

REDEVELOPMENT OPPORTUNITY

# 12810 SHERMAN WAY

NORTH HOLLYWOOD, CA 91605



**STRATTON**  
INTERNATIONAL

STRATTONINTERNATIONAL.COM





**12810**  
SHERMAN WAY  
NORTH HOLLYWOOD, CA 91605

**\$3,875,000**  
SALE PRICE

**\$15,000/Mo**  
LEASE RATE  
INDUSTRIAL GROSS



**Daniel Stratton**

Vice President - DRE #01986597

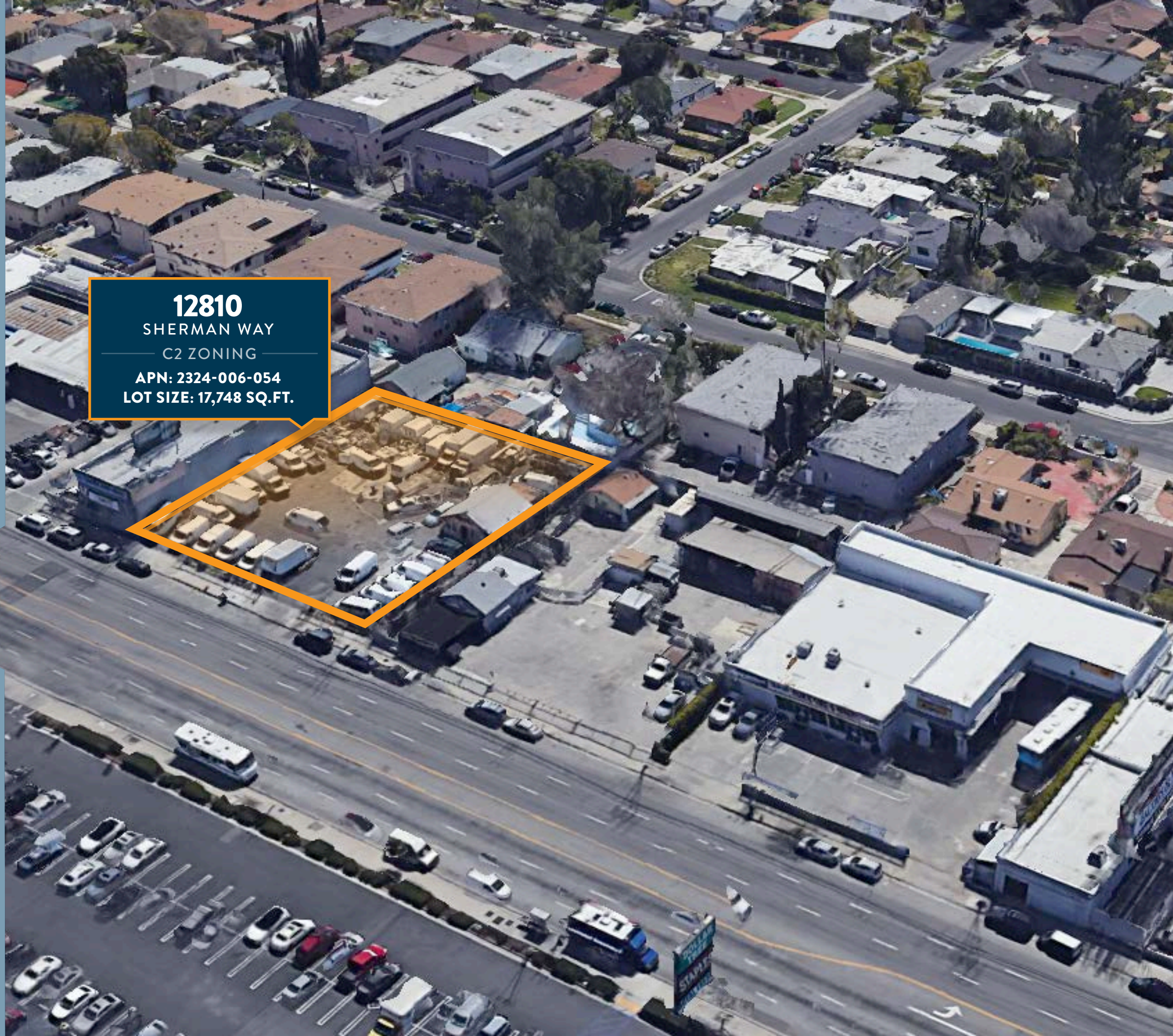
Cell: 661-414-6364 | Office: 661-702-9700

[Daniel@StrattonInternational.com](mailto:Daniel@StrattonInternational.com)

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**STRATTON INTERNATIONAL, INC.**

**12810**  
SHERMAN WAY  
C2 ZONING  
APN: 2324-006-054  
LOT SIZE: 17,748 SQ.FT.







OFFERING SUMMARY

# 12810 SHERMAN WAY

NORTH HOLLYWOOD, CA 91605

## PRIME RETAIL OR MULTI-FAMILY REDEVELOPMENT OPPORTUNITY

Stratton International is delighted to present the premier redevelopment prospect at 12810 Sherman Way, North Hollywood, CA 91605. The property involves a standalone 1,005 sq.ft. building, situated mid-block on Sherman Way proximate to the signalized intersection of Coldwater Canyon Rd, and includes two curb-cuts. It conveniently faces Sherman Way Square, a sizable multi-tenant retail complex, housing key tenants such as Dollar Tree, Dunn Edwards, and Staples among others.

The property encompasses 17,748 sq.ft. of C2 zoned land, boasting an outstanding 130' ft frontage on Sherman Way and a 145' ft lot depth. This presents an optimal prospect for retail or multifamily developers seeking land in the densely populated San Fernando Valley. Please reach out to Daniel Stratton for further details about this location and adjacent opportunities.







OFFERING SUMMARY

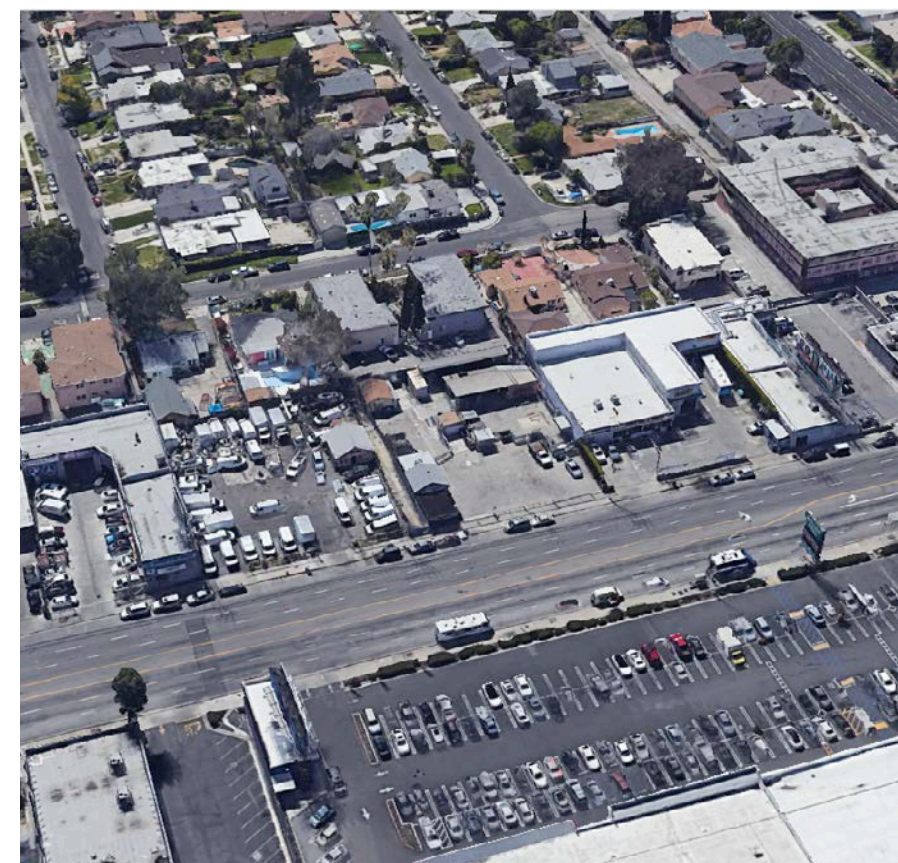
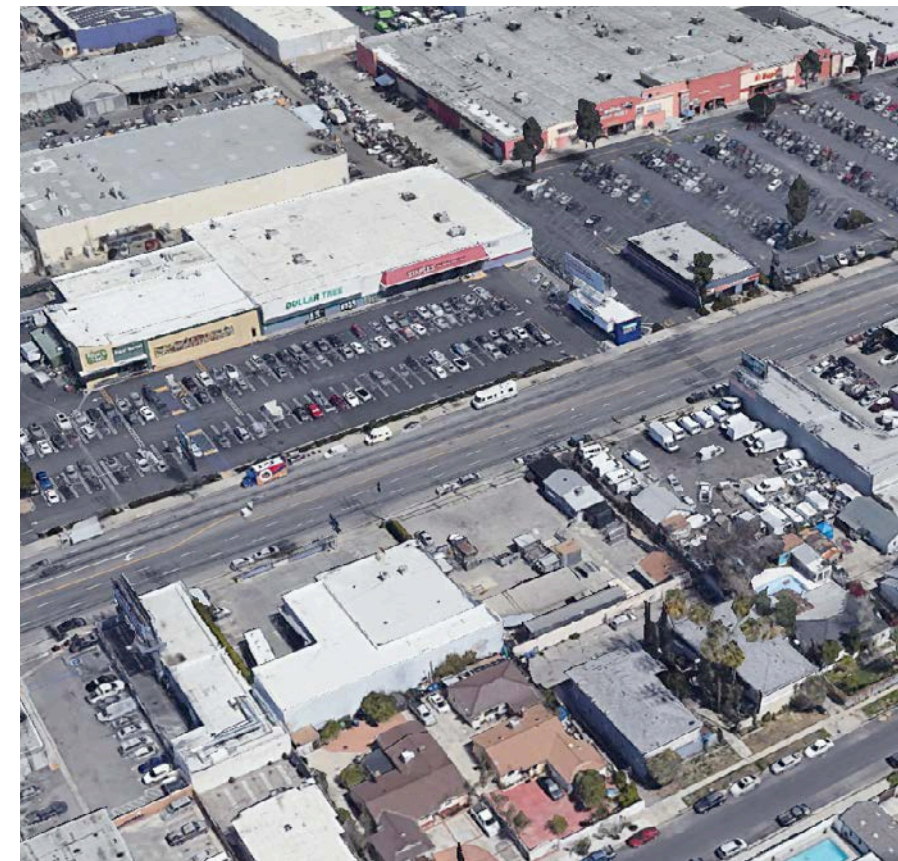
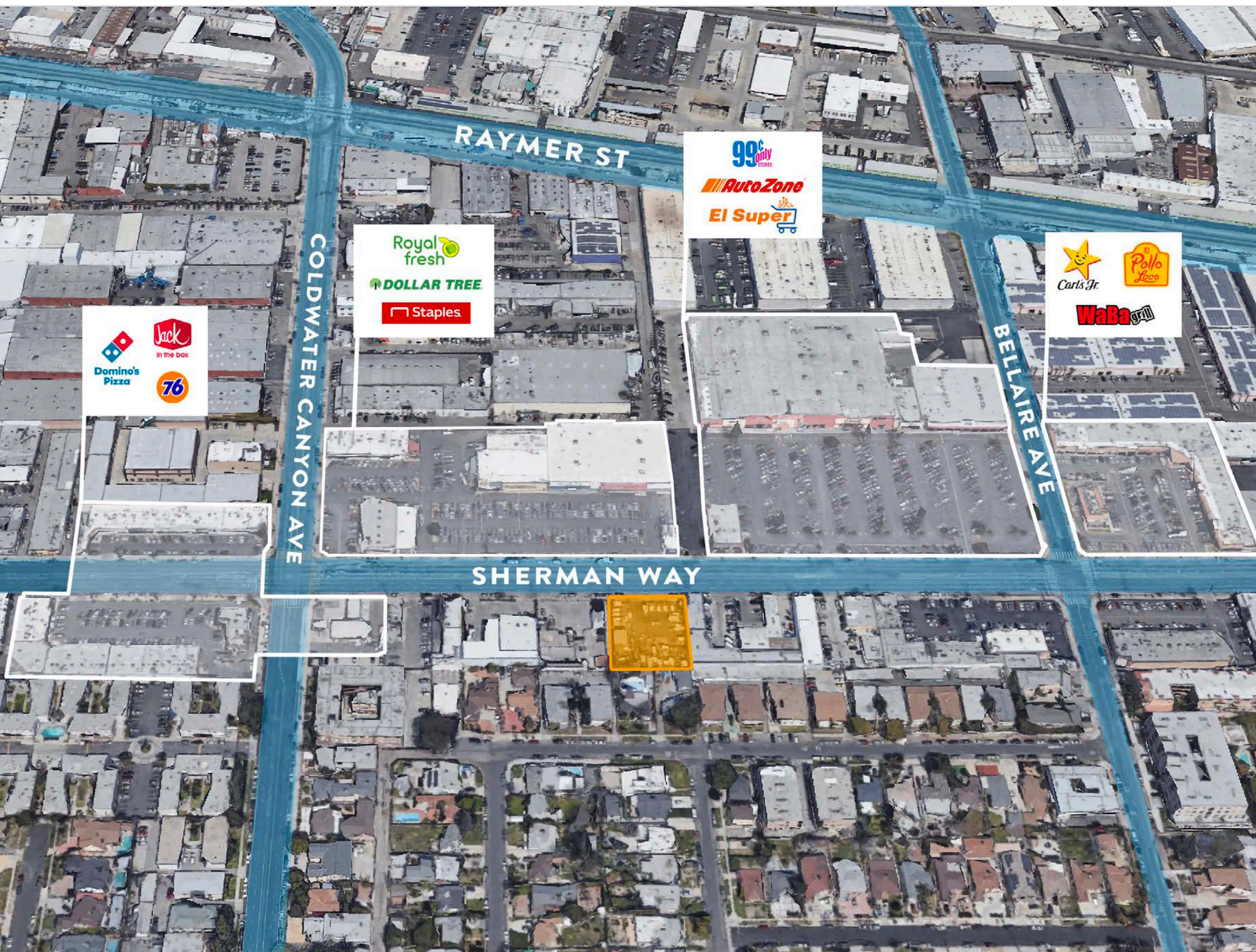
# 12810 SHERMAN WAY

**REDEVELOPMENT OPPORTUNITY**

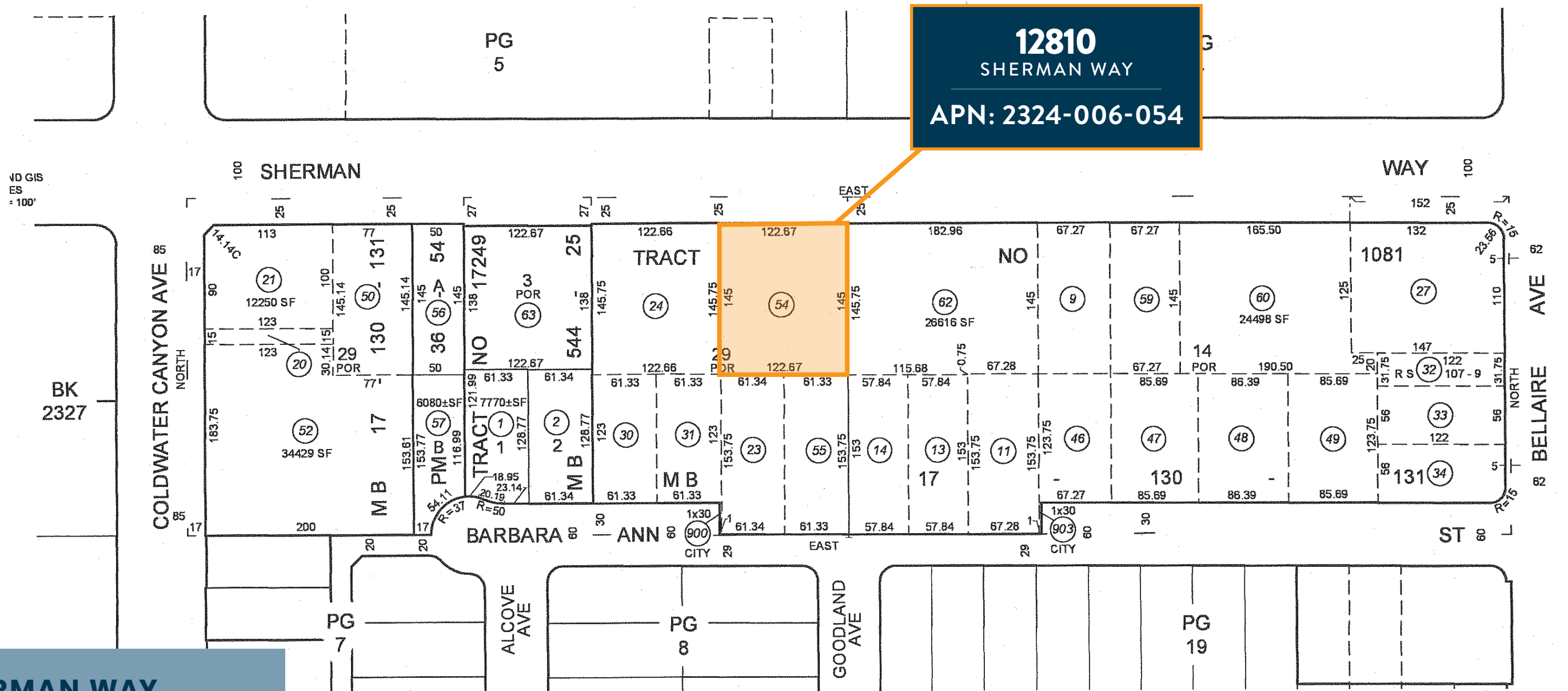
<b>BUILDING SQ.FT.</b> .....	1,005
<b>LOT SIZE SQ.FT.</b> .....	17,748±
<b>YEAR BUILT</b> .....	1944
<b>ZONING</b> .....	C2
<b>APN(S)</b> .....	2324-006-054







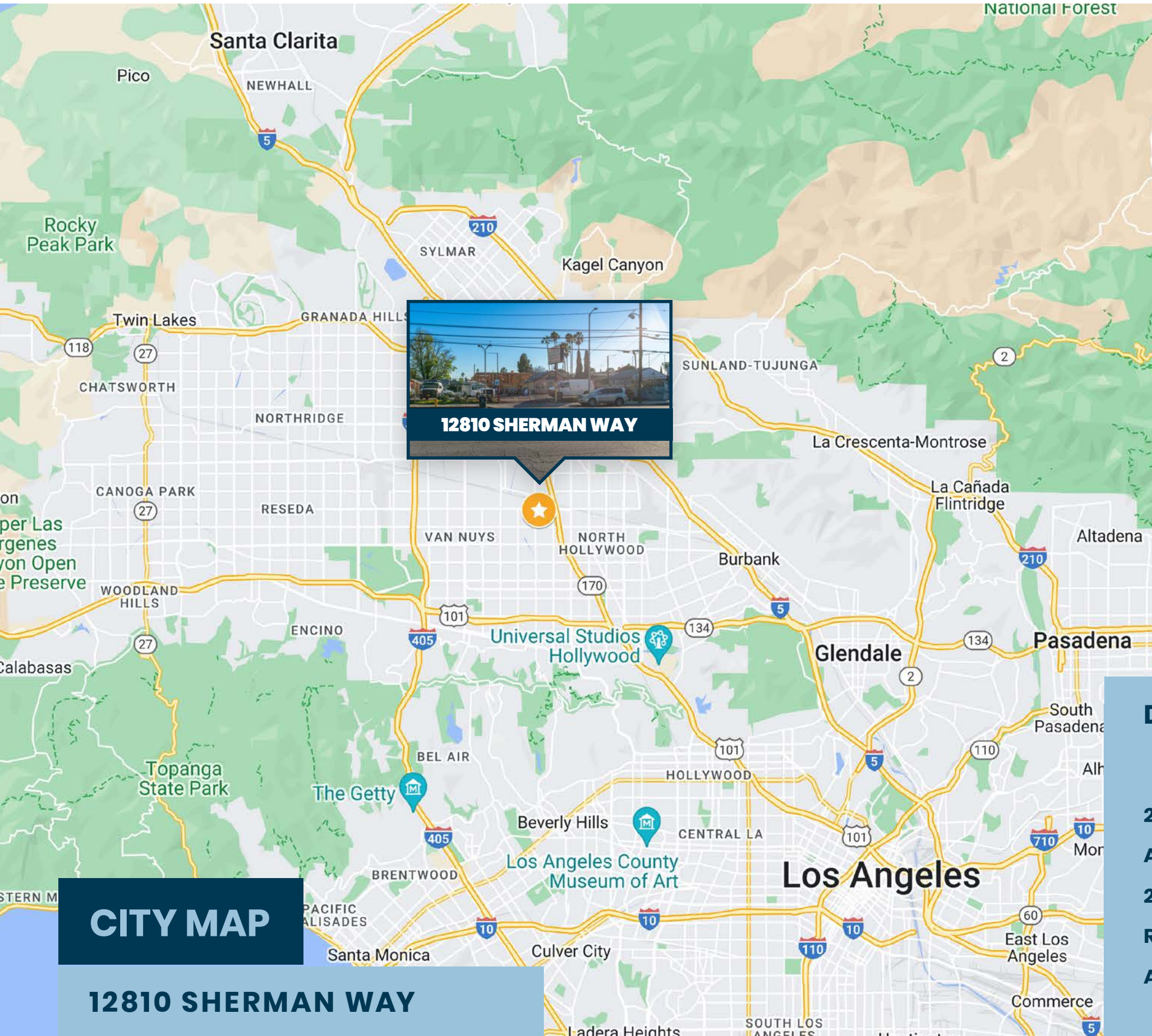




12810 SHERMAN WAY

PARCEL MAP





# SAN FERNANDO VALLEY

San Fernando Valley, located in Los Angeles County, is a vibrant region that offers numerous advantages for businesses. It has a large and diverse market, favorable business climate, good infrastructure, thriving industries, access to a talented workforce, and high quality of life. With its extensive network of highways, freeways, and public transportation options, businesses have easy access to move goods and people around the region. Overall, San Fernando Valley is a great location for businesses, providing a strong mix of economic, social, and cultural benefits.

## DISTANCE TO

LOS ANGELES  
20 MILES

VENTURA  
60 MILES

SANTA CLARITA  
19 MILES

LANCASTER  
55 MILES

## DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2022 Population	151,266	738,625	1,884,813
Annual Growth 2010–2022	0.2%	0.3%	0.2%
2022 Households	45,596	245,339	681,527
Renter Occupied Households	28,372	150,213	390,553
Avg Household Income	\$79,028	\$94,425	\$106,055





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661-702-9700 | 28005 SMYTH DR, VALENCIA, CA 91355 | STRATTONINTERNATIONAL.COM

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NORTH HOLLYWOOD, CA 91605

FOR SALE OR LEASE

PREPARED BY



**Daniel Stratton**

Vice President - DRE #01986597

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