



1,000 SF

11142 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601

RETAIL/OFFICE

FOR LEASE

OFFERING MEMORANDUM





🕒 SITE DESCRIPTION

11142 Burbank Blvd, North Hollywood, CA 91605

IKON Properties is proud to present a retail space located in the vibrant heart of North Hollywood, 11142 Burbank Blvd is a highly visible multi-tenant retail center surrounded by dense residential neighborhoods and steady foot traffic. Anchored by popular local businesses like Eat That Burger, Tijuana Meats, and La Mejor Bakery, the property benefits from a strong tenant mix that draws consistent customer flow and fosters business synergy. With convenient access from Burbank Blvd and close proximity to public transit, this versatile retail space is well-suited for a variety of uses, offering excellent exposure in one of the Valley's most active commercial corridors.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Retail

AVAILABLE UNITS
1 Unit

AVAILABLE SPACE
1,000 SF

YEAR BUILT
1989



PROPERTY HIGHLIGHTS

- **High visibility** with strong traffic counts and dense demographics
- **Prime location** in the vibrant heart of North Hollywood
- **Excellent tenant mix** that enhances foot traffic and synergy
- **Ample on-site parking** for customers and employees
- **Premier retail space** ideal for a variety of uses

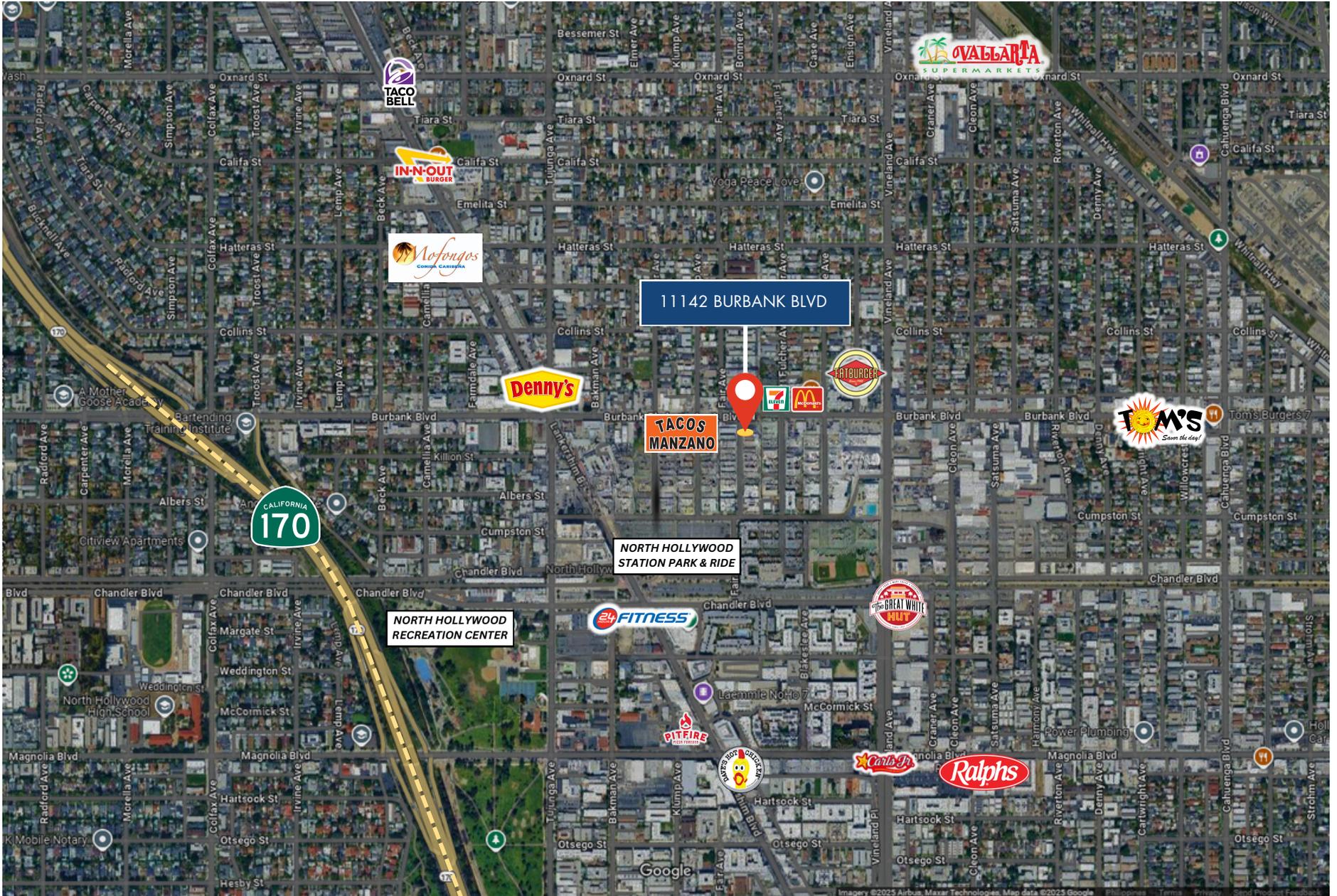


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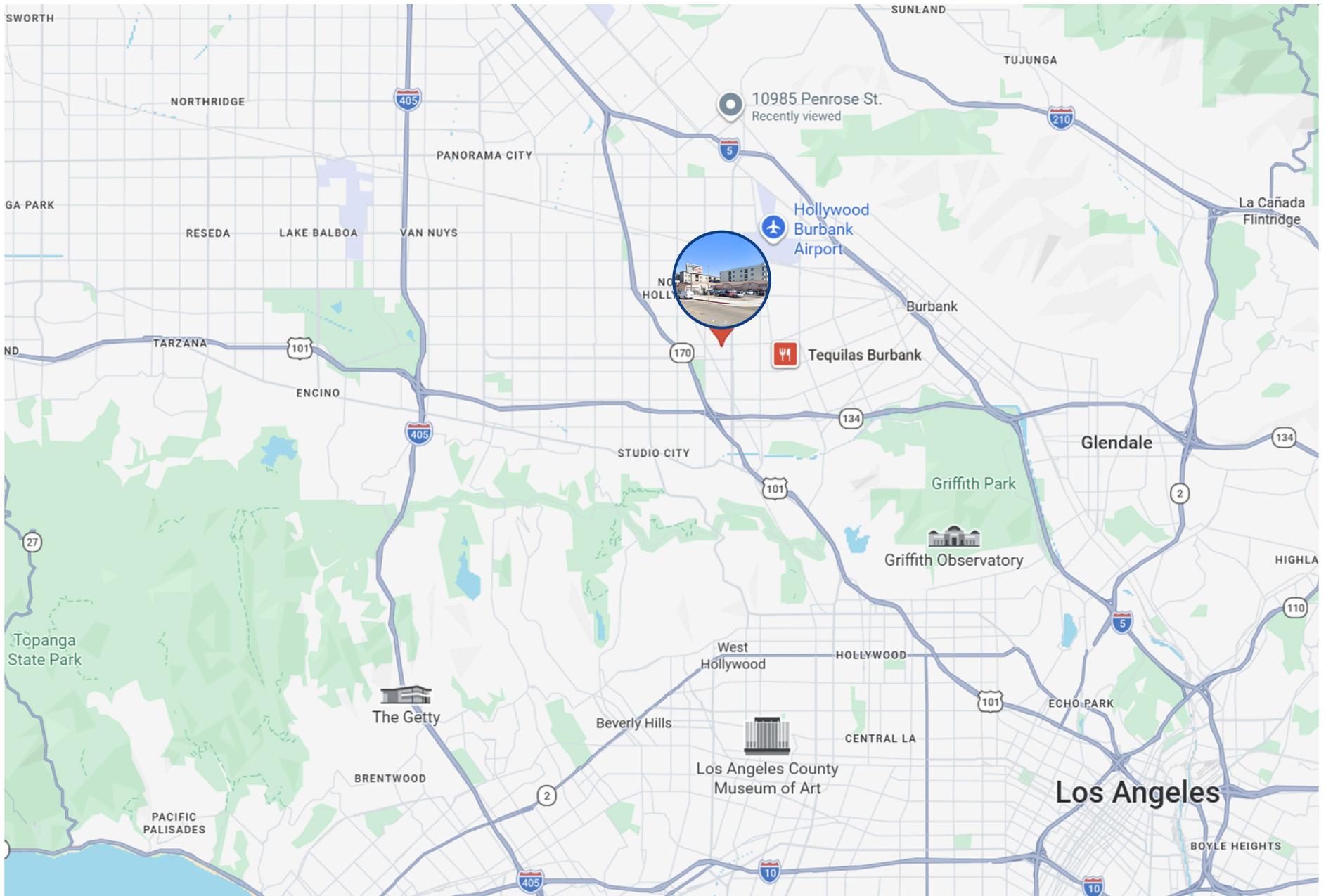
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP



DEMOCRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	47,957	267,152	566,390
2029 Population	45,768	261,139	558,974
Pop Growth 2024-2029	-4.02%	-3.37%	-3.09%
Average Age	42.40	42.30	41.50
2024 Total Households	21,352	108,200	220,715
HH Growth 2024-2029	-4.28%	-3.61%	-3.24%
Median Household Income	\$81,503	\$104,358	\$107,302
Avg Household Size	2.50	2.40	2.30
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$869,921	\$888,647	\$937,183
Median Year Built	1960	1964	1963



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