

OWNER/USER OR DEVELOPER

FOR SALE

North-West Corner of Chandler Blvd. & Denny

REDUCED



10731-10737 Chandler Boulevard, North Hollywood, CA 91601



JEFF JAROW
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Property Characteristics

10731-10737 Chandler Boulevard, North Hollywood, CA 91601

Location

10731-10737 Chandler Boulevard
North Hollywood, CA 91601

Asking Price

\$5,295,000 *REDUCED*

\$417 per square foot of building / \$392 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

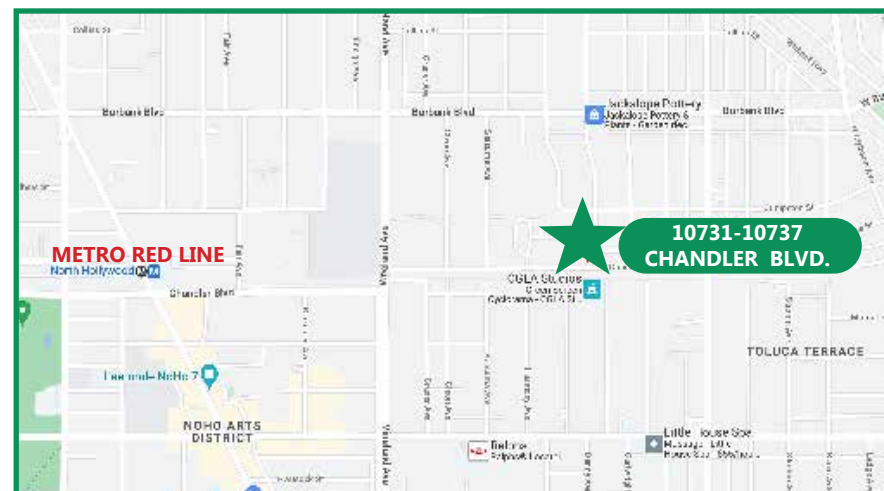
On-site and street parking

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



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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.

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



Demographics

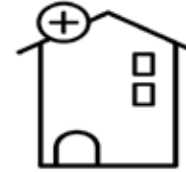
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Housing Units
22,187



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



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