



11306 BURBANK BLVD,  
NORTH HOLLYWOOD, CA 91601

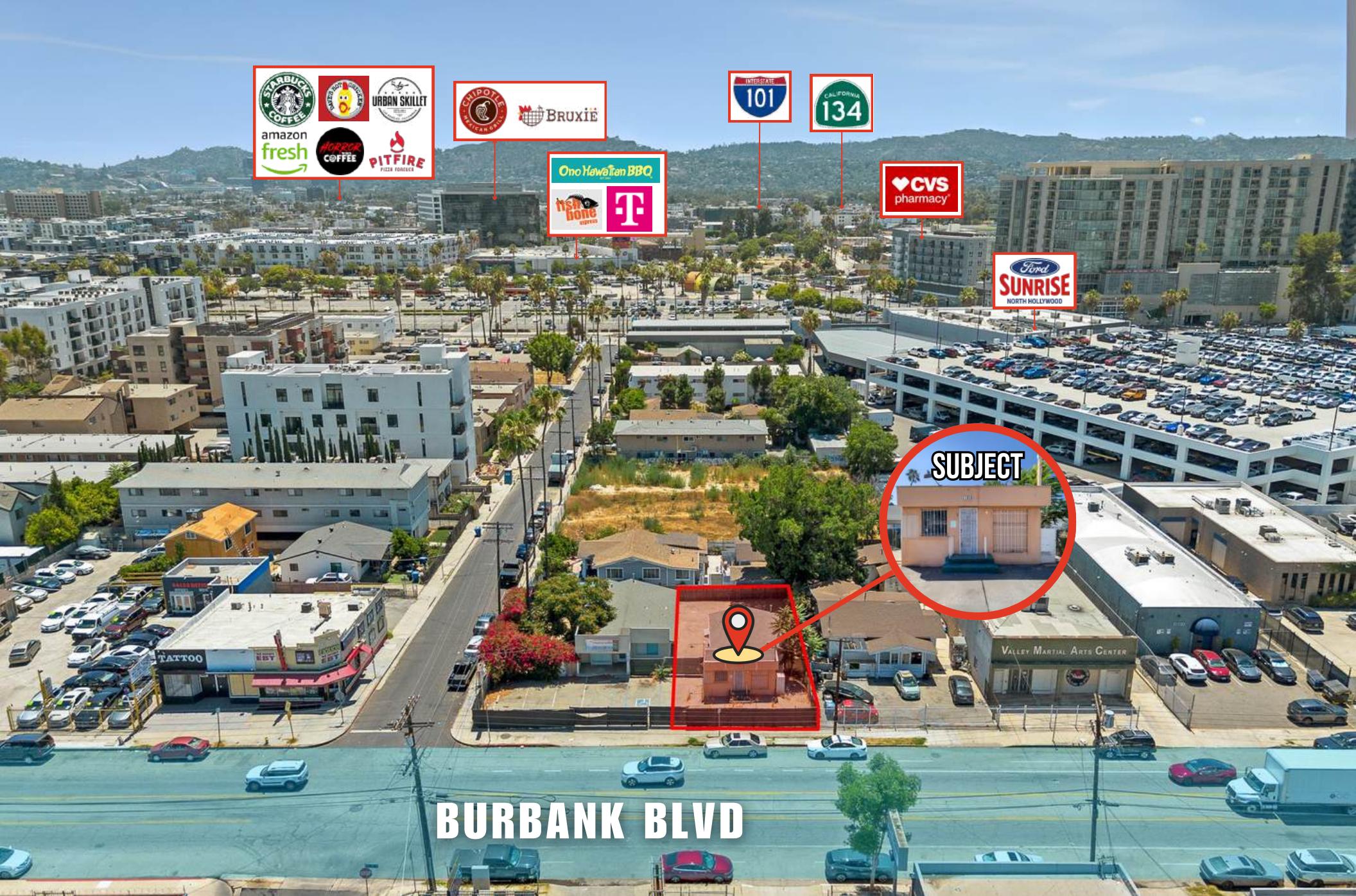


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# PROPERTY AERIAL MAP



**BURBANK BLVD**

# PROPERTY OVERVIEW



**TYPE**  
Office/Retail



**SIZE**  
738 SF



**RATE**  
\$3.00 NNN



**YEAR BUILT**  
1923



**TERM**  
Negotiable



**ZONING**  
LAC2



# PROPERTY PHOTOS



Rose & Co.  
COMMERCIAL GROUP

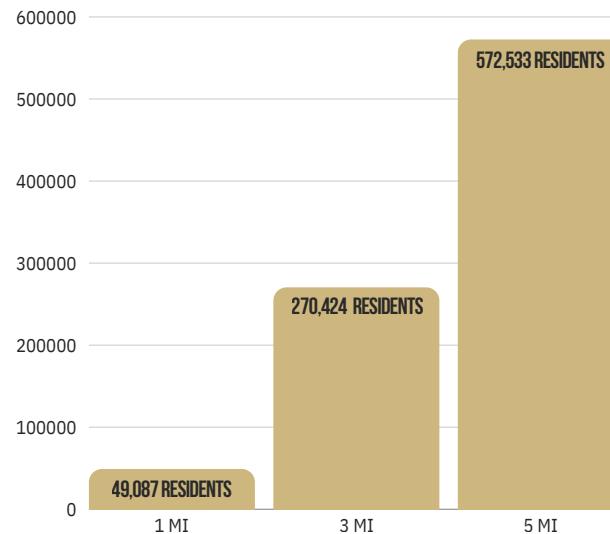
# PROPERTY SHOWCASE



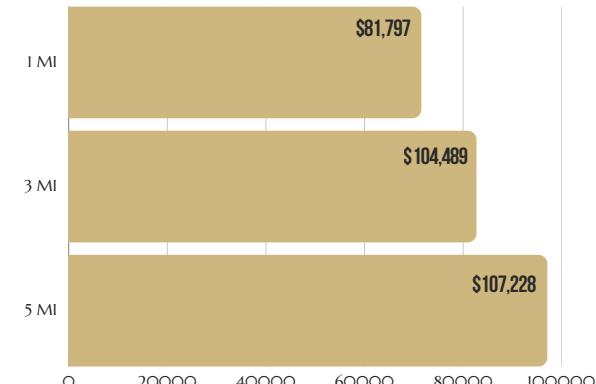
- **Prime NoHo Office/Flex/Retail Space for Lease**
- **Located near the vibrant intersection of Burbank Blvd and Lankershim Blvd** in the heart of North Hollywood, this versatile space is ideal for office, retail, or flex use.
- **The property features an office, a kitchen and flex space to get creative with.** There is on site parking and excellent outdoor space, your business will benefit from strong visibility and convenience in one of LA's most dynamic neighborhoods.
- **Don't miss this opportunity** to plant your flag in NoHo's thriving creative and commercial corridor.

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Elmer Ave	Burbank Blvd	832 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	840 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,897 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,591 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	23,011 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	22,721 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	786 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	793 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	1,600 vehicles/day	.08 miles
Klump Ave	Burbank Blvd	1,618 vehicles/day	.08 miles



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