

11436 Hatteras St,
NORTH HOLLYWOOD, CA 91601

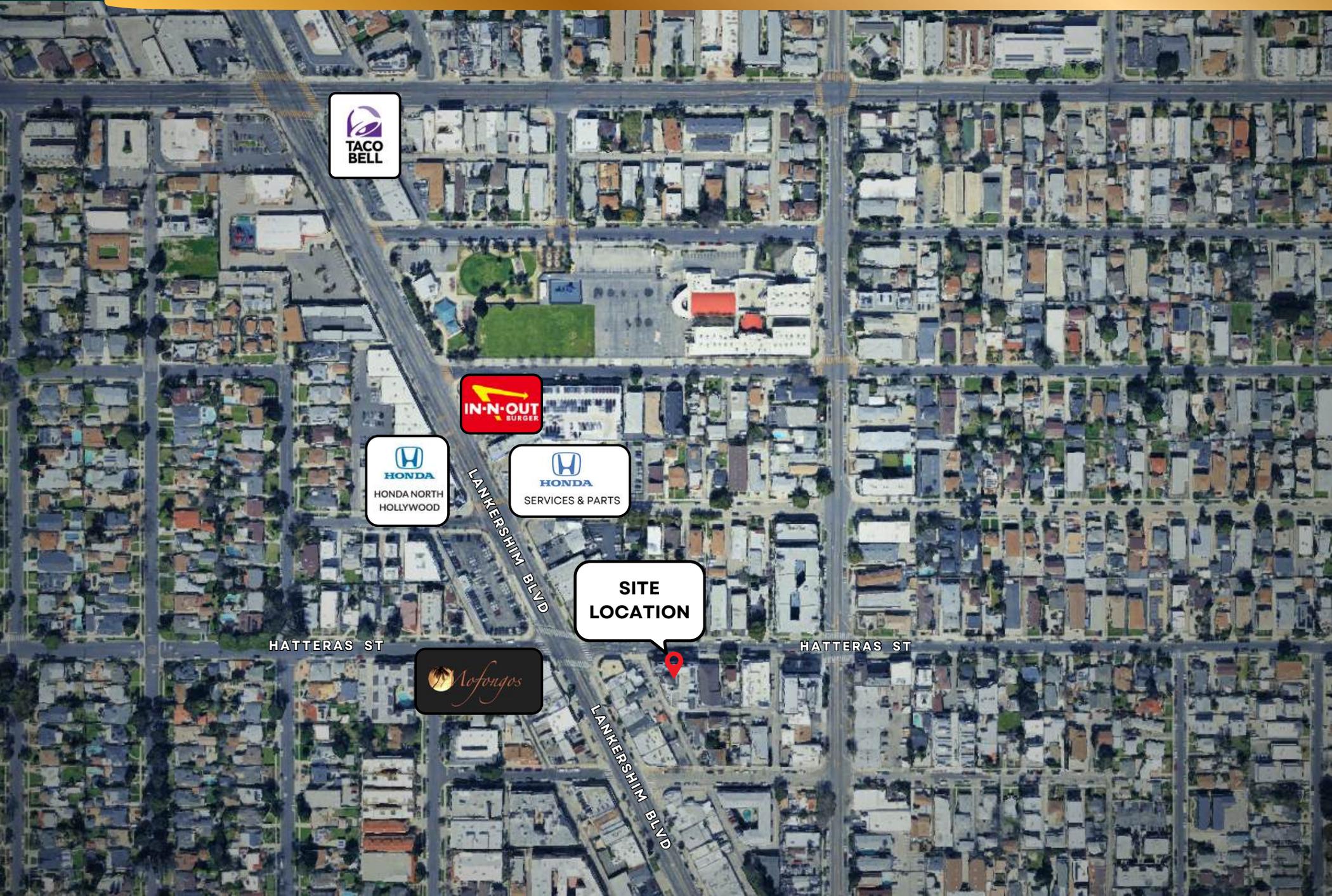
CAFE

real

POWERED BY



PROPERTY AERIAL MAP



SITE
LOCATION



HATTERAS ST

HATTERAS ST

LANKERSHIM BLVD

LANKERSHIM BLVD

PROPERTY OVERVIEW



YEAR BUILT
New Development



AVAILABLE SPACE:
400 SF approx.



LOT
10,454 SF



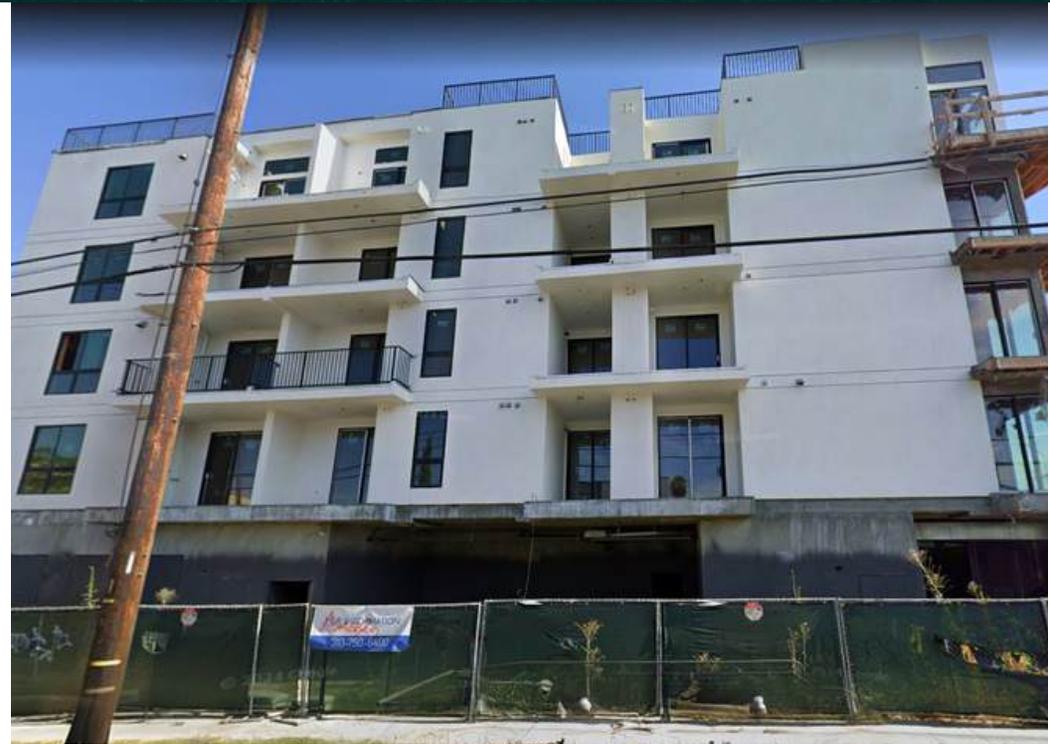
ZONING
LARAS4



ASKING RENT:
\$5.00/sq ft. MG

Rose & Co.
COMMERCIAL GROUP

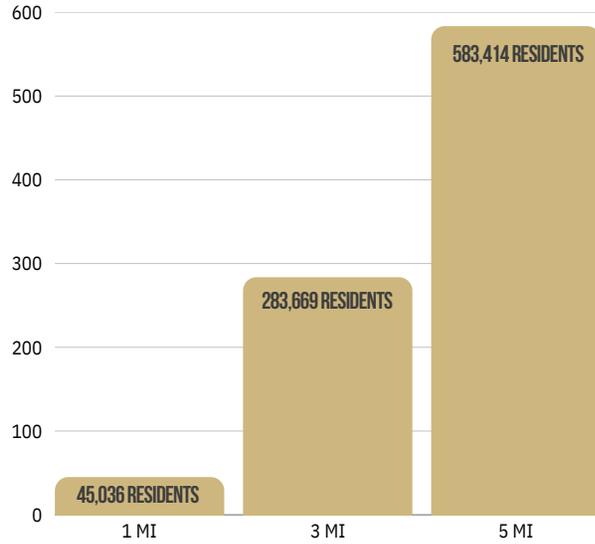




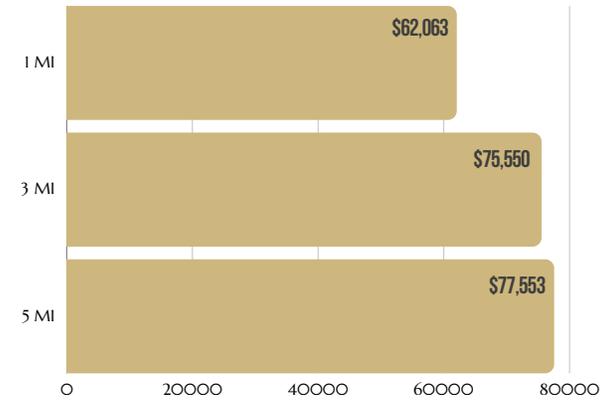
- **This location is perfect for a cafe/ bodega style business** but ownership is open to other business types as well.
- **Situated in a high-traffic area** with excellent visibility and accessibility
- **Surrounded by residential and commercial properties**, ensuring a steady flow of foot traffic
- **Located near the NoHo Arts District**, attracting creatives, professionals, and coffee enthusiasts.
- **Modern construction** designed coming soon with a boutique coffee shop in mind
- **Street parking available** with easy access for customers

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

| ADDRESS | CROSS STREET | TRAFFIC VOLUME | DISTANCE FROM SUBJECT |
|-----------------|-----------------|---------------------|-----------------------|
| Magnolia Blvd | Lankershim Blvd | 35,000 vehicles/day | 0.5 miles |
| Lankershim Blvd | Burbank Blvd | 28,000 vehicles/day | 0.7 miles |
| Vineland Ave | Magnolia Blvd | 22,000 vehicles/day | 0.8 miles |
| Riverside Dr | Lankershim Blvd | 30,000 vehicles/day | 1.2 miles |
| Cahuenga Blvd | Magnolia Blvd | 25,000 vehicles/day | 1.5 miles |



POWERED BY



Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Director of Leasing | DRE 02226762

-  424.421.4241
-  arie@roseandcogroup.com
-  roseandcogroup.com