

7425 BELLAIRE AVE

NORTH HOLLYWOOD, CA 91605

Freestanding North Hollywood Industrial Opportunity

Corner Location with Prominent Pylon Signage

FOR
SALE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

Offered at:
\$1,850,000



EXECUTIVE SUMMARY



7425 Bellaire Ave, North Hollywood, CA 91605
For Sale | ±4,208 SF of Building & ±7,823 SF of Land

7425 Bellaire Avenue offers a well-positioned light industrial opportunity in North Hollywood's East San Fernando Valley submarket. The property consists of a 4,208 SF single-story industrial building situated on an approximately 7,841 SF lot. Built in 1982, the masonry structure features a 14-foot clear height, one ground-level drive-in door, and on-site surface parking for approximately 8 vehicles.

The property is zoned M1-1, Los Angeles, supporting a variety of light industrial and related commercial uses. Its compact footprint and functional configuration make it well suited for owner-users, warehouse operators, service businesses, and other industrial occupiers seeking a manageable facility in an established infill location.

The site benefits from convenient access to major San Fernando Valley thoroughfares, including Saticoy Street, Whitsett Avenue, Coldwater Canyon Avenue, and the Hollywood Freeway. Bob Hope Airport is approximately 3.2 miles away, and nearby commuter rail connections in Van Nuys further enhance regional accessibility.

\$1,850,000
PRICE

±\$440
PER BLDG SF

***Buyer to verify all information**

PROPERTY HIGHLIGHTS

North Hollywood Industrial Owner-User Opportunity



**Freestanding
industrial
property**



**Exceptionally
car-friendly
location**



**Minutes from Bob
Hope Airport**



**Corner Location
with Pylon
Signage**



On-Site Parking



**Convenient San
Fernando Valley
Access &
Hollywood Fwy**

PROPERTY DETAILS

Address	7425 Bellaire Ave, North Hollywood, CA 91605
Property Type	Commercial / Light Industrial
Price/SF	\$1,850,000 ±\$440/bldg SF
Building SF	±4,208 SF
Lot SF	±7,823 SF
Stories	1
Restroom	none
Office	none
Sprinklered	-
Parking	Surface - 8
Frontage	Bellaire Avenue
Year Built / Renovated	1948 /
Zoning	LAM1
APN	2305-026-037

*Buyer to verify all information

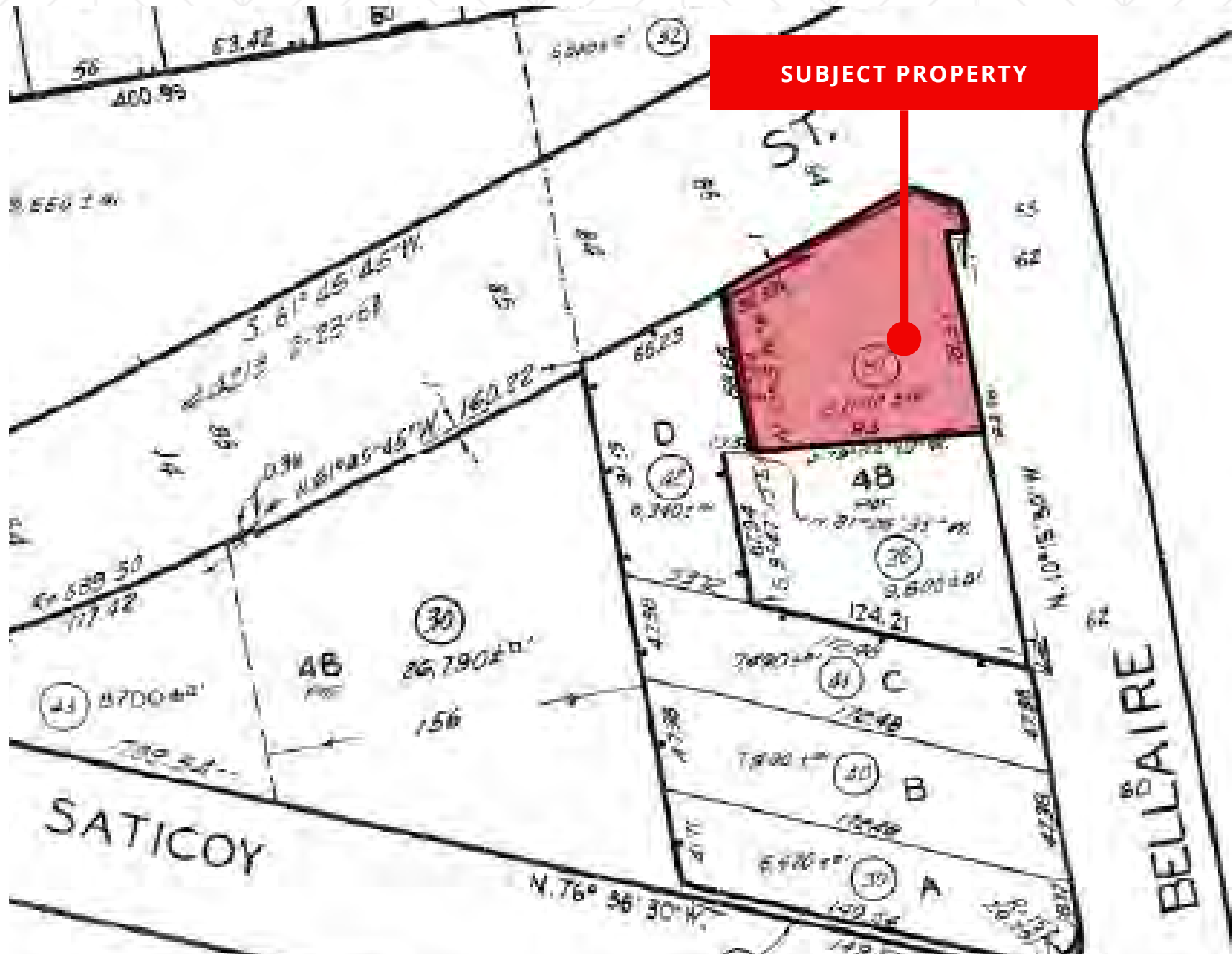
7425 Bellaire Avenue offers a functional light industrial setting in the heart of North Hollywood's East San Fernando Valley submarket. The property features a freestanding single-story building with on-site parking, a ground-level drive-in door, and M1-1 zoning that supports a variety of industrial and service-oriented uses. Its location provides convenient access to major Valley thoroughfares, nearby freeway connections, and Bob Hope Airport, making it well suited for owner-users and businesses seeking an efficient, well-connected industrial facility.







PARCEL MAP



THE AREA

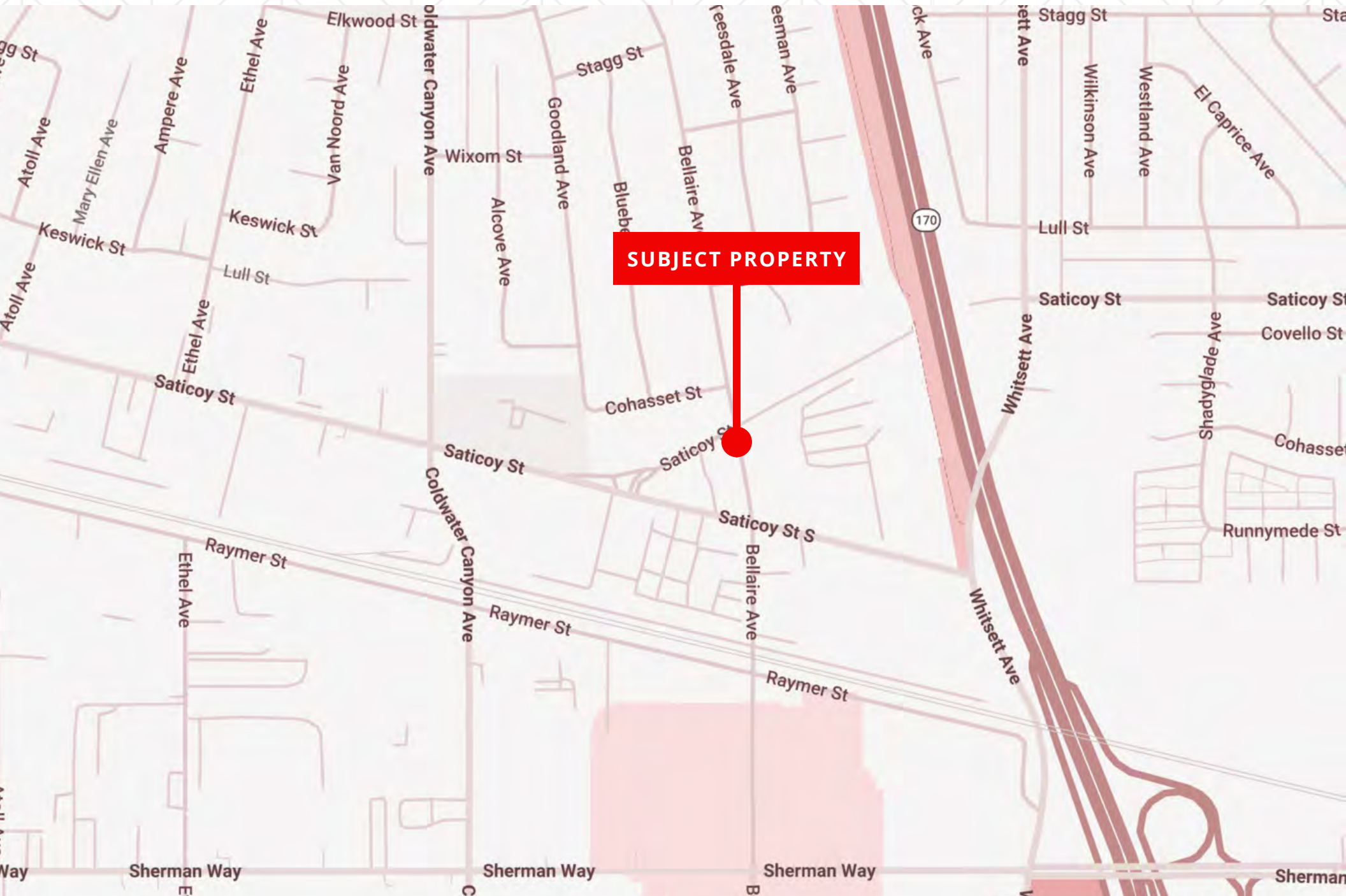


SUBJECT
PROPERTY

BELLAIRE AVE

SATICOY ST

THE MAP



**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



JESSE MCKENZIE

Senior Vice President

213.883.6875 office

714.883.6875 mobile

jesse@majorproperties.com

License: CA # 01939062



BRAD LUSTER

President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

License: CA # 00913803

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

MajorProperties.com

MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

