

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
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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
NNN:	TBD
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

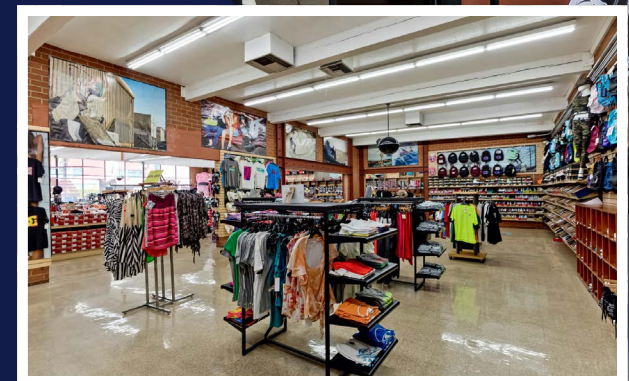
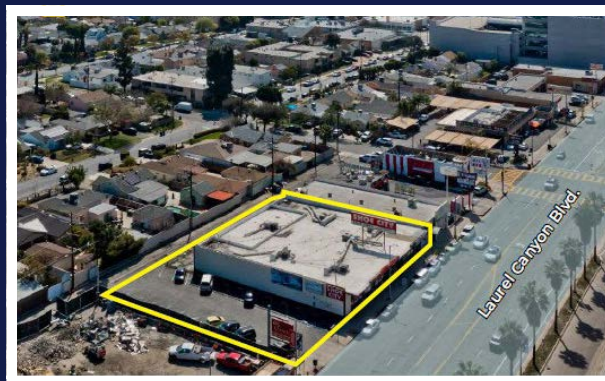
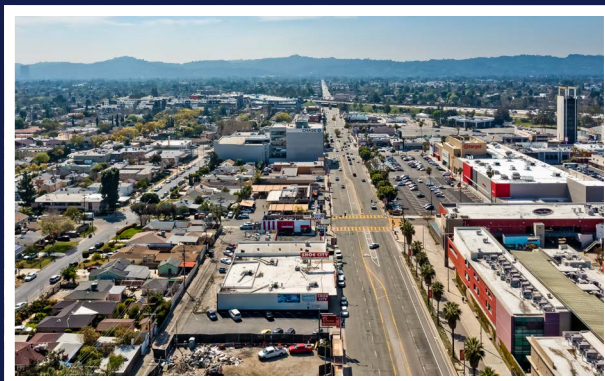
It all started in 1951 at Laurel Canyon and Victory Boulevard - less than two blocks from the subject property - Valley Plaza quickly grew into one of the country's largest open-air retail shopping centers. Banks, drugstores, shoe stores, and supermarkets were built around the center's anchor store, 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.

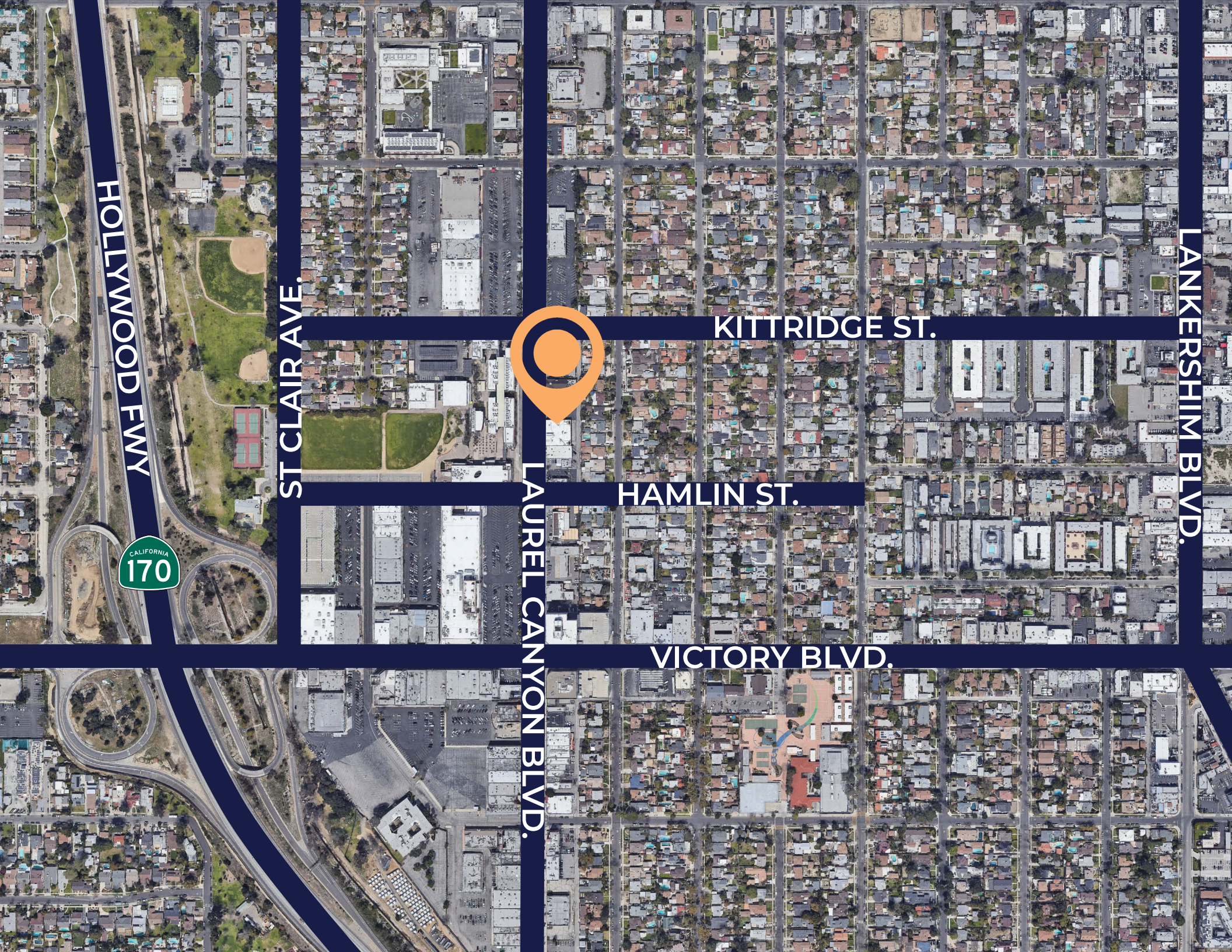
The portion of Valley Plaza at the SWC of Laurel Canyon and Victory is slated for over 1,000 new residential units with ground-floor retail.

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.



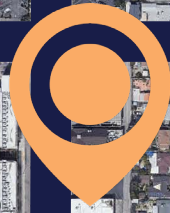


HOLLYWOOD FWY

CALIFORNIA
170

ST CLAIR AVE.

LAUREL CANYON BLVD.



KITTRIDGE ST.

HAMLIN ST.

VICTORY BLVD.

LANKERSHIM BLVD.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
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

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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