



11306 BURBANK BLVD,
NORTH HOLLYWOOD, CA 91601

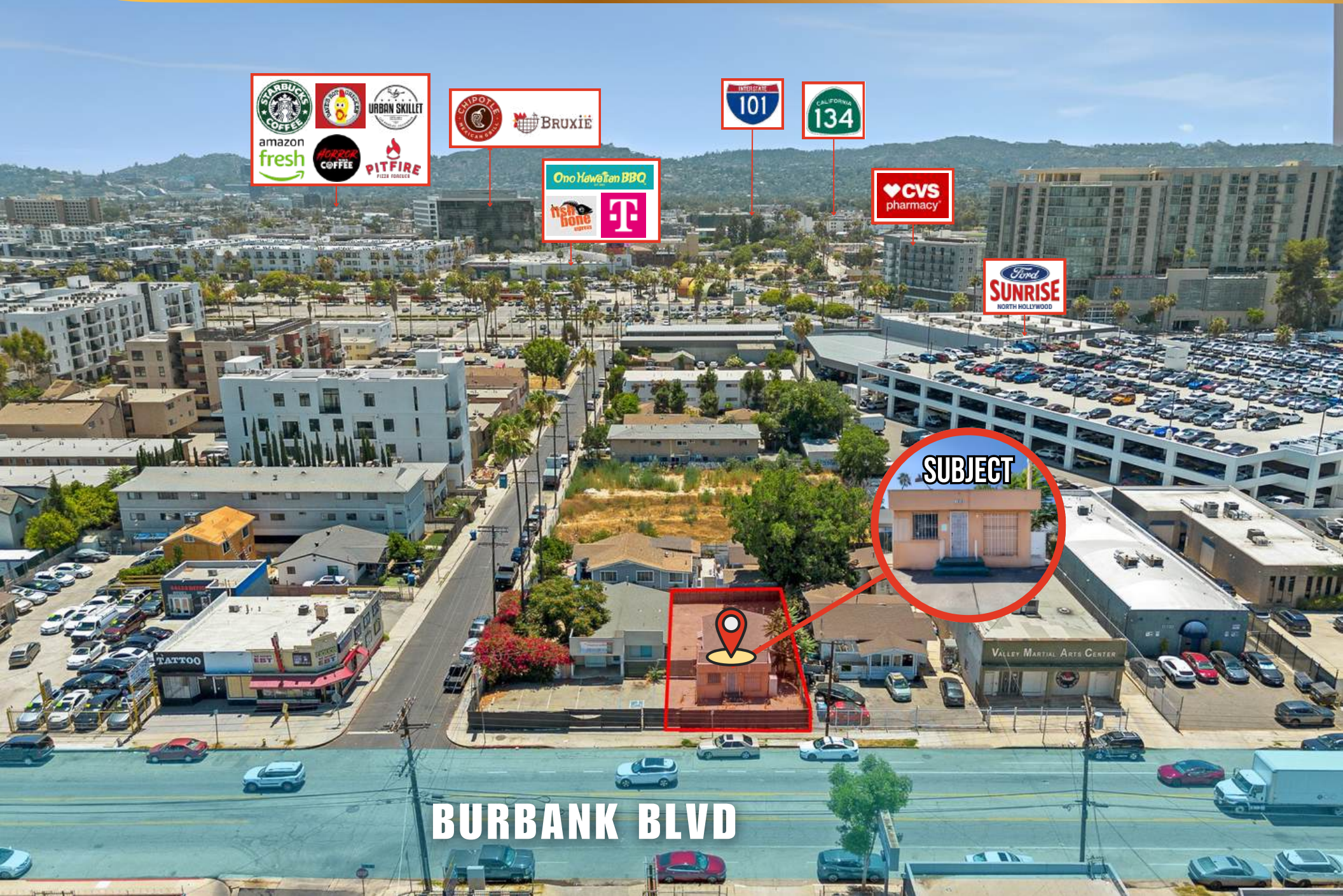


real

POWERED BY

RISE
REAL ESTATE

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



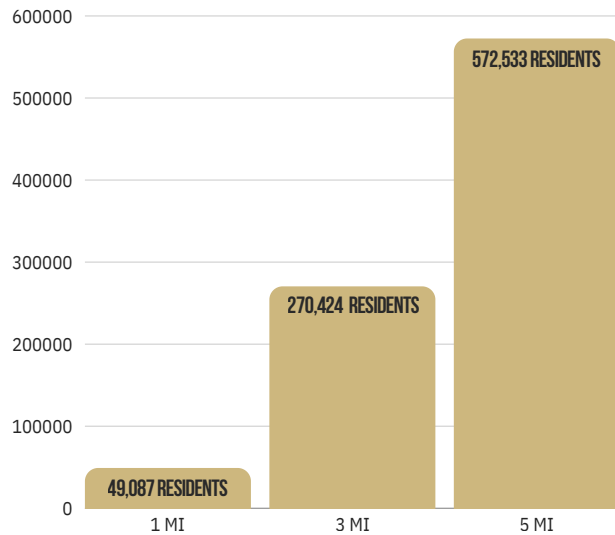
Rose & Co.
COMMERCIAL GROUP



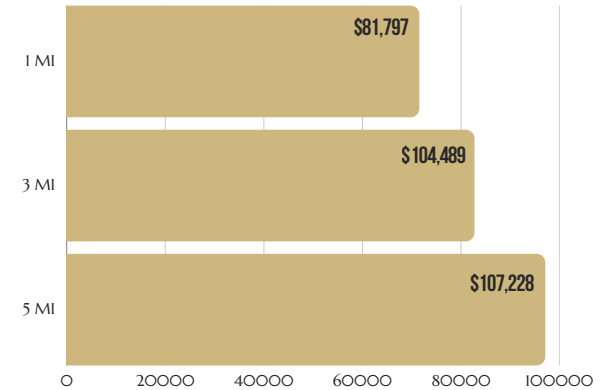
- **Prime NoHo Office/Flex/Retail** Space for Lease
- **Located near the vibrant intersection of Burbank Blvd and Lankershim Blvd** in the heart of North Hollywood, this versatile space is ideal for office, retail, or flex use.
- **The property features an office, a kitchen and flex space to get creative 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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Director of Leasing | DRE 02226762

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