



10999 Riverside Dr, North Hollywood, CA 91602

Office Space Available

**FOR LEASE**

OFFERING MEMORANDUM





## ● SITE DESCRIPTION

IKON Properties is proud to present 10999 Riverside Dr, North Hollywood STE 301. This recently renovated office offers a professional and secure work environment with direct access to the 134, 101, and 170 freeways. Tenants enjoy reserved on-site parking, free 24/7 tenant-controlled HVAC, and a secured electronic entry system for peace of mind. The property only minutes away from major studios like Warner Brothers & Walt Disney. This is a unique opportunity to establish your business in one of North Hollywood's most sought-after creative corridors, surrounded by premier entertainment and production companies.



## PROPERTY HIGHLIGHTS

- Recently Renovated Building
- Reserved on-site parking available
- Excellent freeway connectivity to 134, 101 & 170
- 24/7 tenant-controlled HVAC at no additional cost
- Secure electronic access for enhanced safety
- Minutes away from major studios like Warner Brothers & Walt Disney.

PROPERTY TYPE  
Office

AVAILABLE SPACE  
3 Rooms

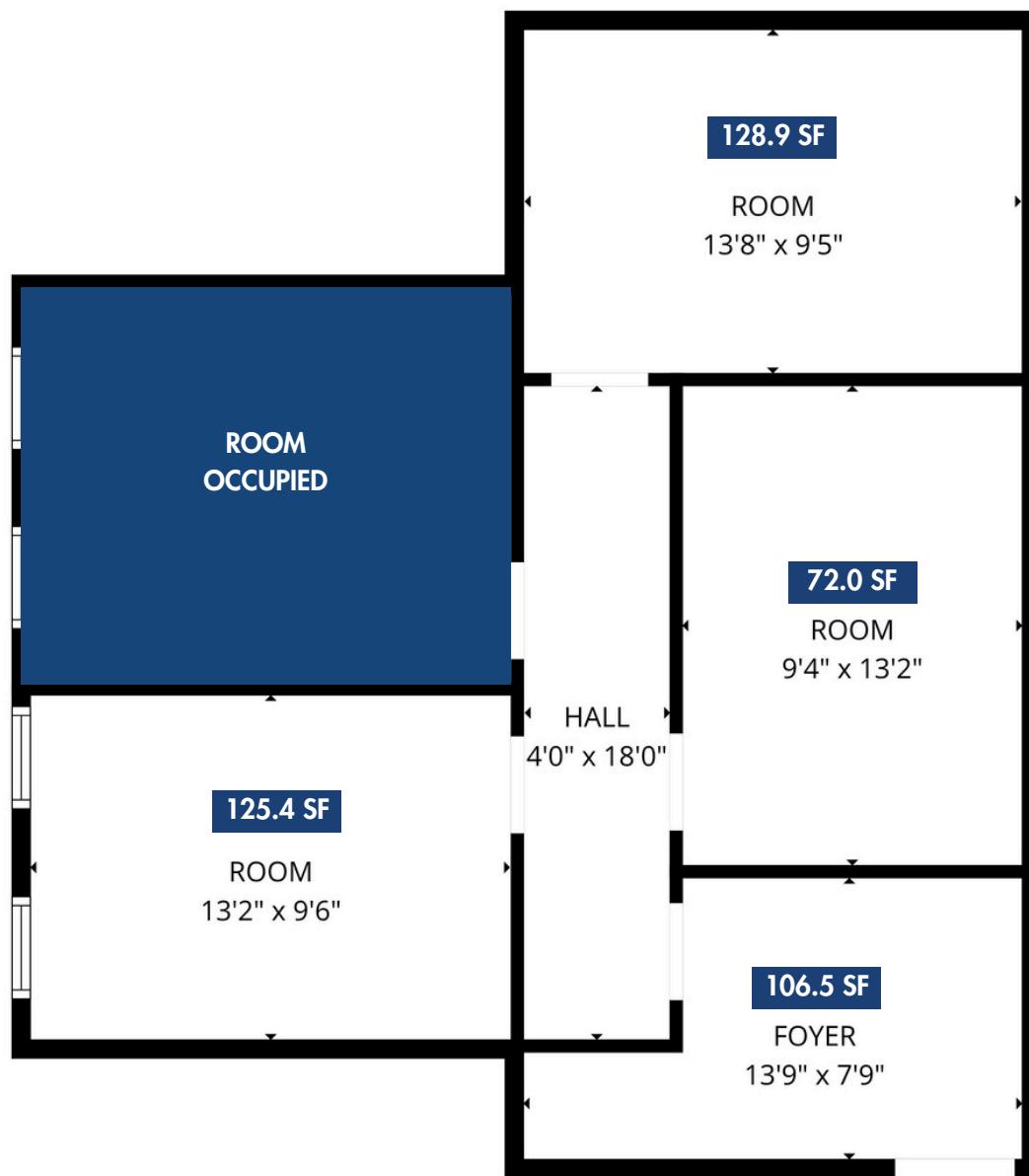
RATE  
\$2,250/mo

STORIES  
3

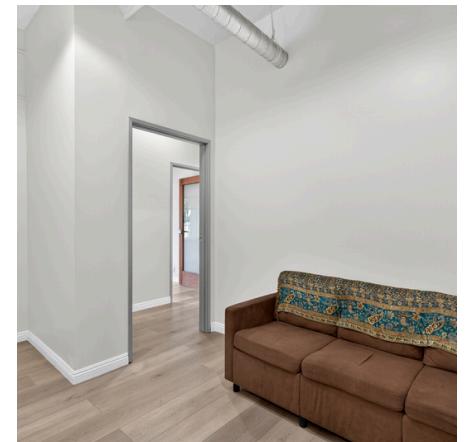
YEAR BUILT  
1977

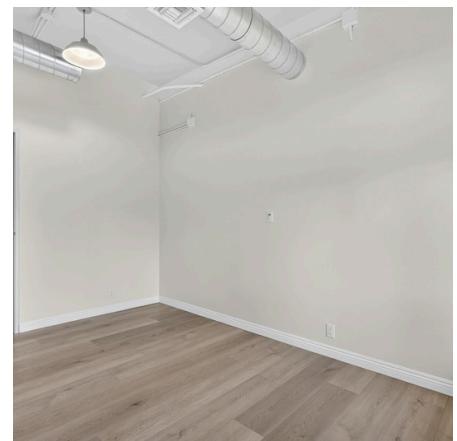
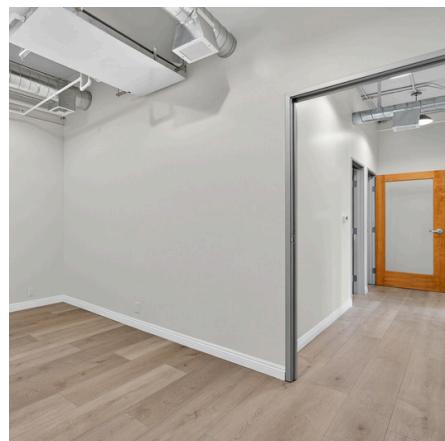
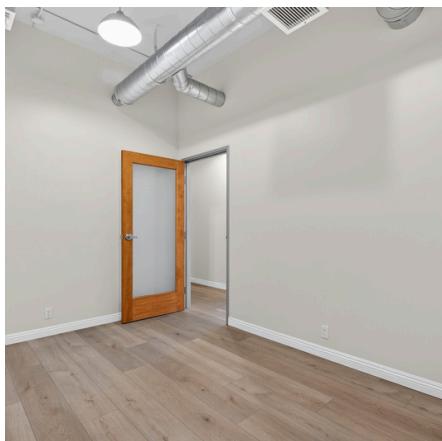
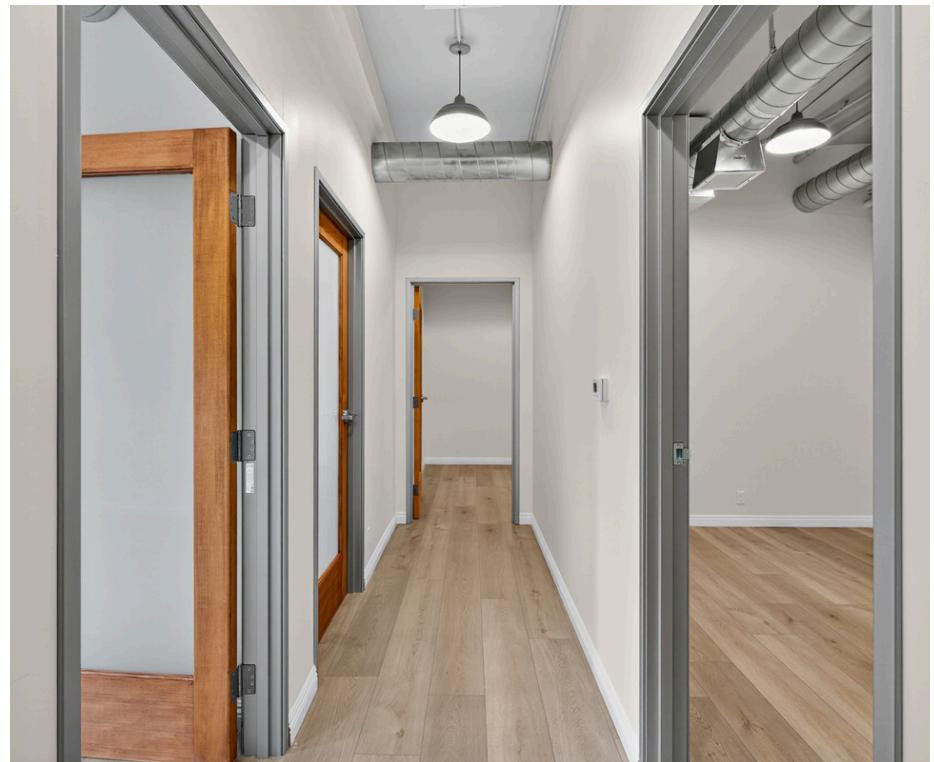
ZONING  
LAC2

# FLOORPLAN



STE 301 - OFFICES  
AVAILABLE

 PROPERTY PHOTOS

 PROPERTY PHOTOS

# ● RETAIL MAP



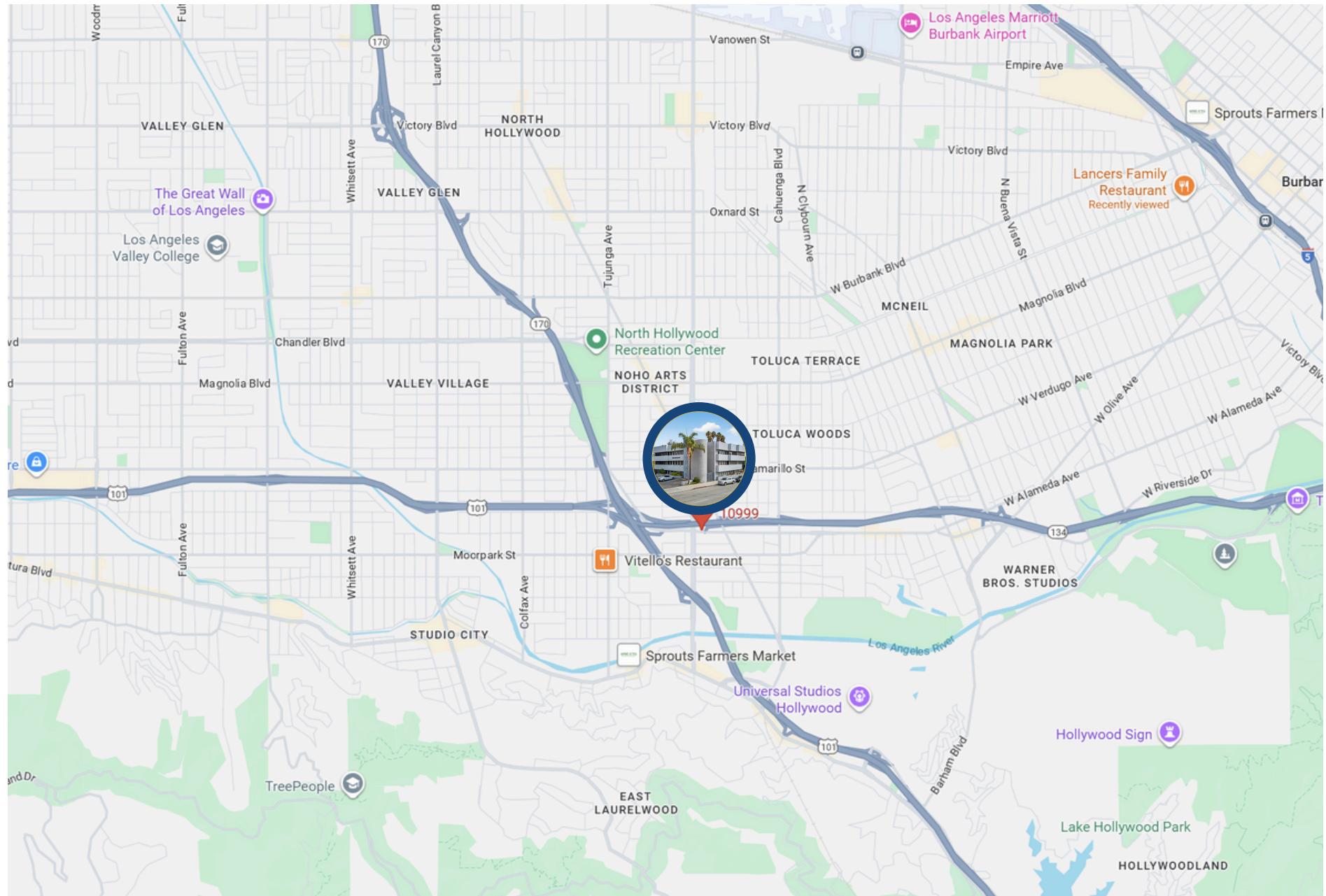
# AERIAL MAP



LOCATED JUST EAST OF VINELAND AVENUE ALONG RIVERSIDE DRIVE IN THE HEART OF THE NORTH HOLLYWOOD ARTS DISTRICT, ONE OF THE SAN FERNANDO VALLEY'S MOST DYNAMIC AND RAPIDLY GROWING COMMERCIAL CORRIDORS.



# LOCATION MAP



# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	41,897	212,580	614,120
2029 Population	40,997	207,170	614,120
Pop Growth 2024-2029	-2.15%	-2.54%	-2.42%
Average Age	38.90	40.20	40.60
2024 Total Households	21,681	93,203	270,392
HH Growth 2024-2029	-2.32%	-2.74%	-2.51%
Median Household Income	79,085	85,681	77,396
Avg Household Size	1.90	2.20	2.20
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$1,005,355	\$1,002,432	\$971,249
Median Year Built	1980	1966	1966



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