

# FOR LEASE

- HIGH VISIBILITY FREESTANDING RESTAURANT OR RETAIL
- 10,192 SF BLDG / 19,256 SF LOT

**6522-6528**  
**LAUREL CANYON BLVD**  
**NORTH HOLLYWOOD, CA**



**Laurel Canyon Blvd. - 44K Cars Per Day**



**ERIC SACKLER | CALDRE #01057377**

📍 **11661 SAN VICENTE BLVD., 10TH FL STE 1001, LA, CA 90049**

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1,000-Unit Mixed-Use Development Site



Hollywood Fwy



Victory Blvd.

Laurel Cyn Blvd. - 44K Cars Per Day



Hamlin Street

Agnes Ave



# THE SPACE DETAILS

Available Space:	6,888 or 10,192 SF
Rent:	\$2.35 Per SF NNN
Estimated NNNs:	\$0.55/foot
Parking:	28 Spaces AS IS
Total Land Size:	19,256 SF
APN 2322-008-051:	12,477 sq. ft. Zoned C2
APN 2322-008-032:	6,799 sq. ft. Zoned R4 (Parking Lot)
Year Built:	1961

# PROPERTY HIGHLIGHTS

- 1 block from 1,000-unit-mixed-use development site at Victory and Laurel Cyn
- Blocks away from 642-unit mixed-use NoHo West Development
- 1 block away from the 44,000 cars per day intersection of Victory and Laurel Cyn Blvd
- Surrounded by National Tenants
- Three blocks away from the i-170 freeway



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Roy Romer  
Middle School

Roy Romer Middle  
School - 1,000 students

Smart & Final.

Laurel Cyn Blvd. - 44K Cars Per Day



# LOCATION OVERVIEW

## NORTH HOLLYWOOD

### A RICH AND SUCCESSFUL HISTORY THAT IS CONTINUING

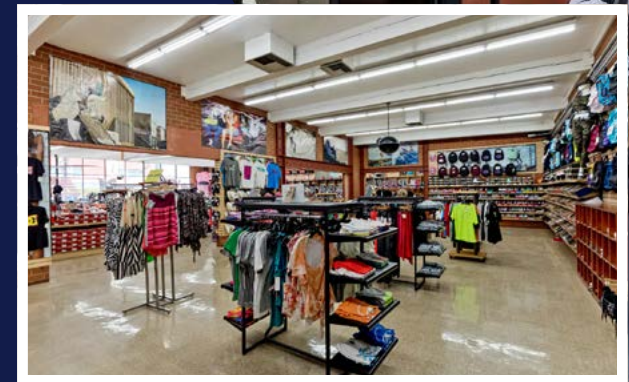
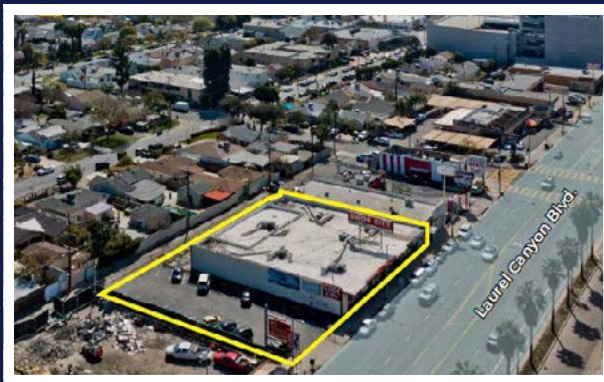
It all started in 1951 at Laurel Canyon and Victory Boulevard - less than two blocks from the subject property - Valley Plaza quickly grew into one of the country's largest open-air retail shopping centers. Banks, drugstores, shoe stores, and supermarkets were built around the center's anchor store, Sears. Expansion of the Hollywood Freeway around this time also meant greater access to the shopping center. Today, the Sears building has a new life, housing Target, Ross, and Burlington.

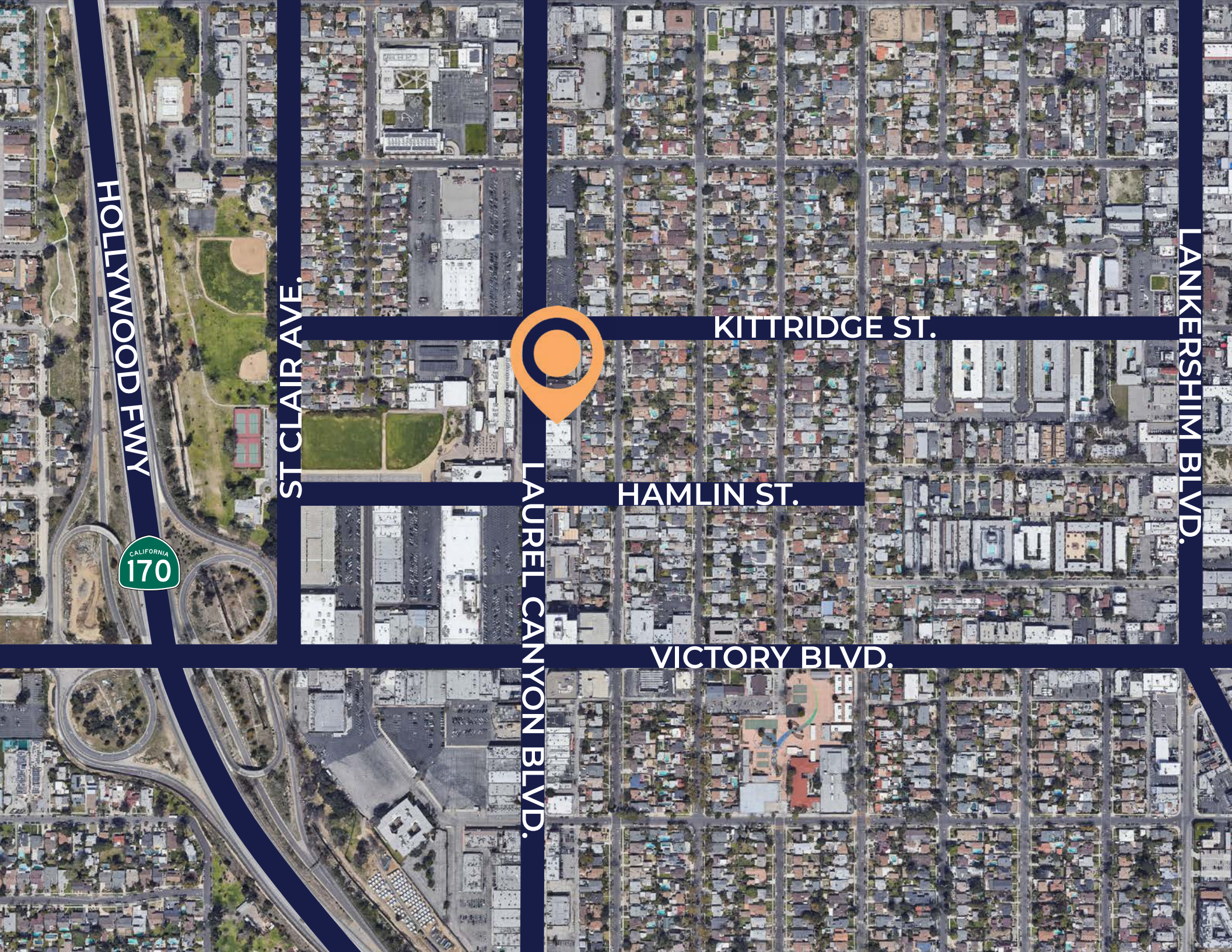
The portion of Valley Plaza at the SWC of Laurel Canyon and Victory is slated for over 1,000 new residential units with ground-floor retail.

North Hollywood is in an enviable position. No other area in the San Fernando Valley has what NoHo has - two freeways (134 & 5 Fwy) intersect at the entrance to NoHo. Plus, there are 3 metro stations.

### BILLIONS IN NEW DEVELOPMENT

Located at Lankershim and Chandler at the Metro Station, Trammel Crow's The District Development will deliver over \$2B in new mixed-use development.





HOLLYWOOD FWY



ST CLAIR AVE.



LAUREL CANYON BLVD.

KITTRIDGE ST.

HAMLIN ST.

VICTORY BLVD.

LANKERSHIM BLVD.

# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	39,554	315,055	697,232
Population by Hispanic Origin	23,030	158,786	352,643
Median age	34.7	36.3	36.3
Average Household Size	2.76	2.66	2.71

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	12,819	110,014	242,374
Owner Occupied	3,680	38,290	92,447
Renter Occupied	9,139	71,724	149,927
Average HH income	\$76,235	\$88,486	\$96,987

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