

RETAIL/OFFICE

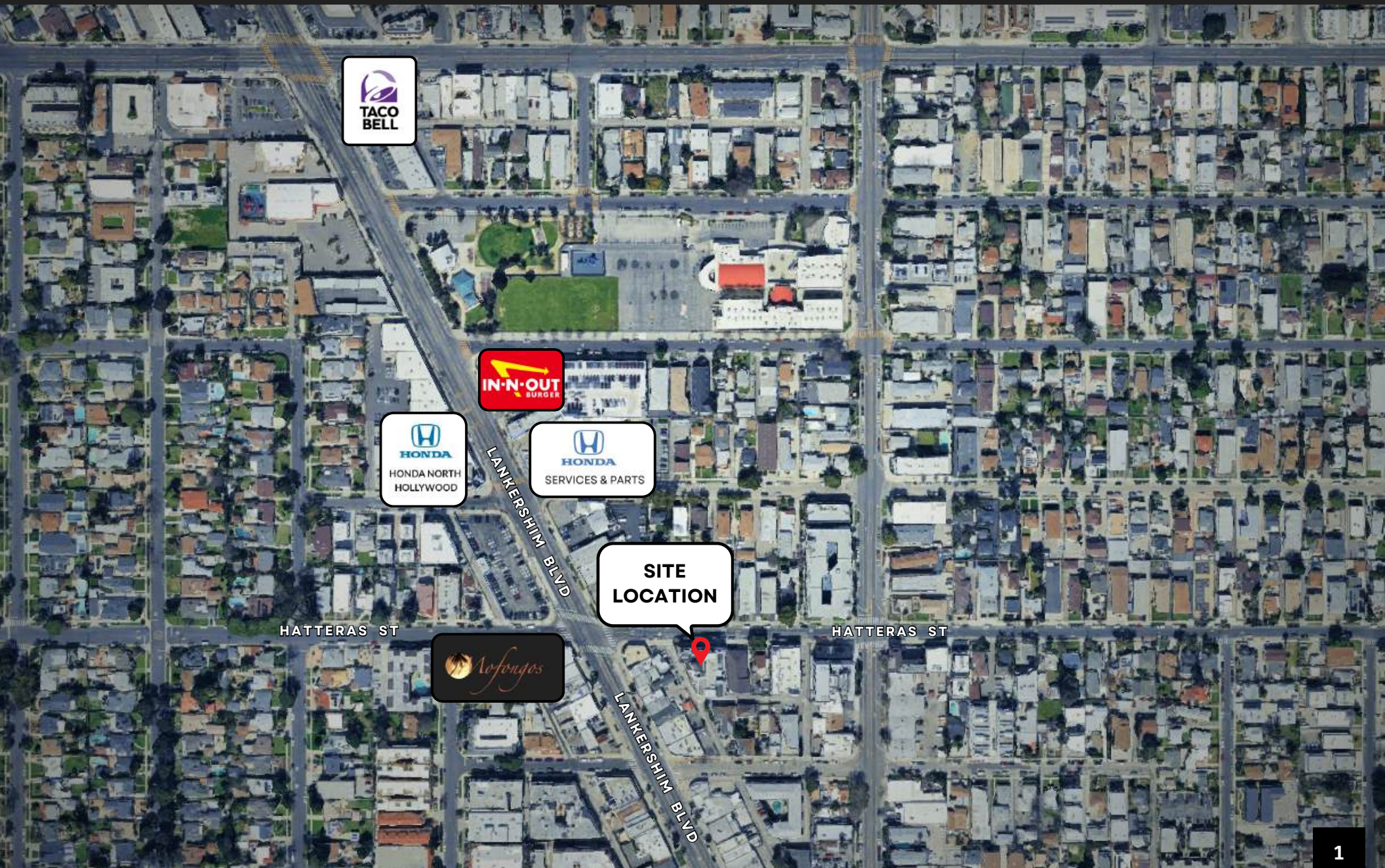


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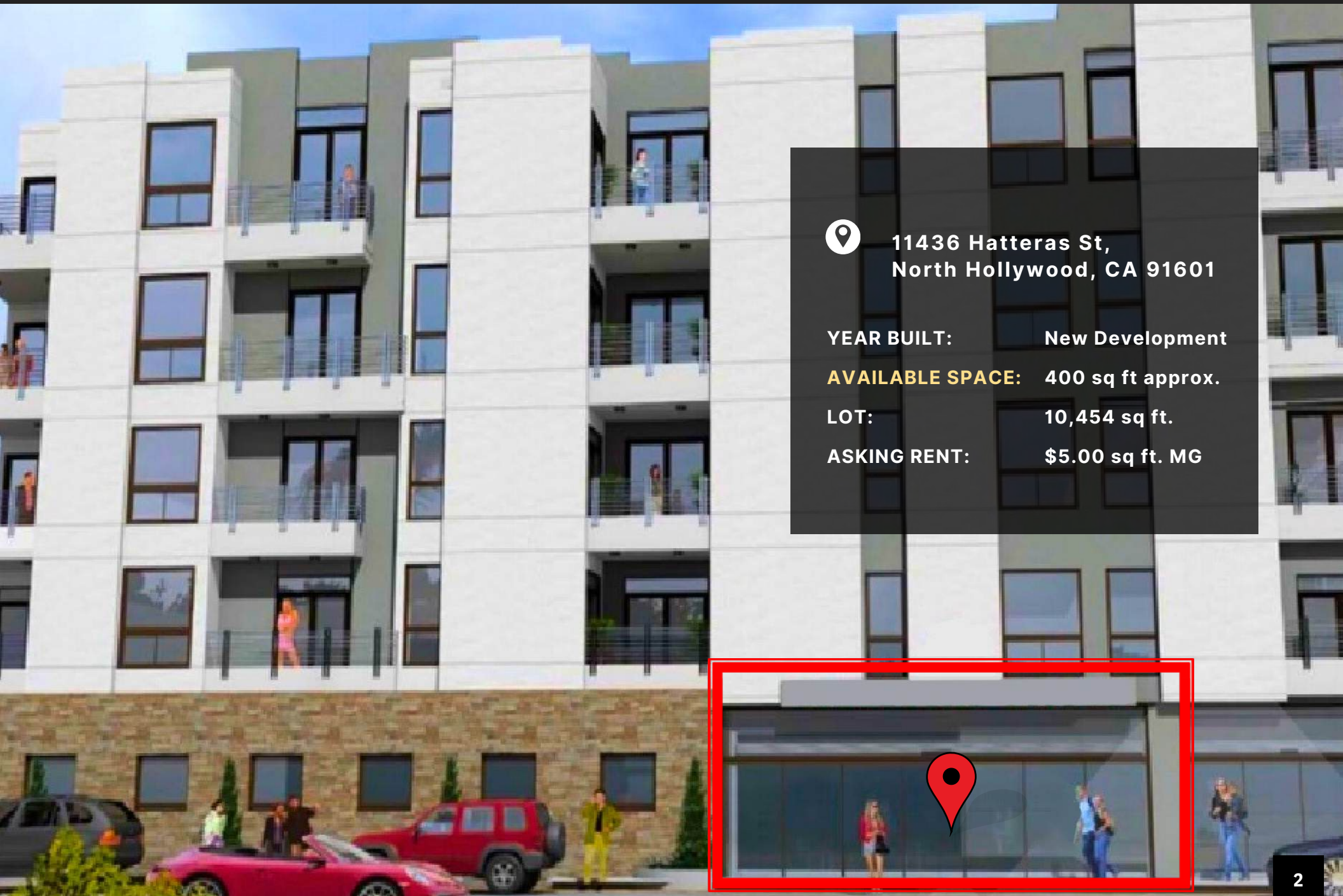


**11436 HATTERAS ST,
NORTH HOLLYWOOD, CA 91601**

ON THE MAP



ABOUT THE PROPERTY



11436 Hatteras St,
North Hollywood, CA 91601

YEAR BUILT: New Development

AVAILABLE SPACE: 400 sq ft approx.

LOT: 10,454 sq ft.

ASKING RENT: \$5.00 sq ft. MG

PROPERTY SHOWCASE

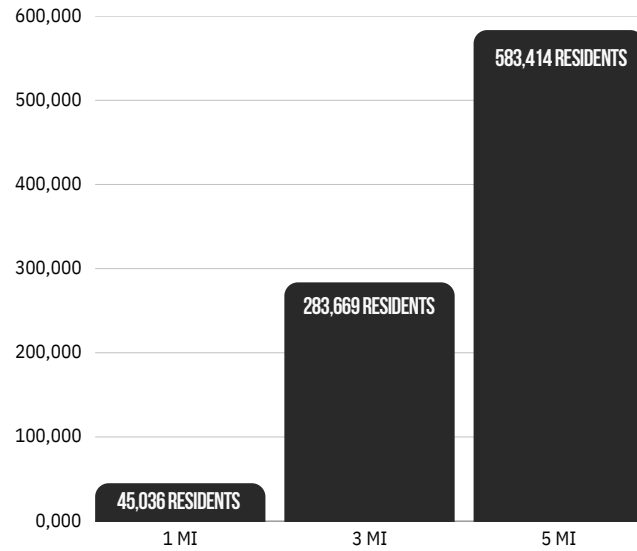


- THIS LOCATION IS PERFECT FOR A CAFE/ BODEGA STYLE BUSINESS BUT OWNERSHIP IS OPEN TO OTHER BUSINESS TYPES AS WELL.
- SITUATED IN A HIGH-TRAFFIC AREA WITH EXCELLENT VISIBILITY AND ACCESSIBILITY
- SURROUNDED BY RESIDENTIAL AND COMMERCIAL PROPERTIES, ENSURING A STEADY FLOW OF FOOT TRAFFIC
- LOCATED NEAR 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

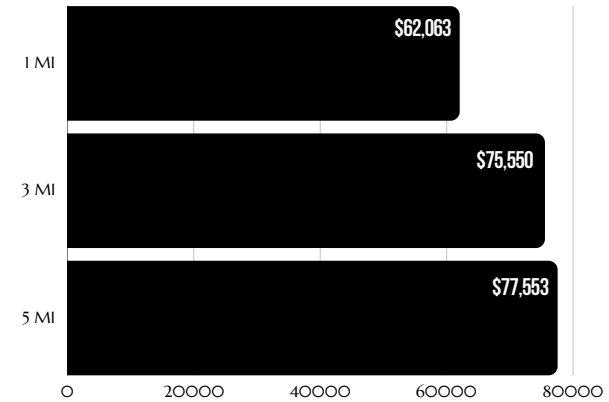
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COMMUNITY PROFILE

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



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