

RENDERING OF PROPERTY  
RENOVATION IN PROGRESS

Marcus & Millichap  
AGNEW | SERLING GROUP



*Suites Available For Lease*

FLEX SUITES AVAILABLE FOR LIGHT INDUSTRIAL & OFFICE USE

**13228-13234 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605**

# AGNEW SERLING GROUP

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13228-13234  
SHERMAN WAY

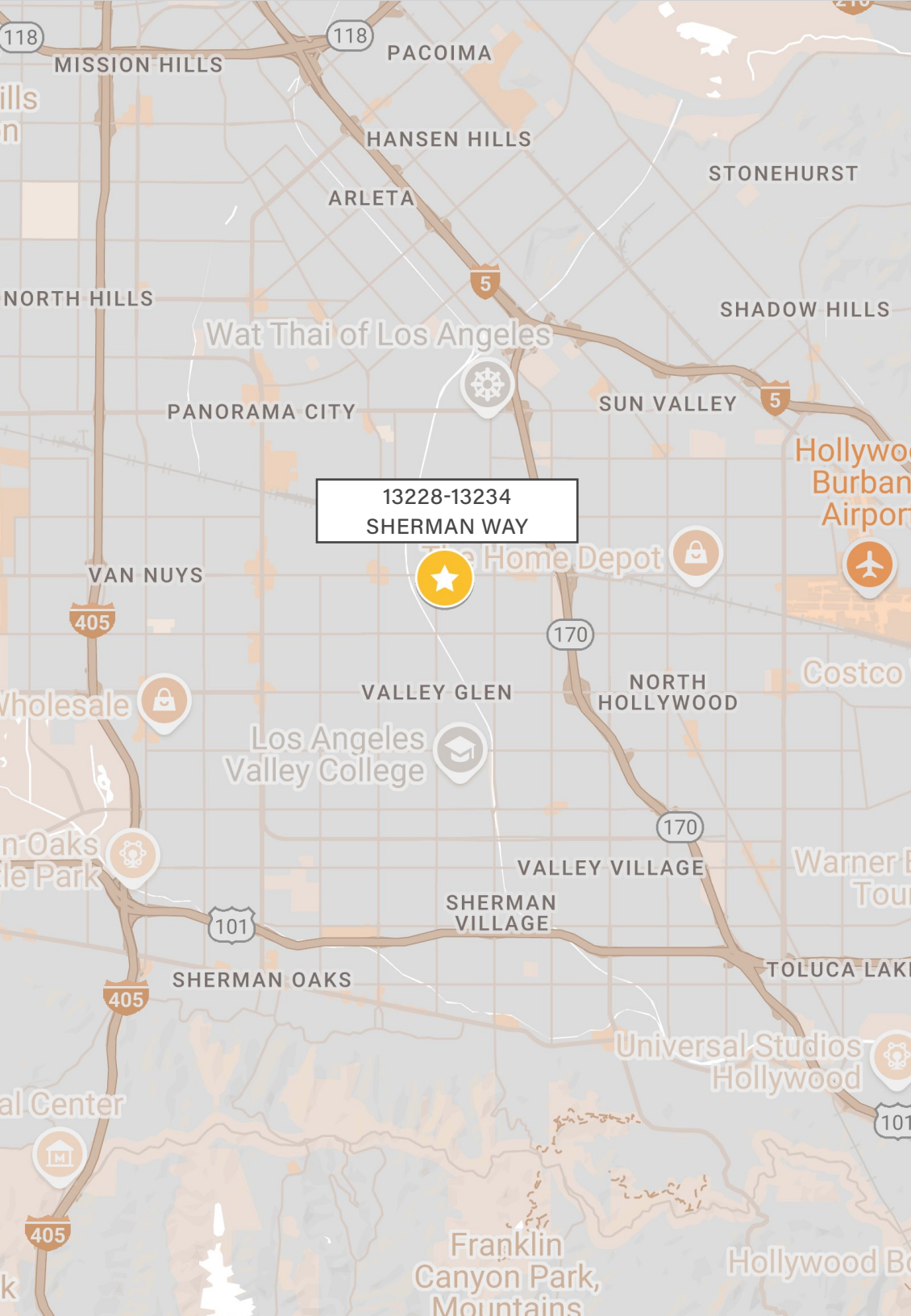




13228-13234 SHERMAN WAY

RENDERINGS OF PROPERTY RENOVATION IN PROGRESS





13228-13234  
SHERMAN WAY

### LEASING DETAILS

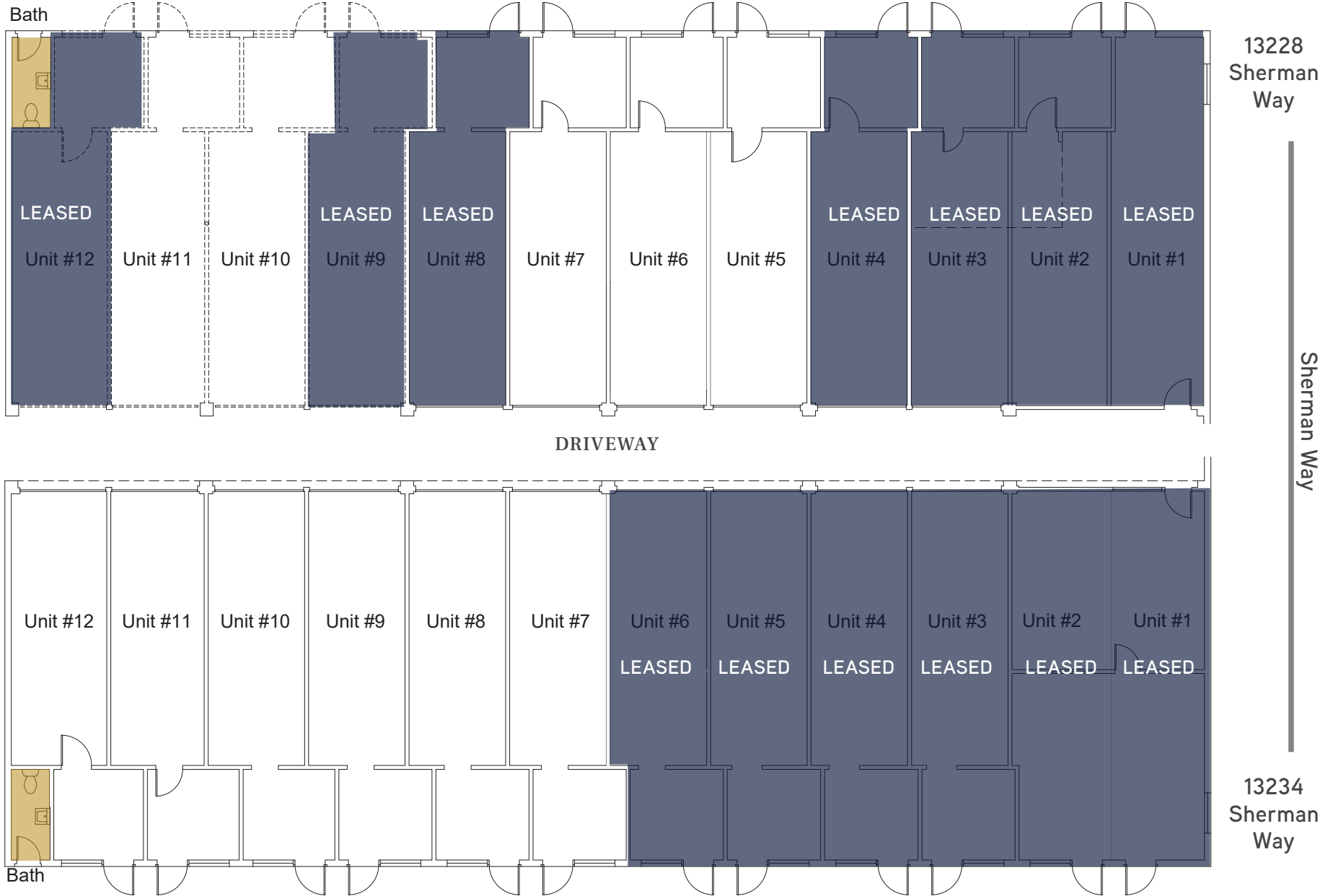
Lease Rate	\$1,100/Suite/Month
Suite Size	380 SF*
Number of Available Suites	16
Available Space	
Minimum Divisible	~380 SF
Maximum Contiguous	~3,040 SF
Total Available	~6,080 SF
Lease Term	Negotiable
Lease Type	Industrial Gross
CAM's	\$0.14/SF
Date Available	~Jan. 1, 2025

\*Multiple suites can be combined

### BUILDING DETAILS

Total Building Size	9,206 SF
Lot Size	0.36 Acres   15,875 SF
Year Built   Renovated	1962   2024
Clear Height	10 ft
Zoning	LAC2
Buildings	2
Parking	1 Space per 2 Units
Use	Industrial & Office
APN	2327-004-033

# FLOOR PLAN



■ Common Area Restrooms



## BUILDING RESTORATION IMPROVEMENTS - IN PROGRESS

- All electrical has been upgraded including new main and sub panels
- All units have individual electrical submeter
- All new interior and exterior lighting
- All new overhead doors
- Each unit has new individually controlled heating and air conditioning
- All new windows and doors
- New metal security gates and automated main entry gates
- New gutters and drainage
- Newly remodeled common bathrooms - 1 each building
- All new asphalt parking area and walkways
- All new exterior and interior paint
- Completely new roofing system with 20-year warranty

# RENOVATION PROGRESS

Estimated Completion Date:  
Late Dec 2024

Unit Size: ~380 SF

Rate: \$1,100/Month

Lease Type: Industrial Gross

CAMs: \$0.14/SF/Mo





## LOCATION OVERVIEW



# NORTH HOLLYWOOD CA

## NORTH HOLLYWOOD, CA

The desire to open a shop, play, entertain, or take up residence in the heart of North Hollywood's Arts District has undoubtedly escalated in recent years. As one of Los Angeles' most walkable neighborhoods, the Arts District of North Hollywood is full of live theatres, professional dance studios, recording studios, boutiques, professional office buildings, and an influx of multifamily and mixed-use developments along side a myriad of restaurants and bars.

## DEVELOPMENTS

There have been at least a dozen new multifamily developments built at the center of the Arts District, many with a ground-floor retail component. The newest development is the Lankershim & Ostego mixed-use project. Plans are calling for a seven-story edifice featuring a mix of 297 either studio, one or two-bedroom apartments. With a mix of market rate and very-low-income units, as well as 26,000 square feet of retail space that has been leased by Amazon Fresh. The exposure of NoHo Arts District as a worldclass neighborhood has drawn the attention of capital from around the world.



## ARTS & ENTERTAINMENT

The theater district includes two new large venues that expand upon existing theaters, the newly redesigned NoHo Arts Center (formerly the American Renegade Theatre) and the redesigned Historical El Portal. They add to the existing 31 theaters located in and around the NoHo Arts District. NoHo Commons, developed by J.H. Snyder Company, is located near the NoHo Arts District's commercial core and subway station. The \$100-million, 292-unit loft apartment project by Snyder was the first segment to be completed of NoHo Commons, part of a "transit village" taking form at the terminus of the Metro Red Line subway and the Orange Line busway.



## TRANSPORTATION

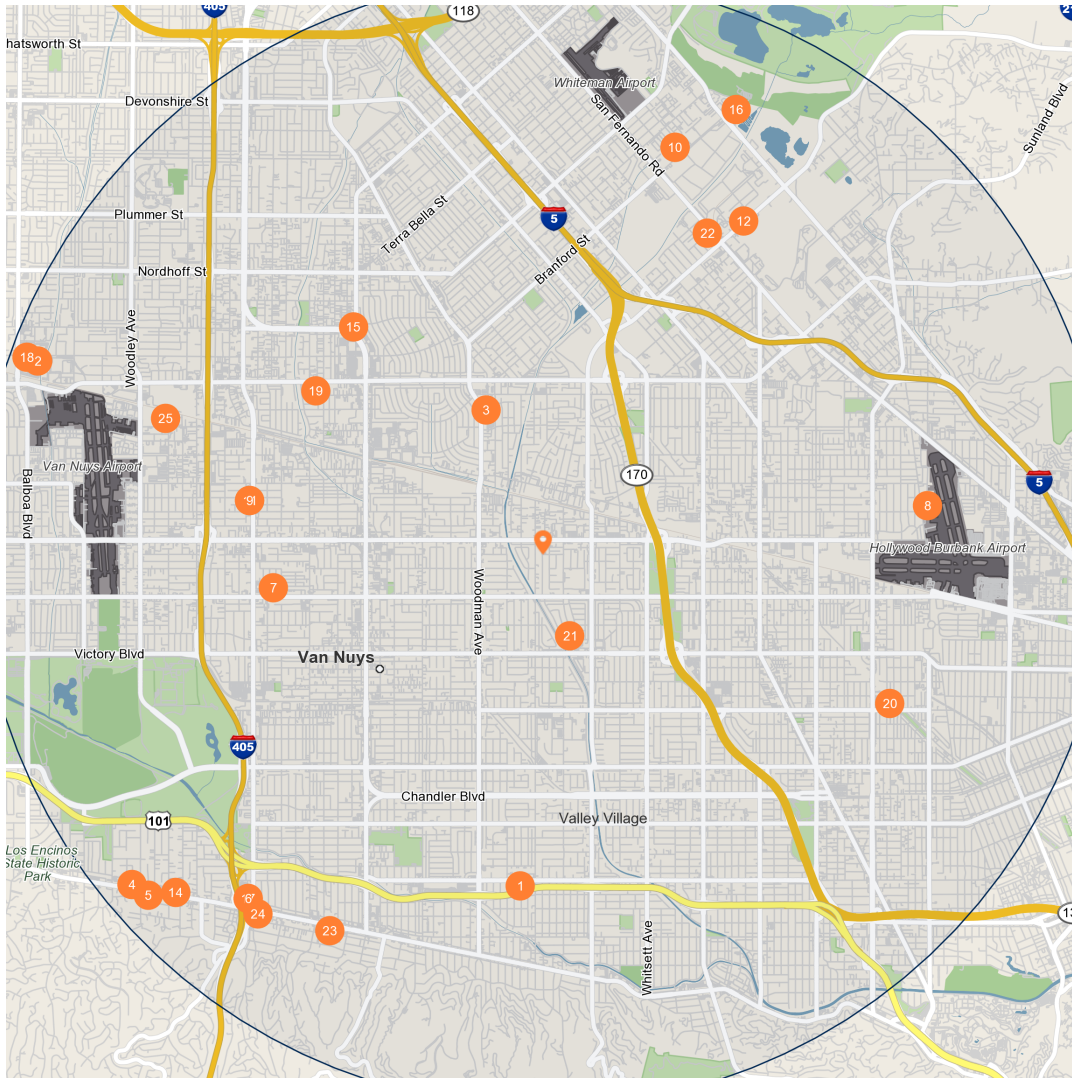
North Hollywood is a combined heavy rail subway station and a bus rapid transit (BRT) station in the Los Angeles County Metro Rail system. It is located at the intersection of Lankershim Boulevard and Chandler Boulevard in the North Hollywood district in the San Fernando Valley of Los Angeles. This station is served by the Red Line subway service as well as the Orange Line BRT service. The station is the northern terminus (the last stop) of the Red Line, and the eastern terminus of the Orange Line in the Los Angeles County Metro Liner system

# LOCAL DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	39,837	359,266	736,337
<b>2023 Estimate</b>			
Total Population	39,297	351,245	722,299
<b>2020 Census</b>			
Total Population	39,121	352,542	731,140
<b>2010 Census</b>			
Total Population	38,699	350,019	714,155
<b>Daytime Population</b>			
2023 Estimate	29,090	277,105	634,628
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	13,132	121,158	261,470
<b>2023 Estimate</b>			
Total Households	12,878	117,825	255,270
Average (Mean) Household Size	3.0	3.0	2.8
<b>2020 Census</b>			
Total Households	12,763	116,093	252,043
<b>2010 Census</b>			
Total Households	11,818	109,239	236,263

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	6.0%	6.2%	9.1%
\$150,000-\$199,999	5.7%	6.0%	7.4%
\$100,000-\$149,999	15.4%	14.9%	16.1%
\$75,000-\$99,999	11.9%	13.1%	13.4%
\$50,000-\$74,999	14.3%	15.7%	15.3%
\$35,000-\$49,999	11.6%	11.9%	10.8%
\$25,000-\$34,999	9.2%	9.2%	8.1%
\$15,000-\$24,999	11.4%	10.1%	8.7%
Under \$15,000	14.5%	12.7%	11.2%
Average Household Income	\$82,613	\$85,702	\$100,817
Median Household Income	\$56,033	\$58,817	\$68,244
Per Capita Income	\$27,341	\$28,984	\$35,858
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	39,297	351,245	722,299
Under 20	22.8%	24.4%	23.4%
20 to 34 Years	23.1%	24.0%	23.9%
35 to 39 Years	7.3%	8.0%	8.3%
40 to 49 Years	12.9%	13.5%	13.9%
50 to 64 Years	19.5%	18.0%	17.9%
Age 65+	14.4%	12.1%	12.5%
Median Age	37.7	36.0	36.6
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	27,902	243,515	510,471
Elementary (0-8)	15.1%	15.9%	13.6%
Some High School (9-11)	9.9%	10.2%	8.9%
High School Graduate (12)	22.5%	22.4%	20.4%
Some College (13-15)	18.6%	18.5%	18.5%
Associate Degree Only	8.9%	7.2%	7.0%
Bachelor's Degree Only	18.6%	19.3%	22.5%
Graduate Degree	6.5%	6.6%	8.9%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	34.0	35.0	34.0

# MAJOR AREA EMPLOYERS



## Major Employers

## Employees

1	Sofro Fabrics Inc	3,810
2	Harman International Inds Inc-Los Angeles Sales Office	2,591
3	Kaiser Foundation Hospitals-Kaiser Permanente	2,380
4	Lowe Enterprises Rlty Svcs Inc-Encino Financial Center	2,184
5	Team-One Staffing Services Inc-Teamone Employment	1,753
6	Homebridge Financial Svcs Inc	1,700
7	Valley Presbyterian Hospital-V P H	1,600
8	Certified Laboratories LLC	1,503
9	Windsor El Camino Care Ctr LLC-Windsor El Camino Care Center	1,344
10	ASC Group Inc	1,137
11	Windsor Vallejo Care Ctr LLC	1,111
12	Los Angeles Dept Wtr & Pwr	1,009
13	PMC Capital Partners LLC	1,000
14	Concrete Holding Co Cal Inc	919
15	Juvenile Justice Division Cal-Parole Services	903
16	Los Angles Cnty Mtro Trnsp Aut-Metro	888
17	Sggh LLC	838
18	Lakeside Systems Inc-Lakeside Medical Systems	700
19	Deanco Healthcare LLC-MISSION COMMUNITY HOSPITAL	700
20	Vallarta Food Enterprises Inc-Supermercado Vallarta	613
21	Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
22	Pacifica of Valley Corporation-PACIFICA HOSPITAL OF THE VALLE	607
23	Mega Appraisers Inc	600
24	Xsolla (usa) Inc-Xsolla	540
25	Baxalta US Inc	518

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