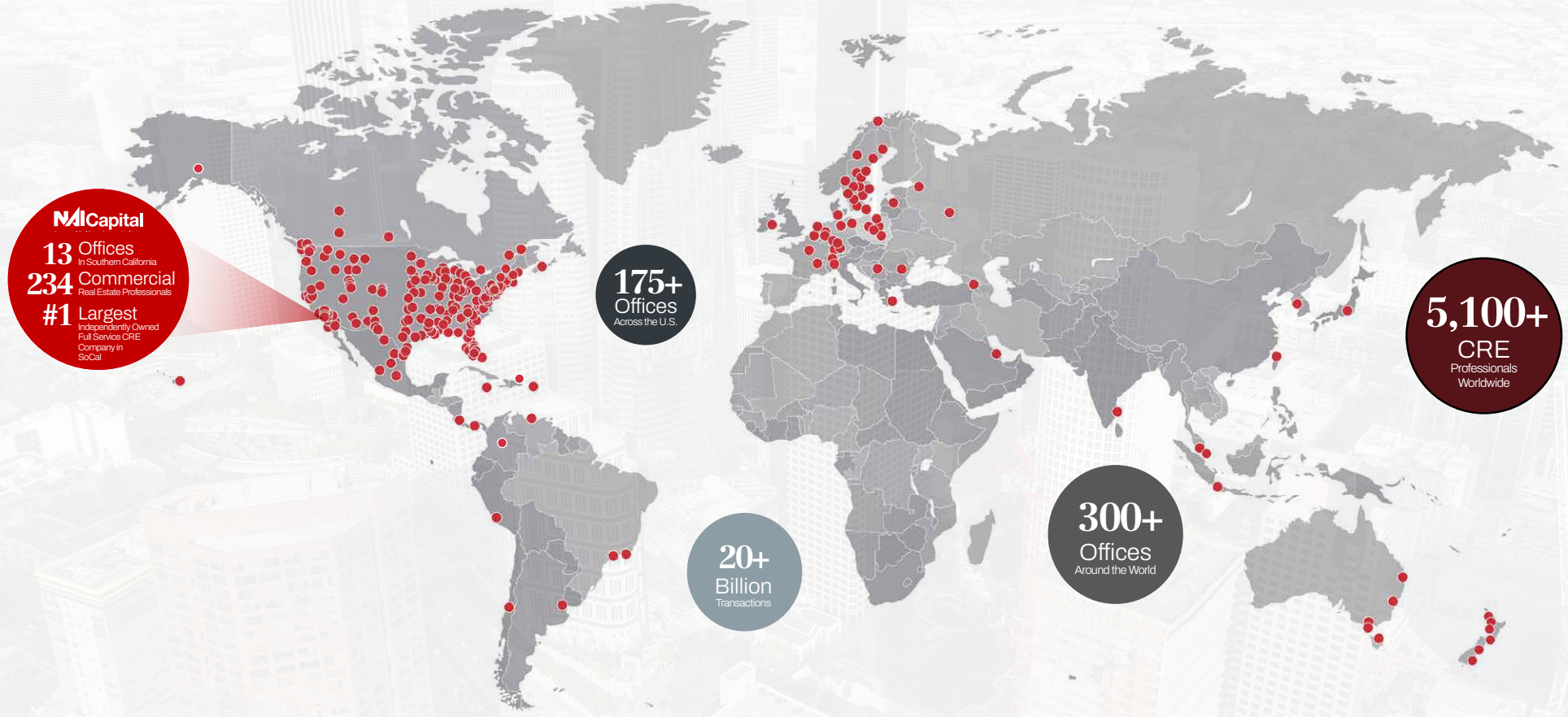
Owners and landlords rely on NAI Capital for value-added brokerage services, including:

- Qualification of prospects
- Recommendations on pricing and positioning for long-term value
- Analysis of the competition and their affect on your business objectives
- Maximization of occupancy levels
- Demand based project leasing

NAI Capital offers a full range of commercial real estate brokerage services to meet the needs of real estate owners, occupants and investors.

With coverage throughout the world, NAI Capital brokerage professionals provide local market knowledge whether you are looking to lease, acquire or dispose of a single property or a portfolio of properties.

Our professionals do more than simply facilitate a transaction. They work closely with clients to assess the ways in which real estate issues relate to—and can contribute to—an organization’s strategic business objectives. To achieve each client’s goals, we tap the experience of our local offices and specialty groups as well as our world-class market research. The unmatched combination of NAI Capital’s detailed analysis, specialty expertise, extensive properties database and local market knowledge allow our professionals to provide customized solutions that support business and real estate objectives.



The Power Of Our Global Network

NAI Capital leverages the power of NAI Global's network; the world's largest managed network of commercial brokerage firms, consisting of 5,100 professionals in 300 offices worldwide and over \$20 Billion in annual transactions. No two people or real estate assignments are alike. What makes NAI Capital different? It's the way we bring people and processes together within a collaborative and entrepreneurial network. It is a strategy that we use to exceed our clients' expectations. Whatever your real estate needs, we are ready to implement a powerful network, built around you.

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