



# VALUE-ADD INVESTMENT & REDEVELOPMENT OPPORTUNITY

HIGH-VISIBILITY NORTH HOLLYWOOD COMMERCIAL PROPERTY WITH MULTIFAMILY POTENTIAL

## KW Commercial

a division of Keller Williams Hollywood Hills

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Each office is independently owned and operated.

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# INVESTMENT HIGHLIGHTS

Positioned along Victory Boulevard in North Hollywood, this highly visible commercial property offers immediate usability for retail, office, or service-oriented uses. Situated on a ±7,021 SF lot with a ±2,021 SF building, the site also presents long-term redevelopment potential in one of the San Fernando Valley’s most active growth corridors.

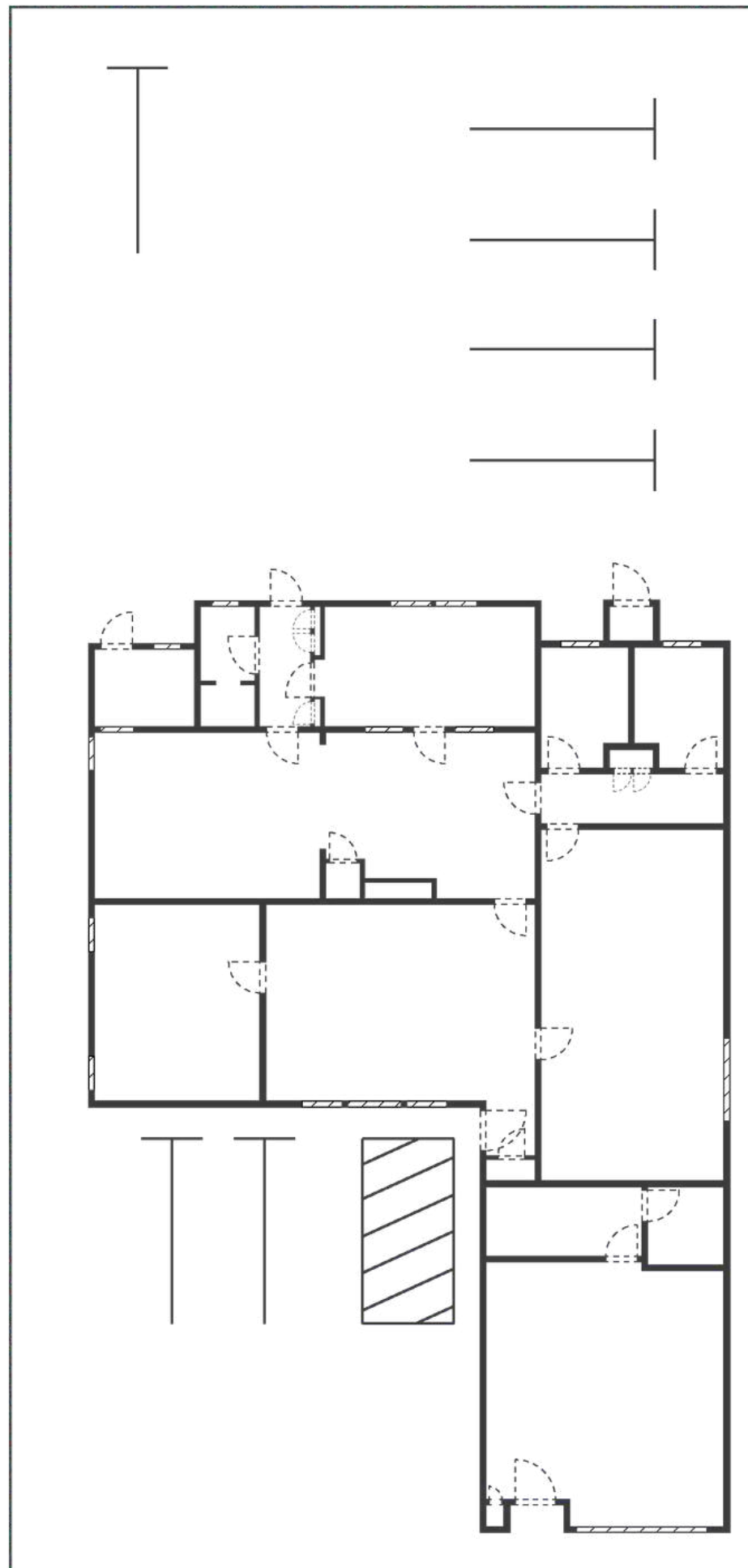
Building Size	±2,021 SF
Lot Size	±7,021 SF
Property Layout	Multiple office / retail configurations
Street Presence	Prominent frontage along Victory Boulevard
Recent Improvements	New roof installed January 2025
HVAC	Central HVAC system
Restrooms	5 Restrooms Throughout the Building
Parking	8 On-Site Parking Spaces
Visibility	High traffic exposure along Victory Boulevard

**Opportunity:** High-visibility Victory Boulevard property offering both immediate retail or office usability and long-term redevelopment potential. The ±7,021 SF lot provides investors, owner-users, and developers the flexibility to operate the existing improvements or explore future residential or mixed-use redevelopment opportunities, subject to buyer verification.

INVESTMENT OFFERING  
**\$1,995,000**

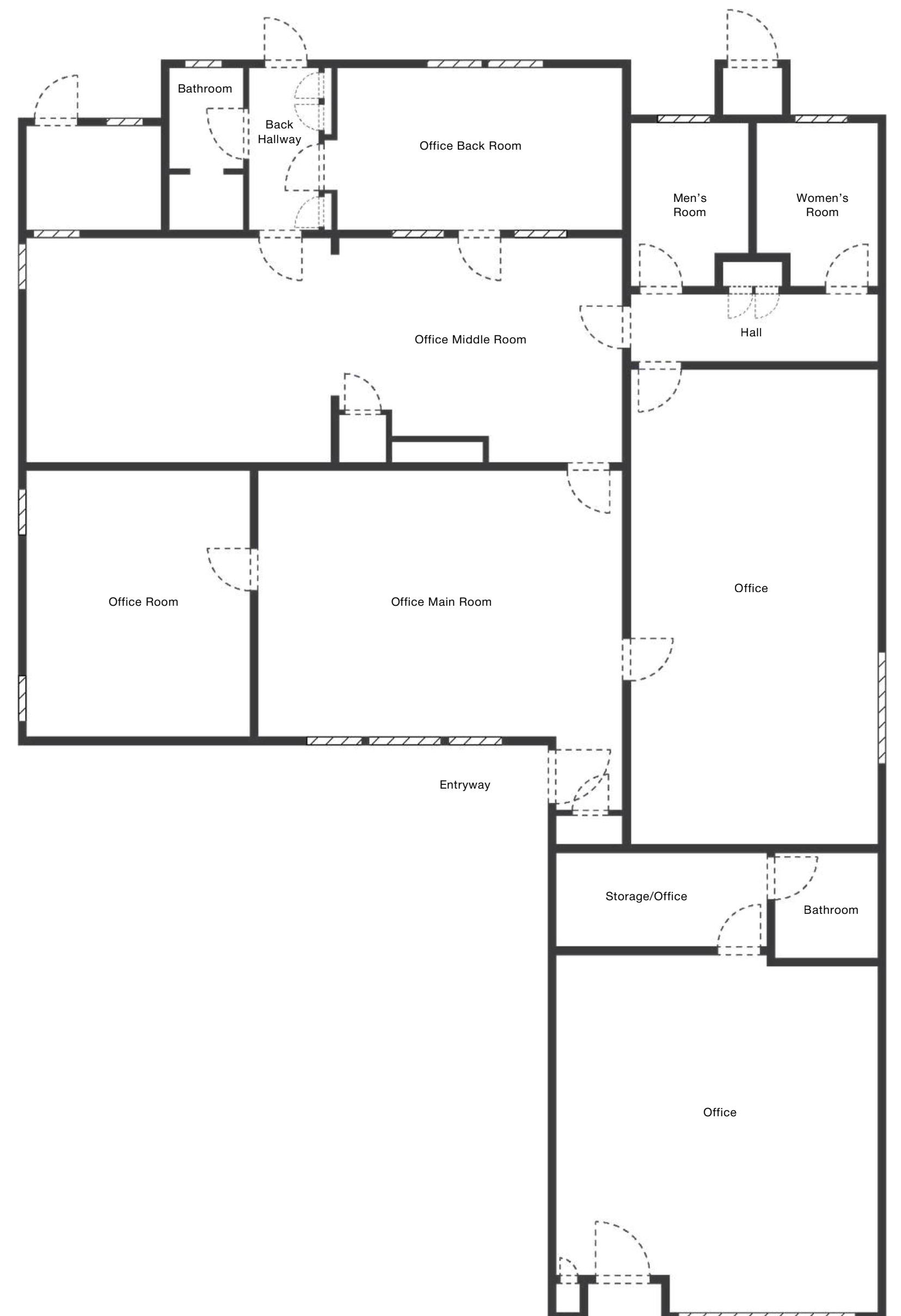
# PROPERTY PLANS

## SITE PLAN



- 8 On-Site Parking Spaces
- Front Retail Space with Prominent Street Frontage

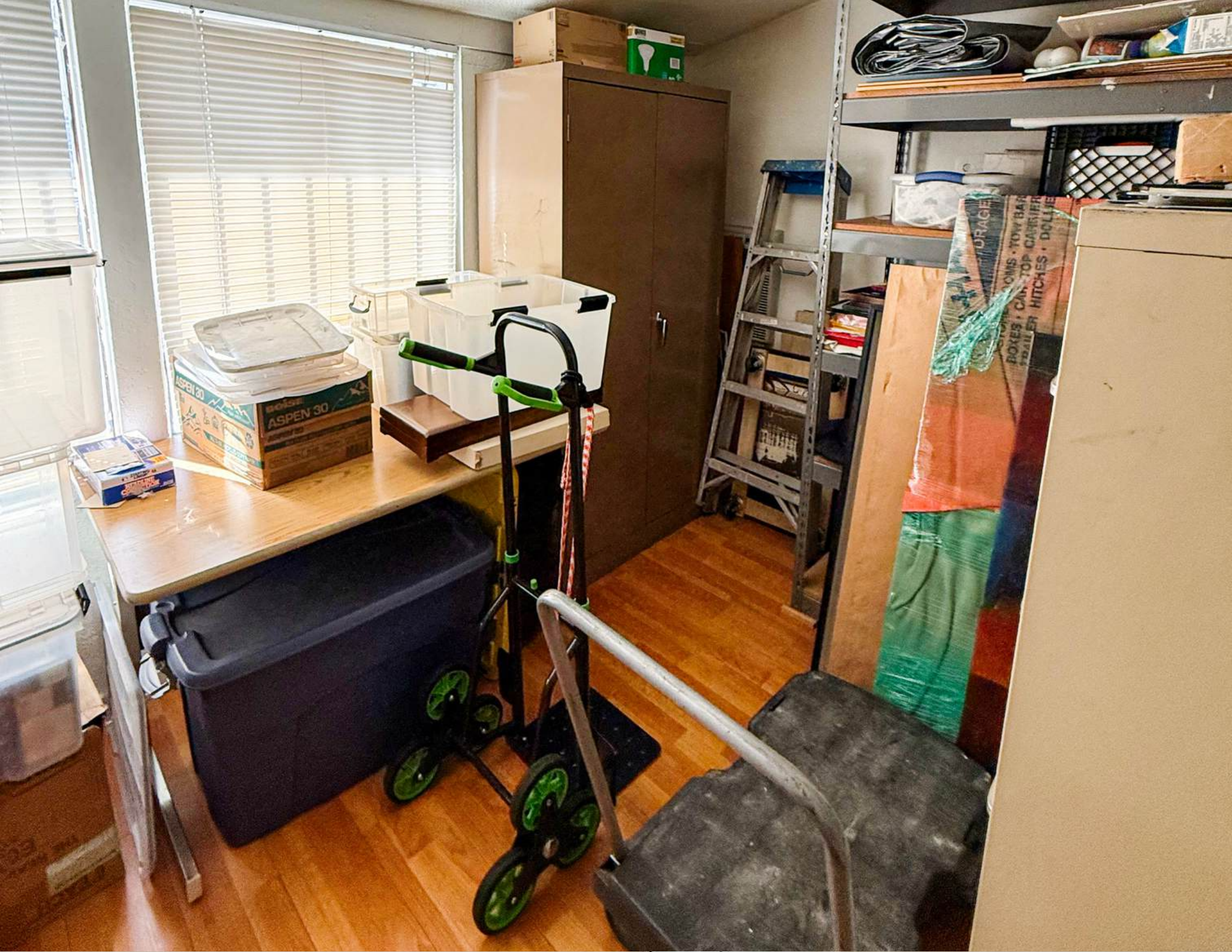
## FLOOR PLAN











1  
1  
6  
3  
0





An aerial photograph of a city block. A red callout box with the text "SUBJECT PROPERTY" is positioned in the upper right quadrant. A red line extends from the bottom of the box to a red dot on a building in the center of the block. The surrounding area includes various buildings, parking lots, and streets.

**SUBJECT  
PROPERTY**

**AERIAL VIEW**

Planet Fitness



Laurel Canyon Blvd

Dehougne St

Vose St

Victory Blvd

Hamlin St

Gentry Ave

Archwood St

Lankershim Blvd

Sylvan St

Vanowen St

Carpenter Ave

Sylvan St

11628 Victory Blvd

Kittridge St

Lemp Ave

Archwo



Hamlin St

**LANKERSHIM BLVD**

**VICTORY BLVD**

Friar St

Farmdale Ave

Hazelhurst Pl

Erwin St

Beck Ave

Farmdale Ave

Tujunga Ave

Beck Ave

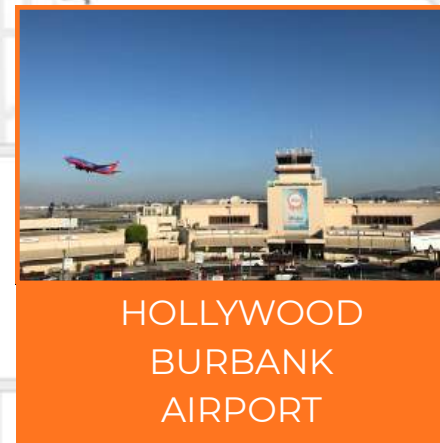
Calvert St

**LOCATION MAP**

Erwin

Syl

# AREA MAP



HOLLYWOOD  
BURBANK  
AIRPORT



NOHO WEST



NOHO ARTS DISTRICT



WARNER BROS  
STUDIOS  
HOLLYWOOD



UNIVERSAL STUDIOS  
HOLLYWOOD



# RETAIL MAP

- 1 - Latino MiniMart
- 2 - BlaqHaus NoHo
- 3 - El Pollo Loco
- 4 - Tacos El Venado
- 5 - Philadelphia Steak & Hoagies
- 6 - Thai Victory
- 7 - Sushi Gourmet
- 8 - McDonalds
- 9 - Roma Deli
- 10 - Starbucks



10

8

7

6

4

1

3

5

2

9

# AREA OVERVIEW

## Prime North Hollywood Commercial Location

11628–11630 Victory Boulevard occupies a highly visible position within North Hollywood’s established commercial corridor in Los Angeles City Council District 2. The property benefits from consistent vehicle traffic along Victory Boulevard and proximity to the NoHo Arts District and the transformative NoHo West redevelopment, which has introduced new residential communities, retail destinations, and neighborhood amenities to the surrounding area.

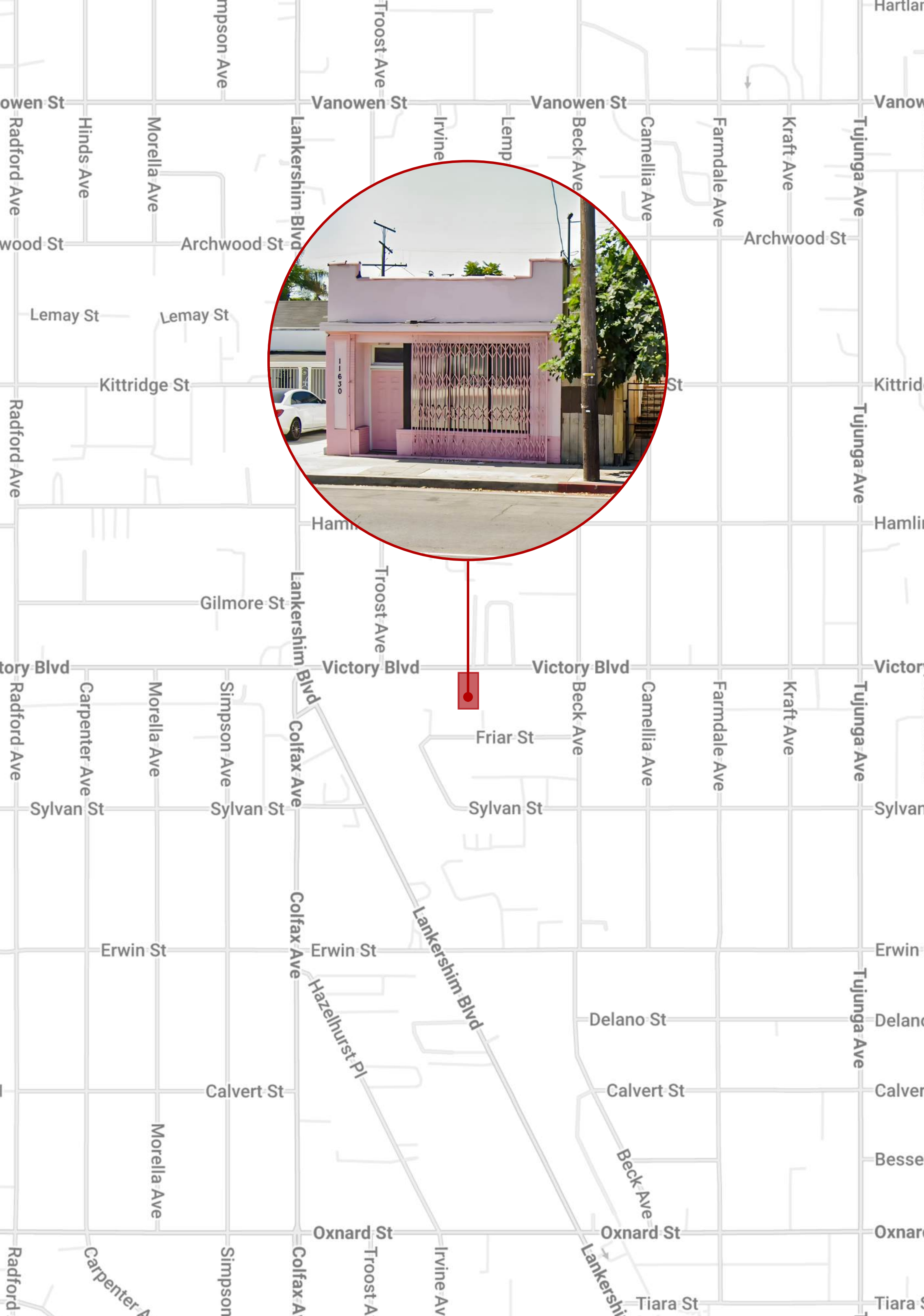
## Strong Local Market Fundamentals

North Hollywood continues to experience strong population growth and investment, attracting a diverse mix of residents, professionals, and creative industry employees. Surrounding neighborhoods feature a blend of multifamily housing, established residential communities, and neighborhood-serving businesses that support long-term economic activity.

The area’s proximity to major entertainment employers, including Universal Studios and Warner Bros. Studios, further strengthens local demand for housing, services, and commercial amenities. Continued development across the San Fernando Valley reflects the region’s ongoing growth and investment appeal.

## Strategic North Hollywood Location

- Located within a well-established San Fernando Valley commercial corridor
- Close proximity to the NoHo Arts District and NoHo West mixed-use development
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- Excellent street visibility along Victory Boulevard, a major Valley thoroughfare
- Strong positioning for neighborhood-serving commercial uses or future redevelopment potential



## FOR MORE INFORMATION:

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