



COMMERCIAL
REAL ESTATE
the sign of a profitable property



VICTORY PLAZA SHOPPING CENTER - RETAIL SPACE AVAILABLE FOR LEASE

13003-13075 Victory Blvd., North Hollywood, CA 91006



BRIAN WIENER

(310) 730-1459 | brian@illicre.com
DRE#01259067

BRANDON PARTIELI

(310) 697-5390 | brandon@illicre.com
DRE#02126338

TODD NATHANSON

(818) 514-2204 | todd@illicre.com
DRE#00923779



PROPERTY FEATURES

13003-13075 Victory Blvd., North Hollywood, CA 91006



APPROX. 1,447-3,504 SF

RETAIL SPACES AVAILABLE

- ✓ Dedicated Turn Lane
- ✓ Pylon Sign
- ✓ Signalized Intersection
- ✓ Recently remodeled and expanded Vallarta Supermarket
- ✓ Co-tenancies include: Vallarta Supermarket, LA Fitness, CVS, Citibank, brand new Petco, Chipotle, Blaze Pizza

AREA AMENITIES

- ✓ Located on Victory Boulevard ±50,000 cars per day
- ✓ Strong daily consumer needs that draw traffic to the center
- ✓ Impressive parking ratio with easy access to major traffic artery
- ✓ Dense urban infill location
- ✓ Close to the 101 & 170 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	41,515	346,136	714,225
 Avg. HH Income	\$81,250	\$88,973	\$96,414
 Daytime Pop	33,862	280,649	577,757
 Traffic Count	±51,497 CPD ON VICTORY BLVD		

RETAIL SPACES
NORTH HOLLYWOOD, CA

UNIT 13015-B

13003-13075 Victory Blvd., North Hollywood, CA 91006



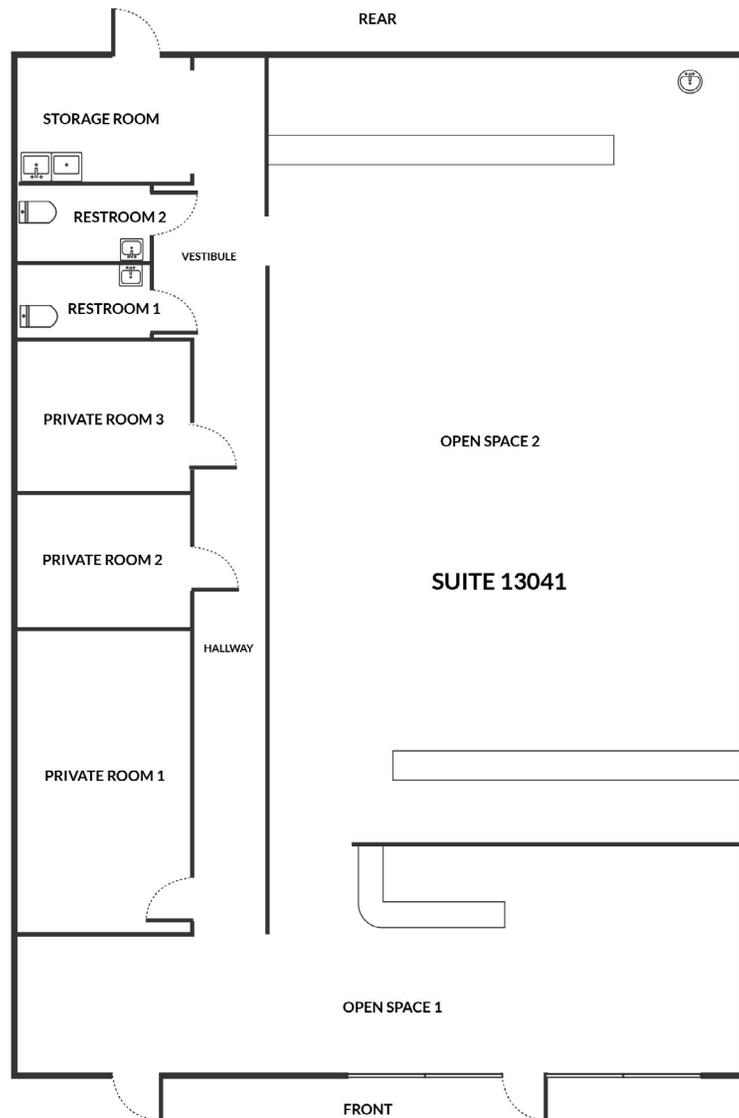
APPROX. 1,447 SF
RETAIL SHELL SPACE | IN-LINE

- ✓ Great visibility located on main entry to the property
- ✓ Shouldering national co-tenants such as CVS & Petco



UNIT 13041

13003-13075 Victory Blvd., North Hollywood, CA 91006



APPROX. 3,504 SF

RETAIL SPACE | IN-LINE

- ✓ Open space, vestibule, hallway, three private rooms
- ✓ Storage room and two restrooms



RETAIL SPACES
NORTH HOLLYWOOD, CA

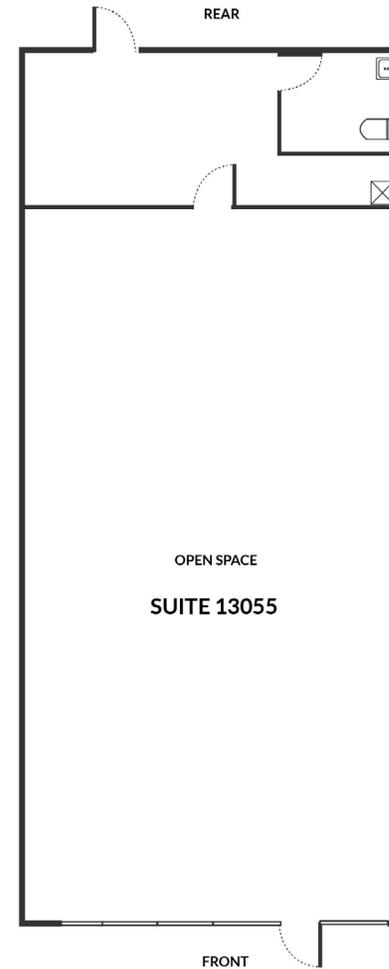
UNIT 13055

13003-13075 Victory Blvd., North Hollywood, CA 91006



APPROX. 2,100 SF
RETAIL SPACE | IN-LINE

- ✓ Open space
- ✓ Storage room and private restroom



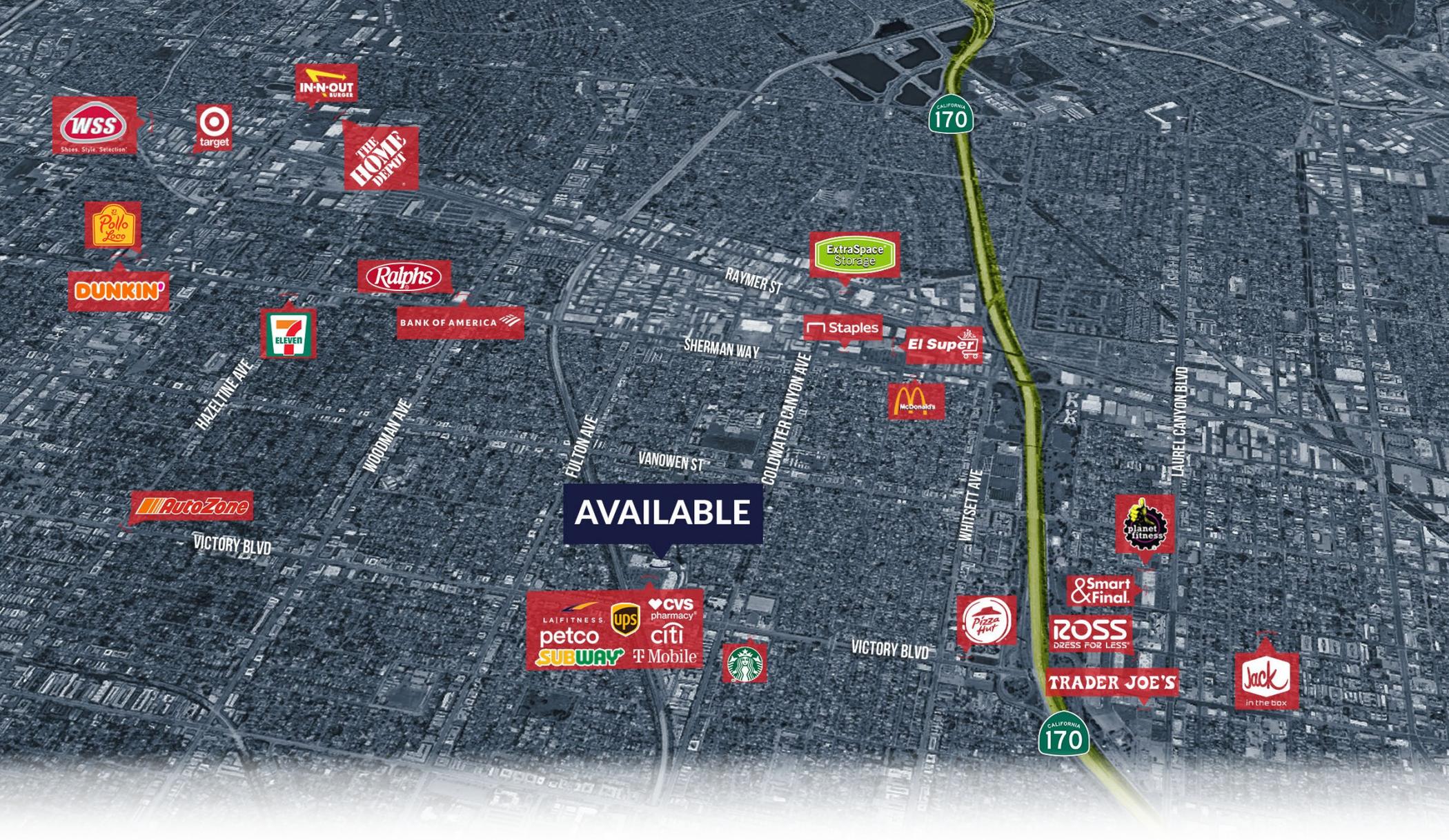
SITE PLAN

13003-13075 Victory Blvd., North Hollywood, CA 91006



UNIT#	TENANT	SQUARE FEET
13003	CitiBank, N.A.	±3,324
13007	Uncle Tony's Pizzeria	±2,600
13009	Subway	±971
13009-A	Urban Kebobs	±975
13011	Poke Home	±780
13013	Zie Boutique	±1,170
13015-A	CosmoProf	±2,400
13015-B	AVAILABLE	±1,447
13019	US Renal Care	±12,199
13021	CVS	±13,478
13025	Petco	±15,000
13027	The UPS Store	±1,400
13029	Occupied	±1,884
13039	Scott Mintz Chiropractic	±2,450
13041	AVAILABLE	±3,504
13047	Cricket Wireless	±1,400
13051	Vallarta Supermarkets	±31,117
13055	AVAILABLE	±2,100
13059	Dapper Fellas	±1,400
13061	Allure Laser & Wellness Spa	±1,400
13063	Victory Plaza Dental	±2,100
13069	LA Fitness	±28,830
13075-A	Chipotle Mexican Grill	±2,100
13075-B	Blaze Pizza	±2,398

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



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ASSOCIATE

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ASSOCIATE

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DRE#02126338



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.