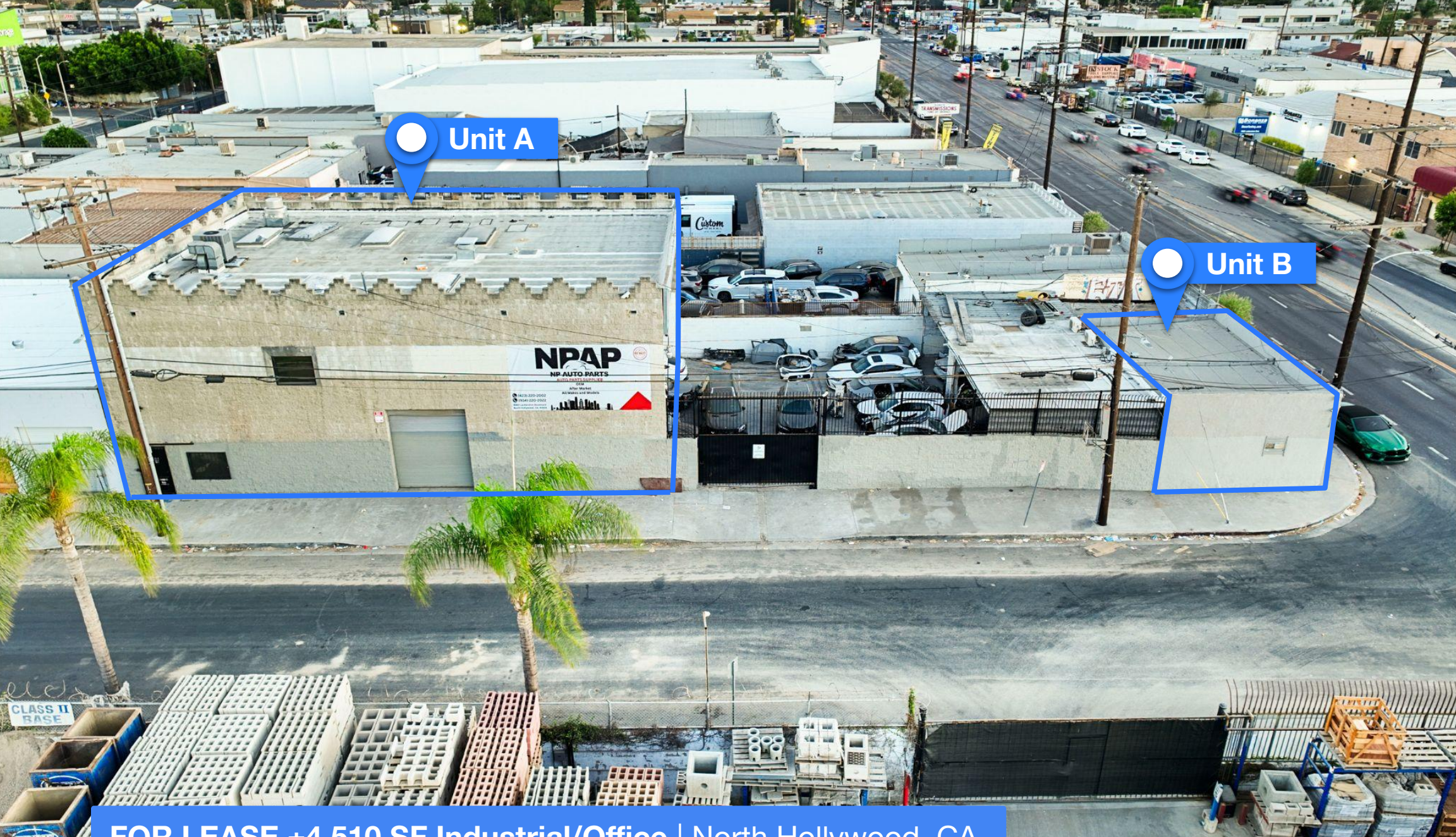




Unit A

Unit B

FOR LEASE ±4,510 SF Industrial/Office | North Hollywood, CA

6880 Lankershim Blvd

North Hollywood, CA 91605

MATTHEWS™

Exclusively Listed By



Thiago Delia

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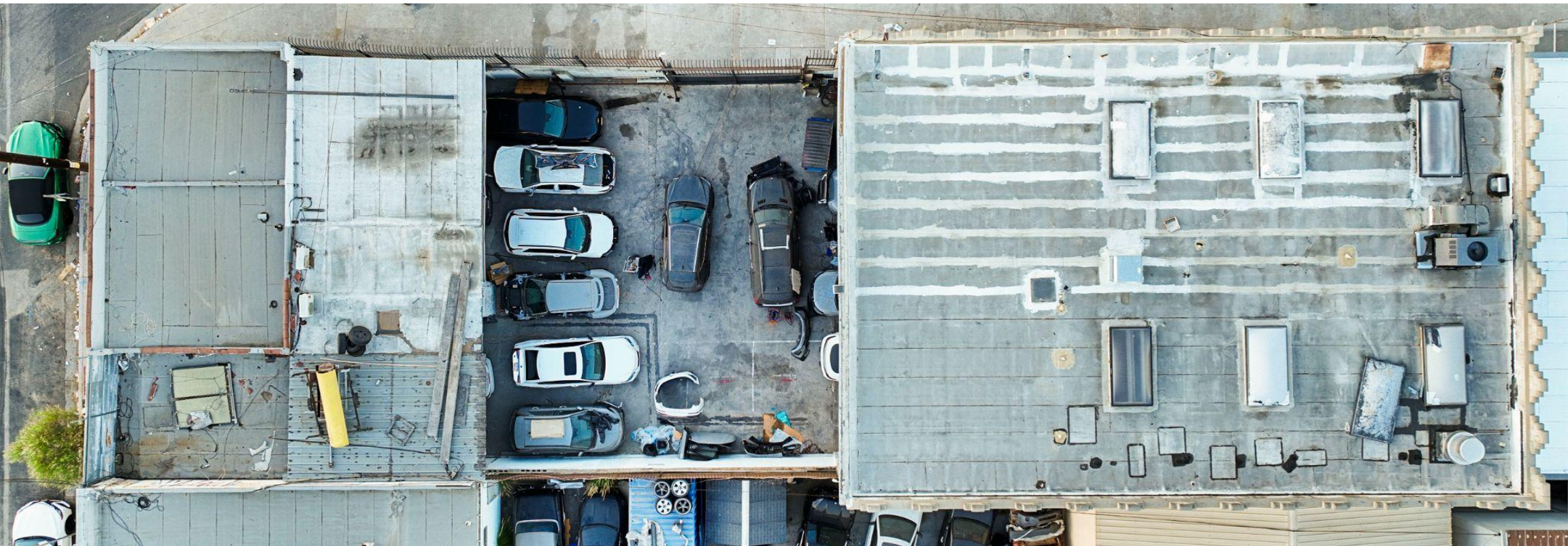
EXECUTIVE SUMMARY

Matthews™ is pleased to present an excellent opportunity to lease Unit A, Unit B, or both units together at 6880 Lankershim Blvd, North Hollywood, CA 91605, a well-located industrial/office property with a fully gated outdoor storage yard in one of the San Fernando Valley's most established industrial submarkets.

Positioned near the intersection of Lankershim Blvd and Vanowen St, with approximately 45,000 vehicles passing daily, the property offers excellent visibility and convenient functionality for warehouse, distribution, light manufacturing, contractor, and service-oriented businesses.

The property consists of two separately leasable buildings that can be occupied individually or combined to accommodate a larger operation. Both units benefit from a fully enclosed yard and additional covered outdoor area, providing valuable space for storage, parking, and operational needs.

The property also offers convenient access to Interstate 5, State Route 170, Interstate 210, and State Route 118, providing connectivity throughout the San Fernando Valley, Burbank, Glendale, Downtown Los Angeles, and surrounding markets. The surrounding area is home to a strong concentration of industrial and commercial businesses, providing an established setting for a variety of users.



SITE PLAN

Lankershim Blvd ±22,000 VPD



Dehougne St



38'

Unit B

Covered
Outdoor
Area

21'

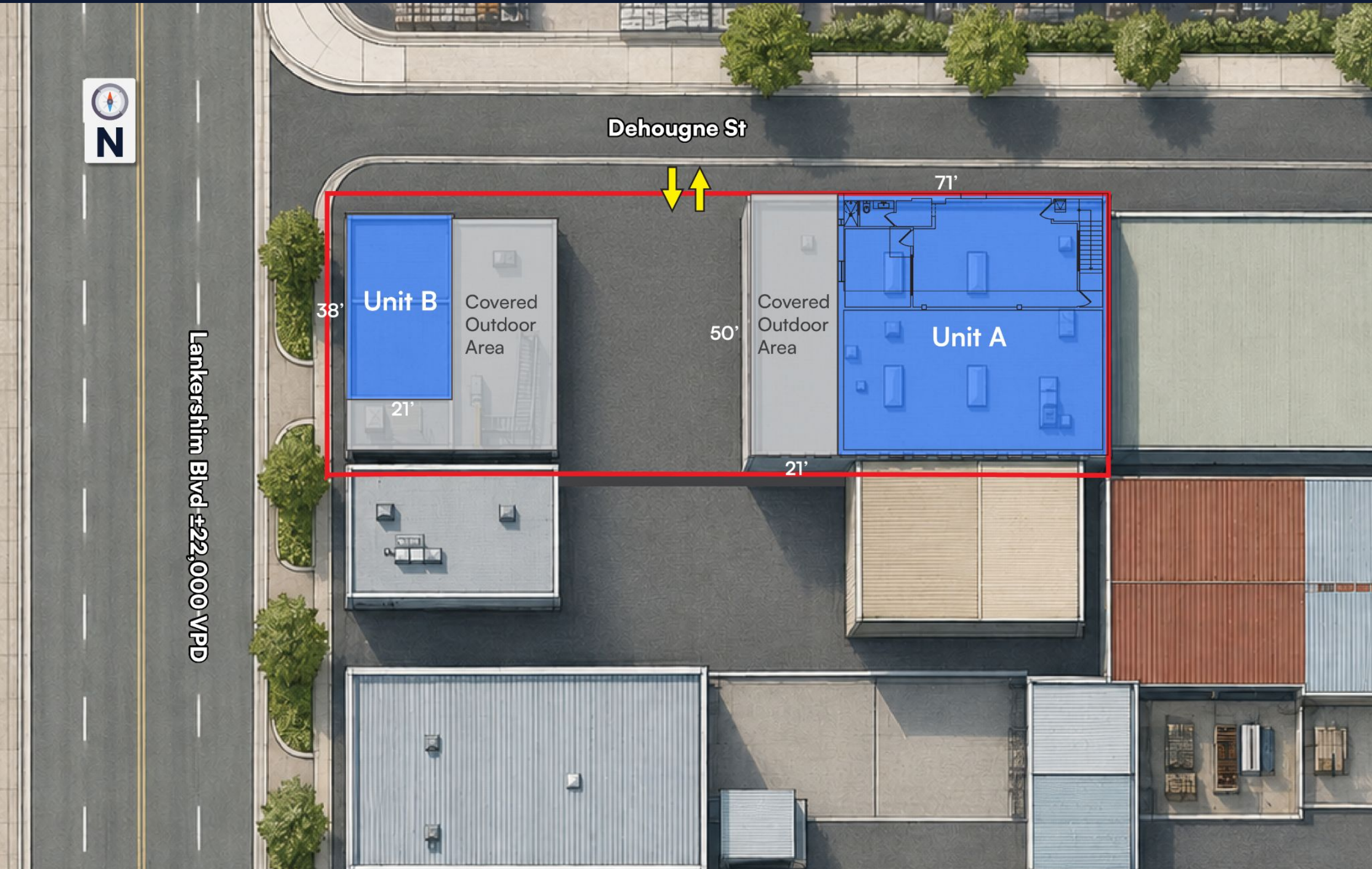
50'

Covered
Outdoor
Area

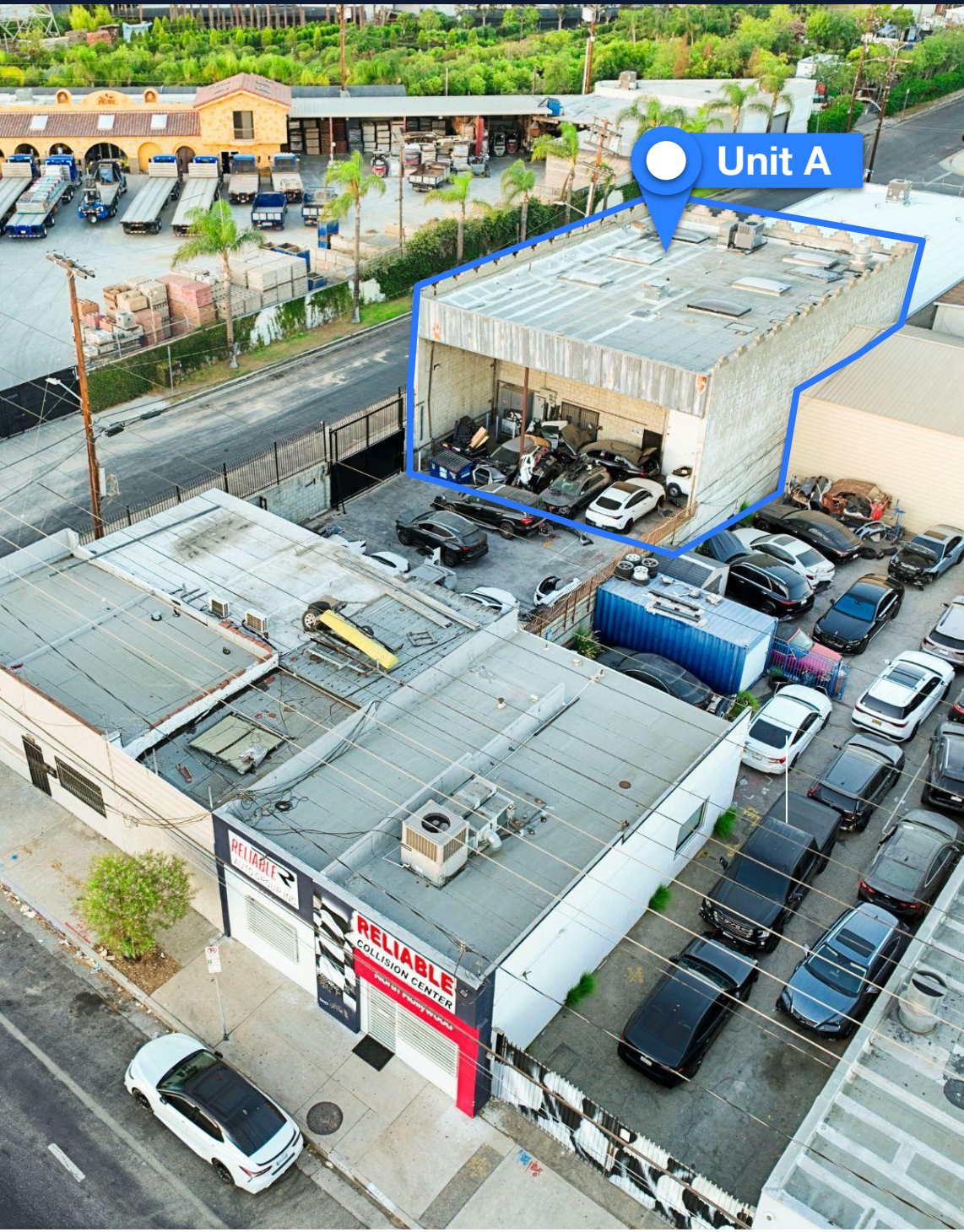
21'

71'

Unit A



UNIT A SUMMARY



Lease Rate: \$2.00/SF NNN (\$7,420/Mo)

Gross Leasable Area: ±3,710

Grade Level Door: (1) 10 x 12

Ceiling Height: 11' - 22'

Unit A is the rear industrial building and features ±3,710 SF of gross leasable area.

The ground floor includes ±2,500 SF of usable industrial space with a 50' x 50' footprint, 11'-22' clear heights, one grade-level roll-up door, a bathroom, and dedicated office space.

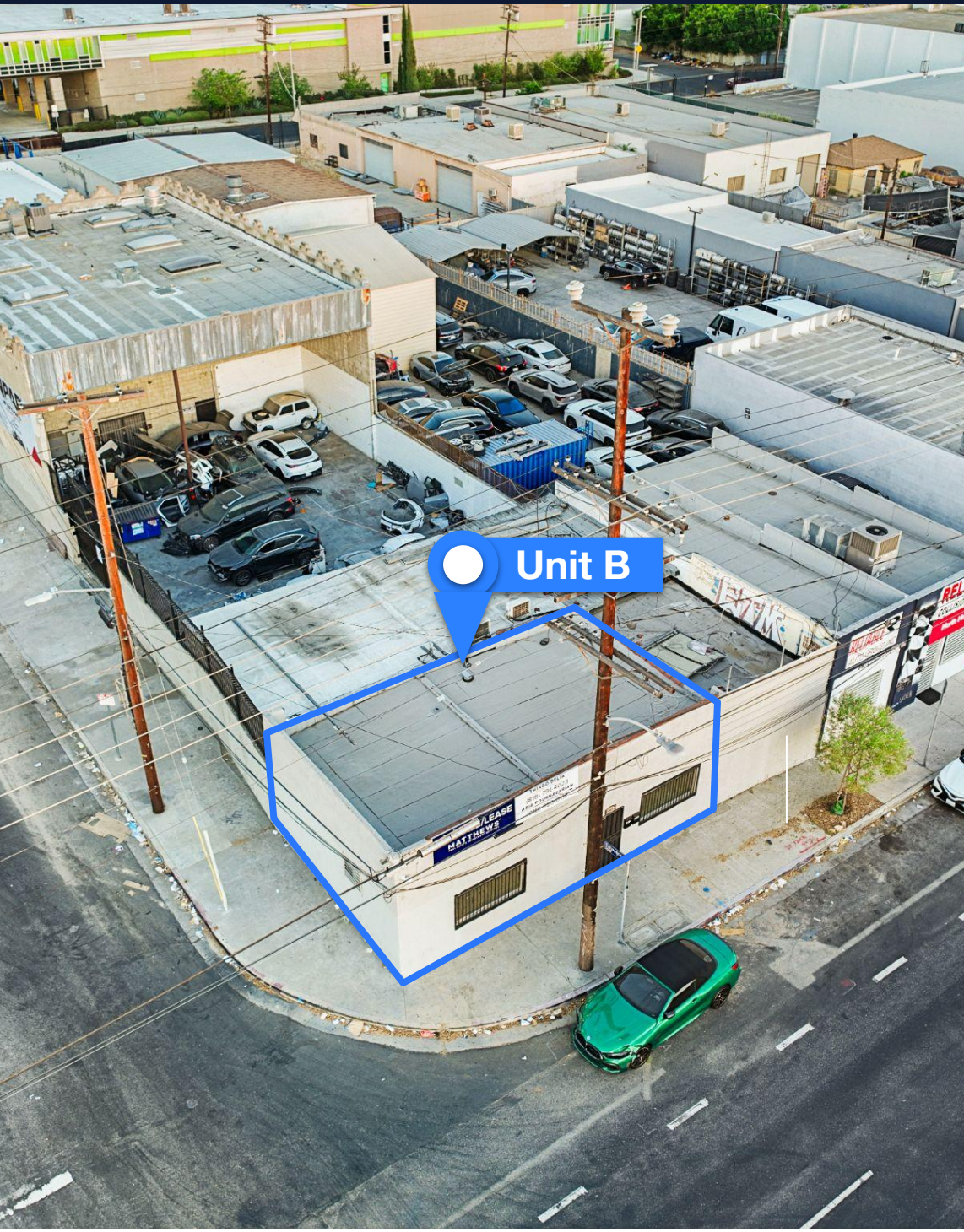
The unit also includes ±1,210 SF of fully permitted and finished second-story office space, featuring a bathroom, kitchenette, and private offices.

In addition, Unit A benefits from approximately 1,050 SF of covered outdoor area with 21' clear heights, providing additional functional space for covered storage or operational use.

| Interior Photos



PROPERTY SUMMARY - UNIT B



Lease Rate: \$2.00/SF NNN (\$1,600/Mo)

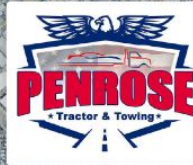
Gross Leasable Area: ±800 SF

Unit B is the front office building and features approximately ±800 SF of gross leasable area, including private offices, a bathroom, and kitchenette. Additionally, the unit comes with ±1,500 SF of covered outdoor storage space.

The building provides approximately 50' of frontage along Lankershim Blvd, offering prominent visibility and convenient access for businesses seeking an office component with direct street presence.

Interior Photos





Wholesale Material Suppliers

Winsupply *America's Superstore*
OF BURBANK

I-5 Access
±10 Min Away

Wholesale Material Suppliers

STONELAND USA **HIRSCH**
CONTRACTORS' WAREHOUSE PIPE & SUPPLY
Hirsch has it...

Industrial Tenants

FedEx **ALLIED**
Ship Center PLUMBING • FIRE • FABRICATION

Silver **GAT** **GERMAN**
CONSTRUCTION SUPPLY AUTO TOPS

THE HOME DEPOT **COSTCO**
WHOLESALE

VALLENTA
SUPERMARKETS
150+ Brands. Latex Free. Eco-friendly!

Wholesale Material Suppliers

StoneTooling **STONE and TILE**
A Division of Bonanza Trade and Supply

EBP
EXPRESS BODY PARTS, INC.

Subject Property

Hollywood Burbank Airport

Vanowen St ±24,800 VPD

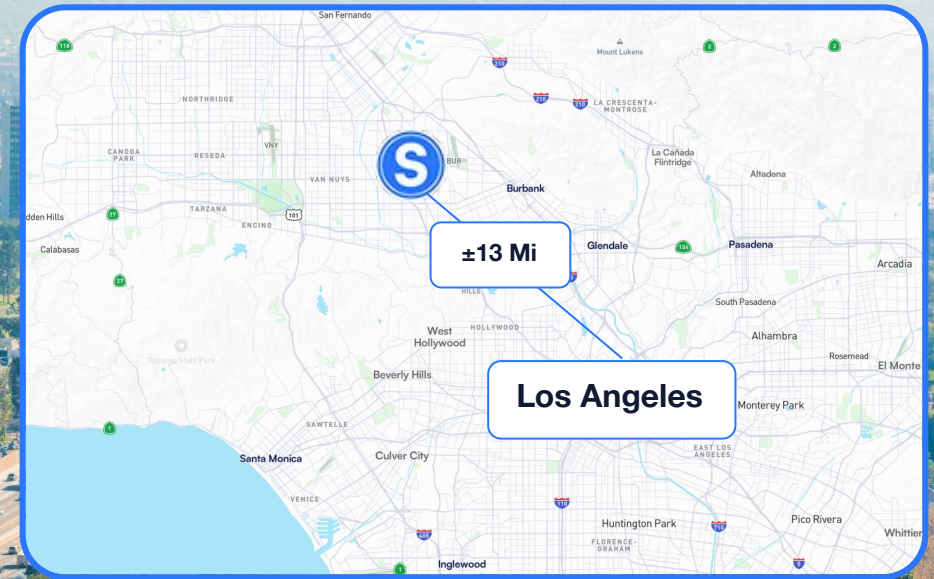
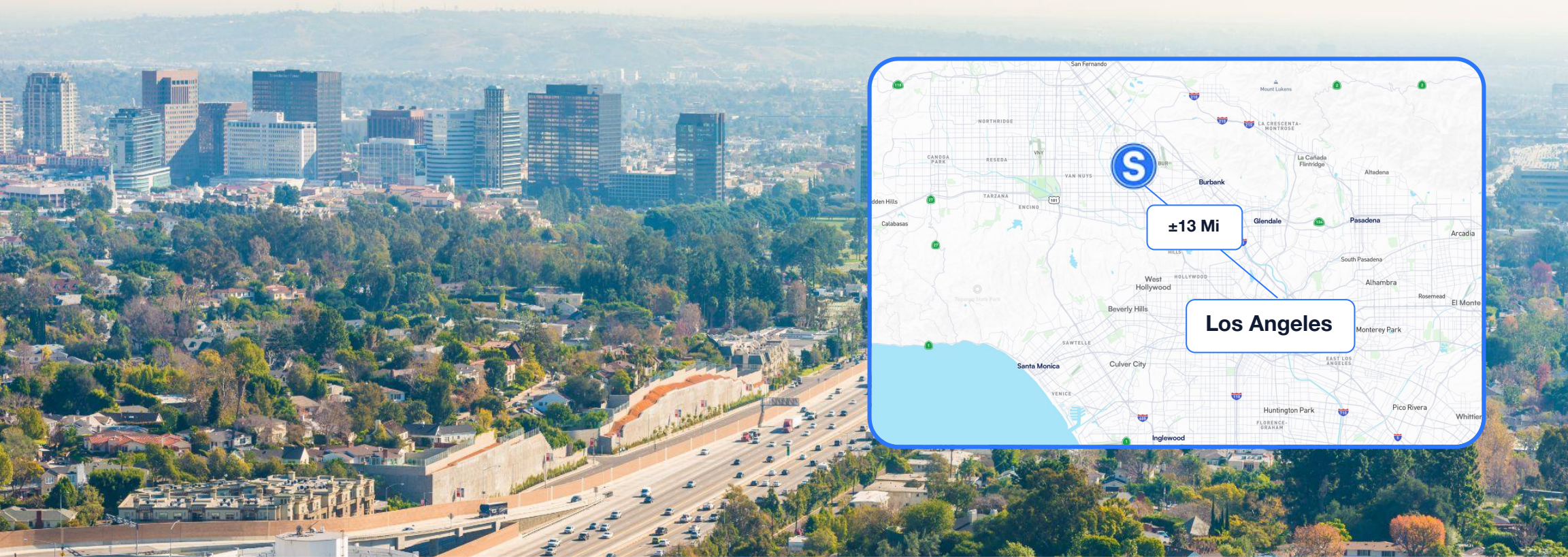
Industrial Tenants

MODERNBATHROOM **FERGUSON** **pmp**

Industrial Tenants

VECTOR **BRIDGE** **CRASH CHAMPIONS**
COLLISION REPAIR TEAM

NORTH HOLLYWOOD, CA



North Hollywood is a well-connected community in Los Angeles' San Fernando Valley, positioned near major employment, entertainment, and transportation centers. The area offers convenient access to Hollywood, Burbank, Studio City, Universal City, and Downtown Los Angeles through nearby US-101, SR-170, and major surface streets. North Hollywood is also served by the Metro B Line and G Line, providing direct transit connections throughout the Los Angeles region. Its central Valley location places residents near major employers in entertainment, media, healthcare, professional services, and aviation.

The community continues to benefit from residential and mixed-use development, particularly around the North Hollywood Arts District and Metro station. A dense surrounding population, extensive apartment inventory, and proximity to major studios and entertainment facilities support consistent local activity. Nearby destinations such as Universal Studios Hollywood, Warner Bros. Studios, Walt Disney Studios, and the broader Hollywood entertainment district further strengthen the area's employment base and regional connectivity, while ongoing development reinforces North Hollywood's position as an established urban neighborhood within the greater Los Angeles market.

Population	1-Mile	3-Mile	5-Mile
2020 Population	38,063	285,368	683,021
2025 Population	37,767	283,877	673,770
2030 Population Projection	37,666	283,278	671,016
Households	1-Mile	3-Mile	5-Mile
2020 Households	12,205	102,471	247,319
2025 Households	12,013	101,395	242,354
2030 Household Projection	11,958	101,041	240,944
Income	1-Mile	1-Mile	3-Mile
Average Household Income	\$78,488	\$99,923	\$111,306

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This Leasing Package contains select information pertaining to the business and affairs of **6880 Lankershim Blvd, North Hollywood, CA 91605** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.