



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*

# RETAIL SPACE AVAILABLE FOR LEASE IN NORTH HOLLYWOOD

4404-4406 Vineland Avenue, North Hollywood, CA 91602



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# PROPERTY FEATURES

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## APPROX. 750 - 1,500 SF

RETAIL SPACES AVAILABLE FOR LEASE

- ✓ Up to 2,250 SF of prime retail space available
- ✓ Ideal corner location in North Hollywood
- ✓ In-line retail with signage
- ✓ Close to 101 & 134 freeways
- ✓ 11 parking spaces

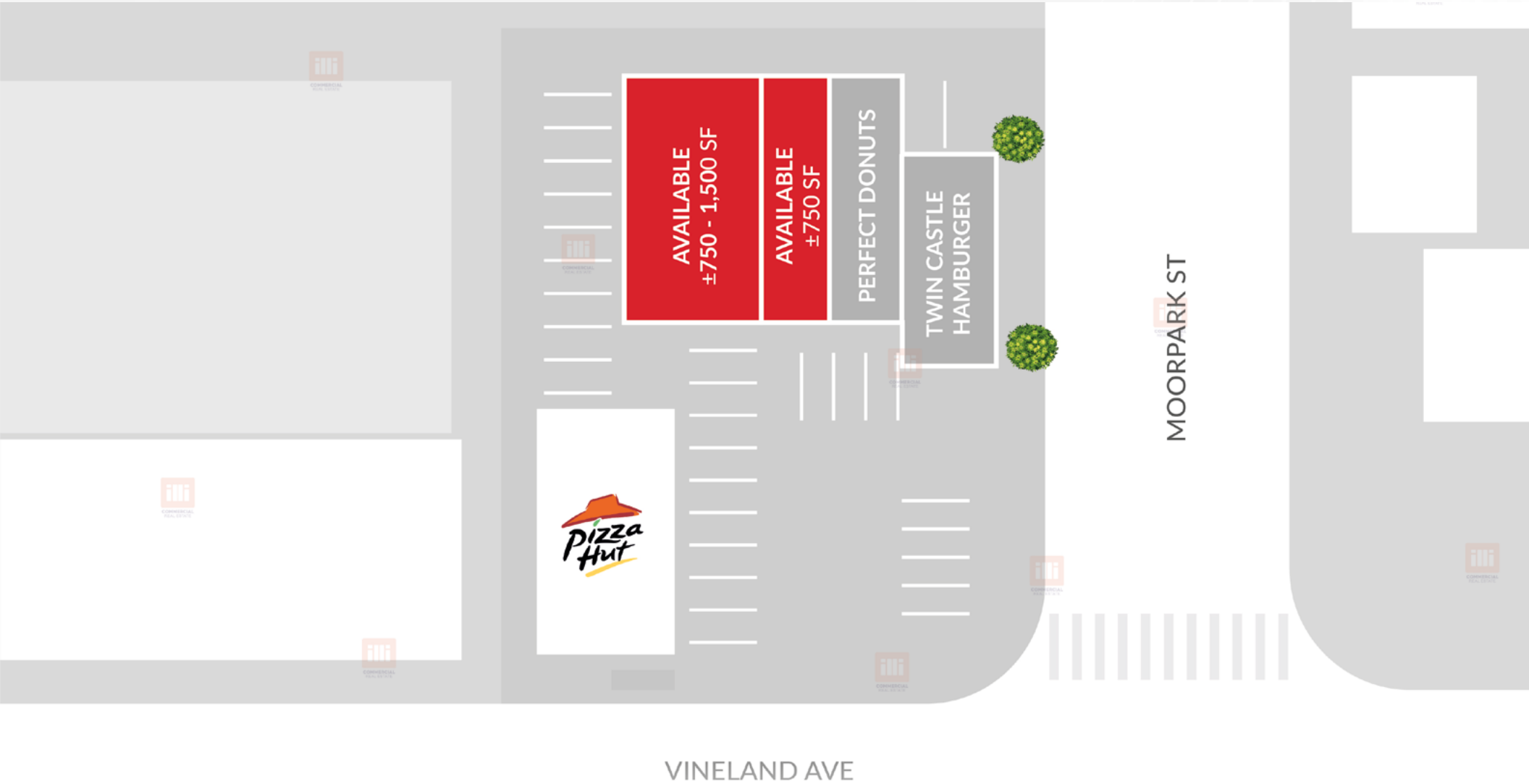
## AREA AMENITIES

- ✓ Located in the North Hollywood area
- ✓ Convenient access to the 101 & 134 freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	38,280	209,924	617,685
 Avg. HH Income	\$106,571	\$115,356	\$107,592
 Daytime Pop	32,993	177,298	525,145
 Traffic Count	± 54,669 CPD ON MOORPARK ST & VINELAND AVE		

# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



TRADER JOE'S



REGAL CINEMAS



Metro



AutoZone

Honda NORTH HOLLYWOOD

ROSS DRESS FOR LESS

CVS pharmacy



AERIAL MAP



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.