



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property

AMAZING NORTH HOLLYWOOD

# OWNER-USER OPPORTUNITY

6020-6030 Laurel Canyon, North Hollywood, CA 91606



YOUR SIGN  
HERE

AVAILABLE  
CALL 818-501-2212

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# TABLE OF CONTENTS

Property Overview	01
Aerial View	02
Property Photos	04
Financing	06
Site Plan	07
Location Overview	08
Aerial Map	11
Demographic Summary	12

# PROPERTY OVERVIEW

6030 Laurel Canyon is a 6,600-square-foot retail property strategically located in North Hollywood, one of the most vibrant sub markets in Los Angeles, California. This property boasts exceptional street frontage and a freestanding identity, alongside strong retail fundamentals such as close proximity to both the on- and off-ramps of the 170 Freeway, visibility from the high-traffic, signalized intersection of Laurel Canyon and Oxnard, and convenient on-site parking directly in front of the storefront.

Offered for sale for the first time since its original construction, this exciting opportunity appeals to a wide range of buyers. Currently just below 40% occupancy, the sale presents an ideal scenario for a business owner looking to establish roots in a rapidly developing neighborhood (see page #6 for details on potential SBA financing) or alternatively an opportunity for an investor to enhance their portfolio by exercising their own strategic vision over the asset. In either case, the new buyer will benefit from recent capital improvements made by the seller, as well as stable, in-place income from long-term tenant Dean Security, which currently occupies approximately 2,410 square feet.

## PROPERTY DETAILS

Address	6020-6030 Laurel Canyon Blvd., North Hollywood, CA 91606
APN	2333-013-019
Rentable building area	± 6,600 SF
Site area	± 13,431 SF / ± 0.31 AC
Price	\$ 3,000,000 (\$454/SF)
Year Built/ Renovated	1969 / 2009
Zoning	C2
Use	Retail
Total Units	2
Occupancy %	36.52 %

**RIGHT OFF OF THE 170 FWY**

**PYLON SIGNAGE**

**ON-SITE FRONT PARKING**

**5 BRAND NEW HVAC UNITS**

**IN-PLACE RENTAL INCOME**



# AERIAL VIEW



# AERIAL VIEW



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# POTENTIAL SBA FINANCING

## OWNER-USER OPPORTUNITY!



Business Finance Capital

### PROPOSED SBA504 LOAN STRUCTURE

BUILDING ACQUISITION		\$	3,000,000					
SBA/CDC FEES		\$	32,000					
<b>TOTAL PROJECT COST</b>		<b>\$</b>	<b>3,032,000</b>					
SOURCE OF FUNDS		AMOUNT	RATES	MATURITY		COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$	1,500,000	5.50%*	25	YEARS	1ST DEED	\$ 9,211
								\$ 110,536
SBA 504 LOAN	40%	\$	1,232,000	6.03%**	25	YEARS	2ND DEED	\$ 7,963
								\$ 95,552
BORROWER	10%	\$	300,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$</b>	<b>3,032,000</b>					<b>\$ 17,174</b>
								<b>\$ 206,088</b>

<b>RATES:</b>	BANK:	*RATE IS ESTIMATED - WILL VARY DEPENDING ON LENDER
	SBA 504:	**AS OF OCTOBER '24 RATE IS FIXED AT THE TIME OF THE DEBENTURE SALE

<b>FEES:</b>	BANK:	RATE IS FIXED AT THE TIME OF THE DEBENTURE SALE
	SBA/CDC:	2.15%* OF SBA LOAN PLUS LEGAL FEES ARE FINANCED, AND THEREFORE INCLUDED IN THE SBA LOAN AMOUNT
	MISC:	RELATED COSTS MAY BE INCLUDED IN THE SBA 504 LOAN INCLUDING: APPRAISAL, ENVIRONMENTAL REPORT (IF REQUIRED), AND ESCROW CLOSING COSTS (INCLUDING INSURANCE AND LEGAL CLOSING COSTS)

**COLLATERAL:** 90% FINANCING GENERALLY DOES NOT REQUIRE ADDITIONAL COLLATERAL

BFC will perform a free prequalification for prospective buyers upon receiving complete financial information

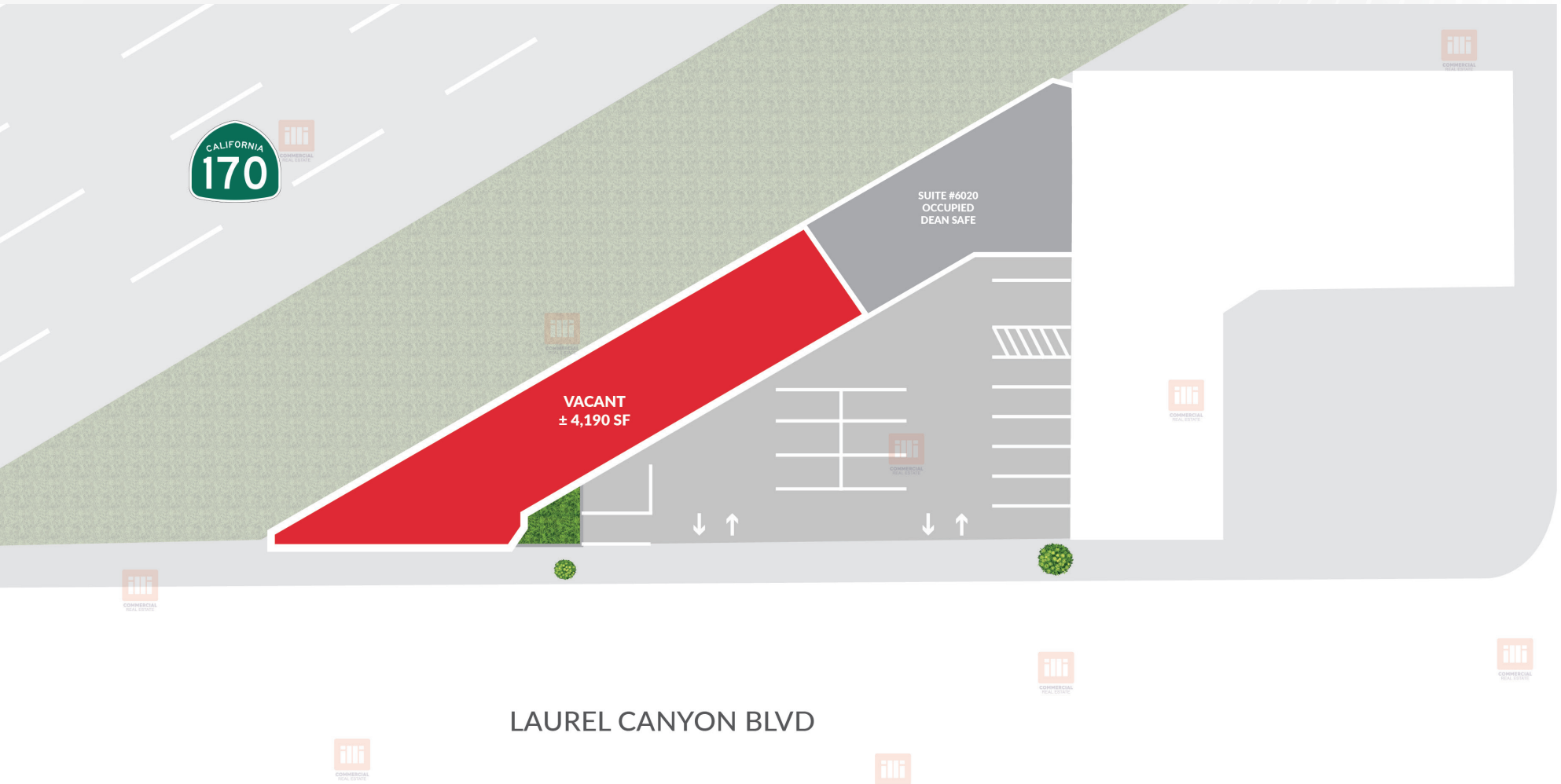
### FOR MORE INFORMATION, PLEASE CONTACT:

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# SITE PLAN



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# LOCATION OVERVIEW

## Eastern San Fernando Valley

### **VALLEY GLEN**

Located in the San Fernando Valley, Valley Glen boasts excellent connectivity via the 101 and 170 freeways and a vibrant community anchored by Los Angeles Valley College. The area's ongoing revitalization is attracting new businesses and development, creating a dynamic environment for growth.

### **NORTH HOLLYWOOD**

Situated in the heart of the San Fernando Valley, North Hollywood offers businesses access to a dense and growing population base. The neighborhood has over \$1 billion in mixed-use development projects in the pipeline, surrounding Metro's subway and rapid transit hubs.

### **STUDIO CITY**

Studio City stands out as an exceptional location. Nestled in the South Eastern San Fernando Valley of the bustling Los Angeles metropolitan area, it offers businesses access to a broad and affluent customer base, renowned for its entertainment industry presence. The neighborhood's vibrant cultural scene, including restaurants, shops, and recreational facilities, fosters a dynamic atmosphere conducive to business growth.

### **SHERMAN OAKS**

Located in the South San Fernando Valley, Sherman Oaks stands as a beacon of upscale living and lucrative investment opportunities. This affluent neighborhood, renowned for its tree-lined streets, upscale residences, and vibrant commercial scene, offers an ideal setting for those seeking a strategic investment in the dynamic Southern California real estate market.



# LOCATION OVERVIEW

## Upcoming Developments



### District NoHo

District NoHo is a two-million-square foot master-planned, mixed-use development comprised of market-rate multifamily units, developed by TCC's residential subsidiary, High Street Residential; Class-A creative office space; place-making retail; and affordable multifamily units.



**2**  
86 APARTMENTS  
5547 N Elmer Ave



**3**  
AFFORDABLE HOUSING  
11218 W Califa St



**4**  
53-UNIT AFFORDABLE HOUSING  
6010 N Klump Ave



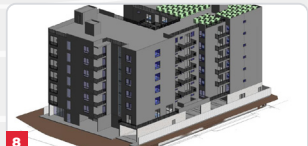
**5**  
AFFORDABLE HOUSING + RETAIL  
12001 W Victory Blvd



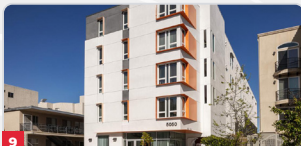
**6**  
AFFORDABLE HOUSING  
10912 W Huston St



**7**  
56 APARTMENTS  
5550 N Fulcher Ave



**8**  
70 APARTMENTS  
11338 W Burbank Blvd



**9**  
AFFORDABLE HOUSING  
5050 N Bakman Ave



**10**  
103 UNITS  
6329 Clybourn St



**11**  
100 Apartments  
11044 Burbank Blvd

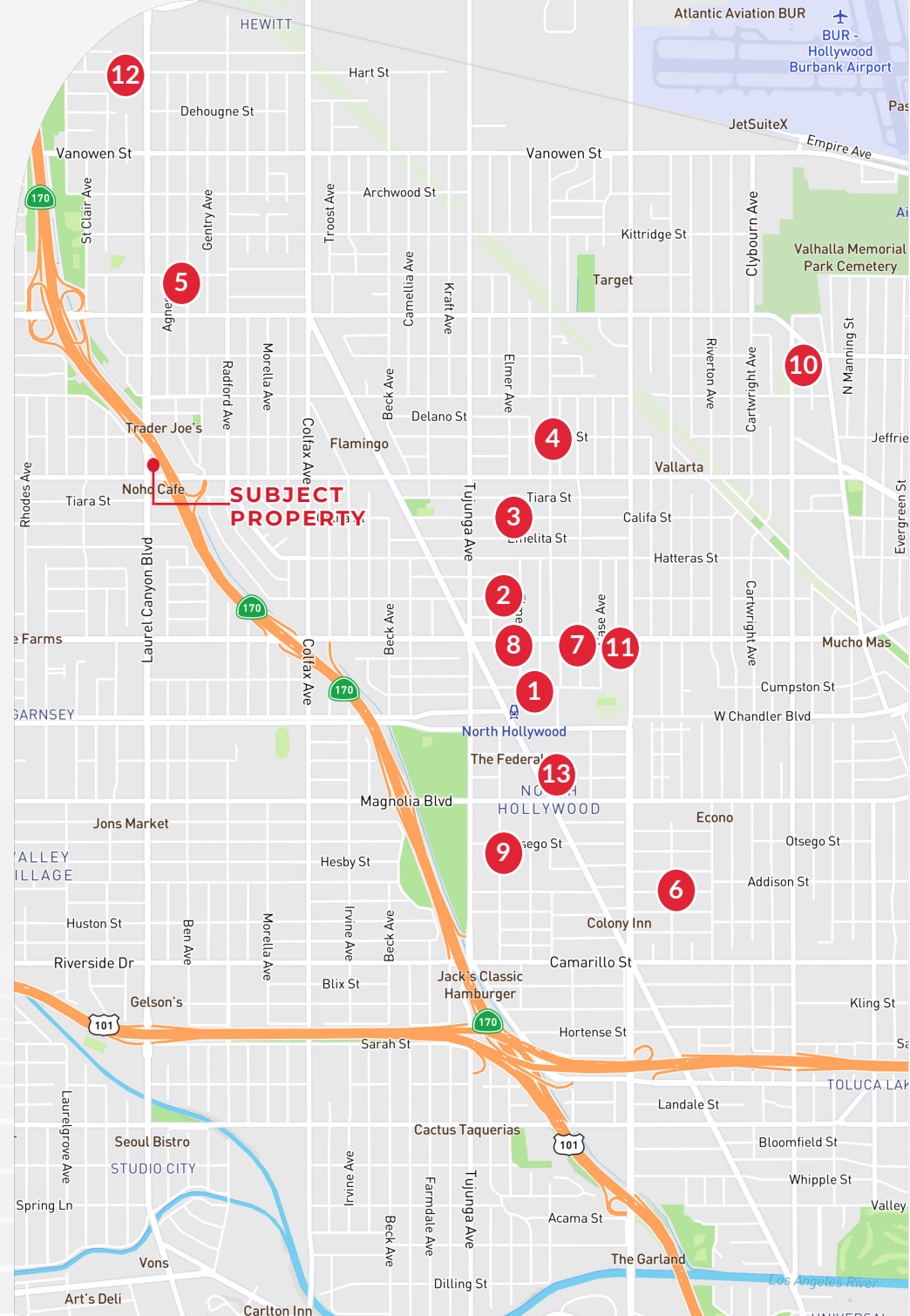


**12**  
MIXED-USE PROJECT  
7035 Laurel Canyon Blvd



**13**  
APARTMENT COMPLEX  
5240 Lankershim

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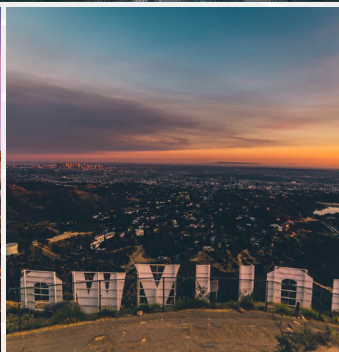
# LOCATION OVERVIEW

## Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.





**AVAILABLE**



# AERIAL MAP

# DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	2 MILE	3 MILE
2023 Population	41,507	153,790	310,867
Non Hispanic Origin	23,308	79,052	767,242
Hispanic Origin	18,199	74,738	143,620
Daytime Population	33,970	125,215	253,946
Avg HH Income	\$ 90,358	\$ 90,135	\$ 96,713

EMPLOYMENT	# OF BUSINESSES	# EMPLOYEES	#EMP / BUS
TOTAL BUSINESSES	1,750	11,185	6

2024 TRAFFIC COUNTS	OXNARD BLVD	LAUREL CANYON BLVD	170 FREEWAY
CARS PER DAY	± 33,102	± 38,018	± 217,997



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REAL ESTATE



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