

OWNER/USER OR DEVELOPER

# FOR SALE

North-West Corner of Chandler Blvd. & Denny

**REDUCED**



10731-10737 Chandler Boulevard, North Hollywood, CA 91601



**JEFF JAROW**  
310.395.2663 X105  
JEFF@PARCOMMERCIAL.COM  
LIC# 00870996

## Property Characteristics

# 10731-10737 Chandler Boulevard, North Hollywood, CA 91601

### Location

10731-10737 Chandler Boulevard  
North Hollywood, CA 91601

### Asking Price

**\$5,095,000.00 REDUCED**

\$402 per square foot of building / \$378 per square foot of land

APN: 2416-016-011

Zoning: CM-1VL

### Building

One story building consisting of approximately 12,670 square feet on 13,475 square feet of land.

### Parking

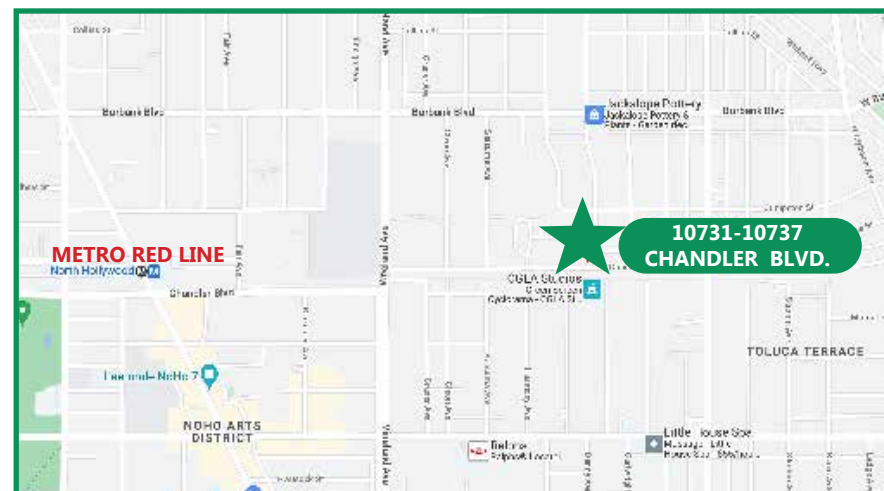
On-site and street parking

### Use

Owner/User or Development

### Highlights

- Owner/User or Developer Site
- Within the NOHO Arts District and Enterprise Zone
- Walking distance to Lankershim Red Line Metro Station
- 3-mile bicycle/jogging path connecting Red Line to Burbank
- 11 foot high ceilings - and three (3) ground loading docks



www.parcommercial.com

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

**JEFF JAROW**  
**310.395.2663 X105**  
**JEFF@PARCOMMERCIAL.COM**  
**LIC# 00870996**



| TENANT                               | SQUARE FEET | MONTHLY RENT | LEASE START    | LEASE END      | OPTIONS |
|--------------------------------------|-------------|--------------|----------------|----------------|---------|
| Production<br>10731 Chandler St.     | 4,500       | \$6,365      | 5/1/2021       | 4/31/2026      | None    |
| Music Studio<br>10733-5 Chandler St. | 4,000       | \$4,000      | Month to Month | Month to Month | None    |
| Storage<br>10737 Chandler St.        | 4,170       | \$4,500      | Month to Month | Month to Month | None    |



# Demographics

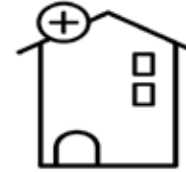
# 10731-10737 Chandler Boulevard, North Hollywood, CA 91601



Housing Units  
**22,187**



Educational Attainment  
**38%**  
with college or higher degree



Median Home Value  
**\$773,529**



Estimated Population  
**46,811**



Average Household Income  
**\$85,370**



Apparel, Food/Entertainment & Services  
**\$279,583**  
2023 yearly consumer spending

## POPULATION

2028 Projected Population  
2023 Estimated Population  
2010 Census Population  
Growth 2023-2028  
Growth 2010-2023

## 1-MILE RADIUS

46,644  
46,811  
42,775  
-0.36%  
9.44%

## 3-MILE RADIUS

243,120  
247,251  
242,856  
-1.67%  
1.81%

## 5-MILE RADIUS

533,562  
544,097  
541,931  
-1.94%  
0.40%

## 2023 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +

\$50,000-\$74,999  
\$75,000-\$99,000  
\$100,000 +  
**TOTAL**  
2023 Estimated Average HH Income

3,806  
2,370  
5,911  
**6,767**  
\$85,370

15,236  
12,069  
39,430  
**66,735**  
\$105,772

33,225  
24,407  
83,504  
**141,136**  
\$106,191



www.parcommercial.com

**JEFF JAROW**  
**310.395.2663 X105**  
**JEFF@PARCOMMERCIAL.COM**  
**LIC# 00870996**

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.