

OFFICE  
**FOR LEASE**



10750 BURBANK BLVD,  
NORTH HOLLYWOOD, CA 91601



# EXECUTIVE SUMMARY

10750 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601

IKON Properties is pleased to present two professional office suites available for lease at 10750 Burbank Blvd, located in the vibrant and highly accessible North Hollywood Arts District. Walking distance to the Metro Red and Orange Lines and the center of the NoHo Arts District. This property offers a combined total of approximately 1,500 SF, divided into two suites: a 500 SF unit (Unit 3) and a 1,000 SF unit (Unit 4-5). Each suite features a private entrance with designated parking—one space for Unit 3 and two spaces for Unit 4-5—positioned conveniently at the front of the property with a beautiful view of the Burbank Hills.

Nestled within a clean and well-maintained office complex, these suites are ideal for a variety of professional uses. The building offers excellent visibility along Burbank Blvd and is just minutes from the 170 and 101 Freeways and the Metro Red and Orange Lines, providing smooth connectivity for clients and employees. Surrounded by a mix of residential and commercial developments, the area experiences strong foot traffic and ongoing business activity. This is a rare opportunity to secure a flexible, move-in ready space in a thriving submarket of Los Angeles with continued demand for professional services and long-term growth potential.

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## PROPERTY SUMMARY

### PROPERTY INFO

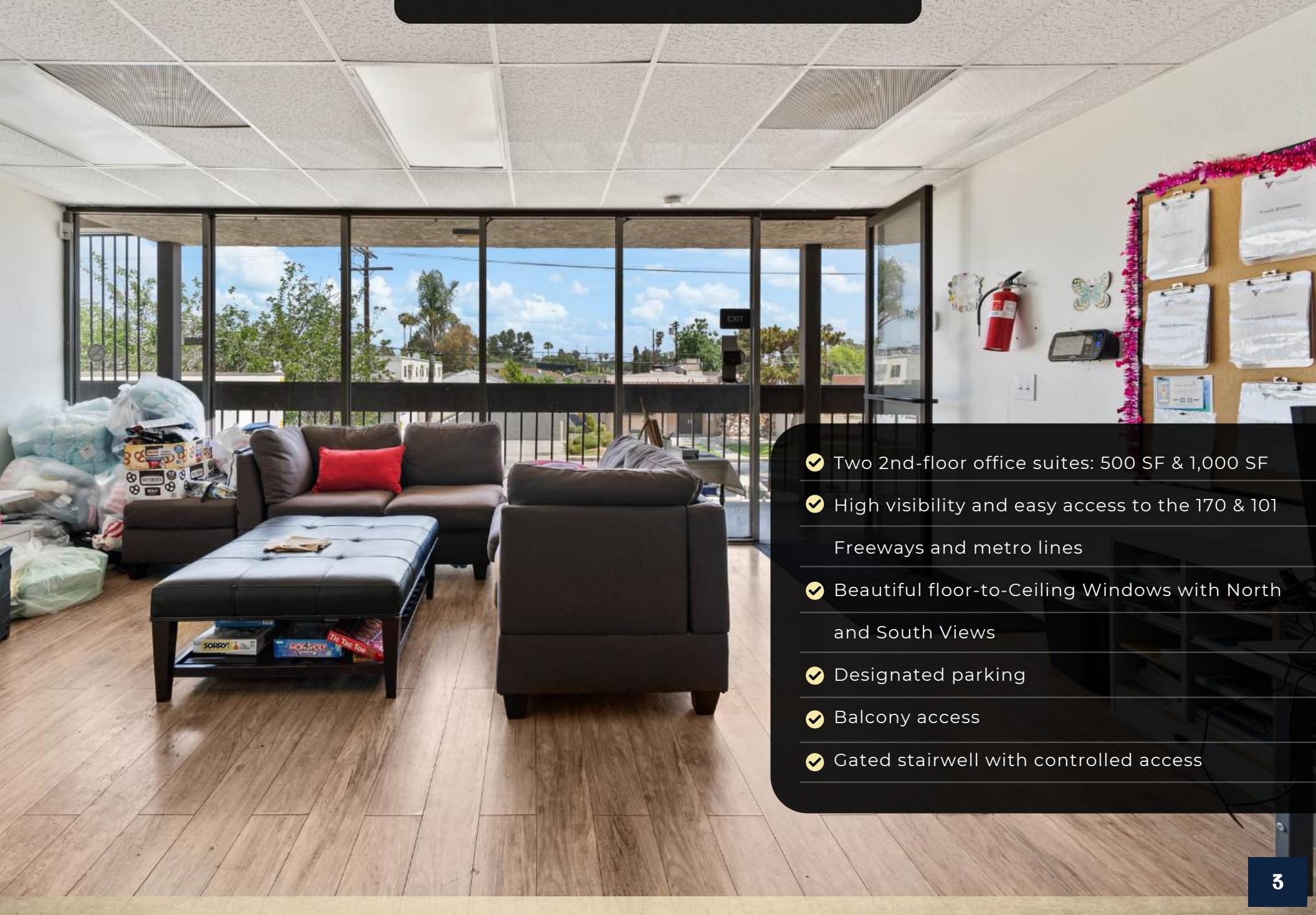
Property Type:	Office
Year Built:	1980
Parcel Number:	2416-017-002
Building:	3,722 SF
Lot:	4,753/.11 SF
Zoning:	LAC2
Available Space:	500 SF -1,500 SF

*All information deemed reliable but not guaranteed. Buyer to verify.*





## PROPERTY HIGHLIGHTS



- ✓ Two 2nd-floor office suites: 500 SF & 1,000 SF
- ✓ High visibility and easy access to the 170 & 101 Freeways and metro lines
- ✓ Beautiful floor-to-Ceiling Windows with North and South Views
- ✓ Designated parking
- ✓ Balcony access
- ✓ Gated stairwell with controlled access

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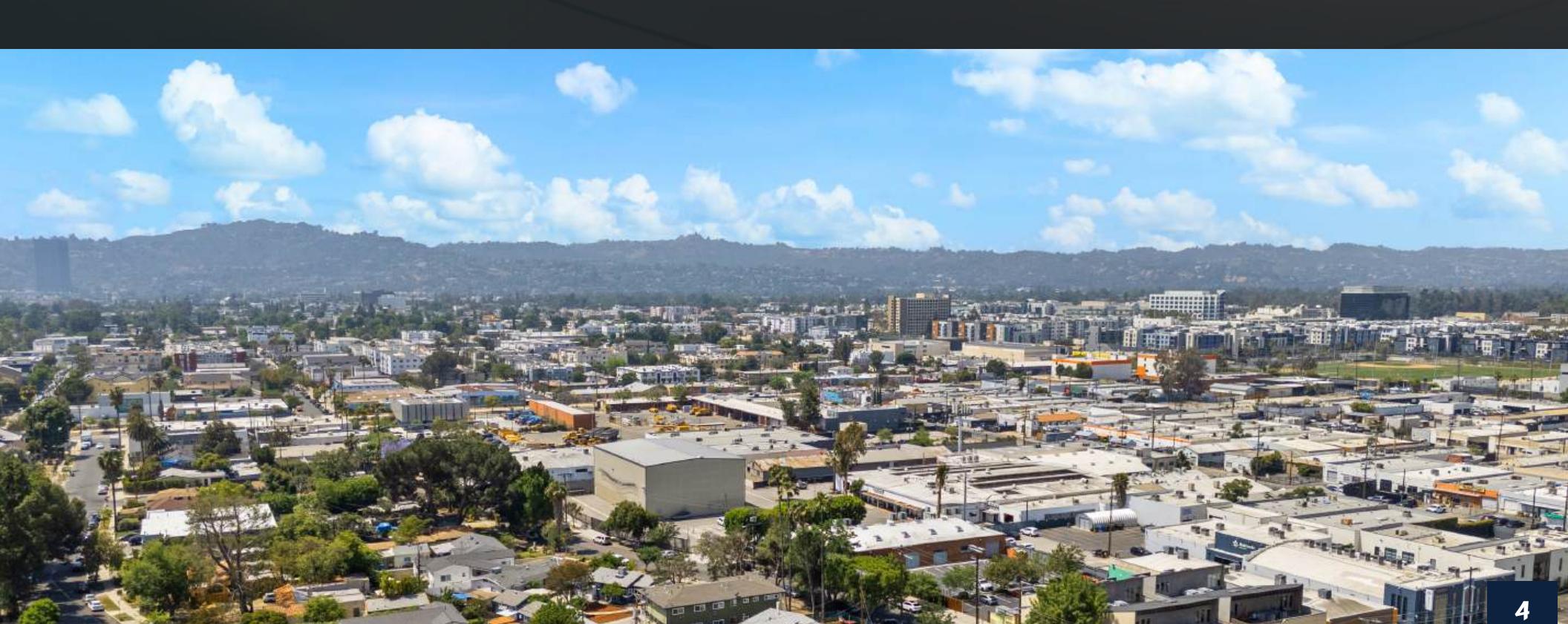
## LOCATION OVERVIEW

### ABOUT NORTH HOLLWYOOD

North Hollywood—often referred to as NoHo—is a thriving neighborhood located in the heart of the San Fernando Valley. Known for its rich artistic culture and urban accessibility, the area has undergone significant transformation over the past decade. Anchored by the NoHo Arts District, North Hollywood is home to a wide range of theaters, galleries, and creative workspaces that give the neighborhood its distinct identity. With access to the Metro Red and Orange Lines, proximity to major freeways, and walkable commercial corridors, NoHo offers an ideal blend of live-work-play appeal that attracts residents, entrepreneurs, and creatives alike.

### WHY NORTH HOLLYWOOD?

North Hollywood is one of Los Angeles' most dynamic submarkets, with ongoing revitalization, infrastructure investments, and a steady influx of new development. Projects like NoHo West have brought a new wave of retail, residential, and office space to the area, further boosting its appeal. The neighborhood's transit-oriented layout, strong rental demand, and cultural vibrancy make it a hotspot for multifamily, mixed-use, and commercial investment. As growth continues to radiate from nearby hubs like Burbank and Studio City, North Hollywood stands out as a smart, strategic opportunity for long-term investors looking to capitalize on a creative and evolving community.



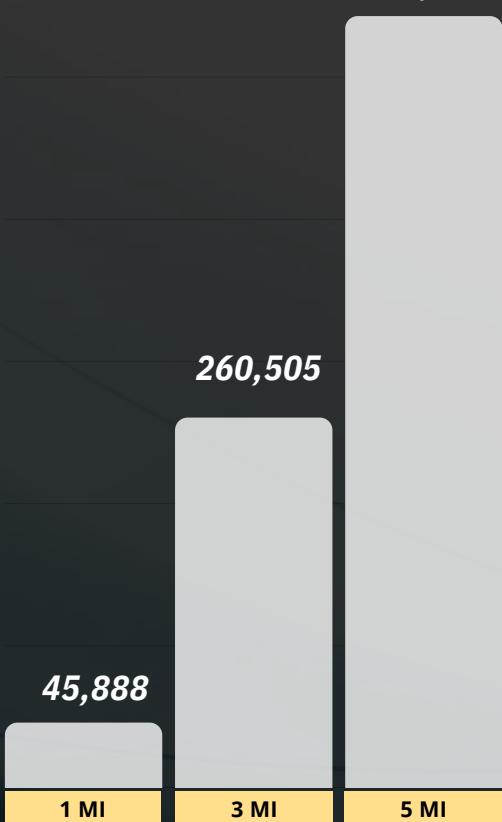
# PROPERTY PHOTOS

10750 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601



# DEMOGRAPHICS

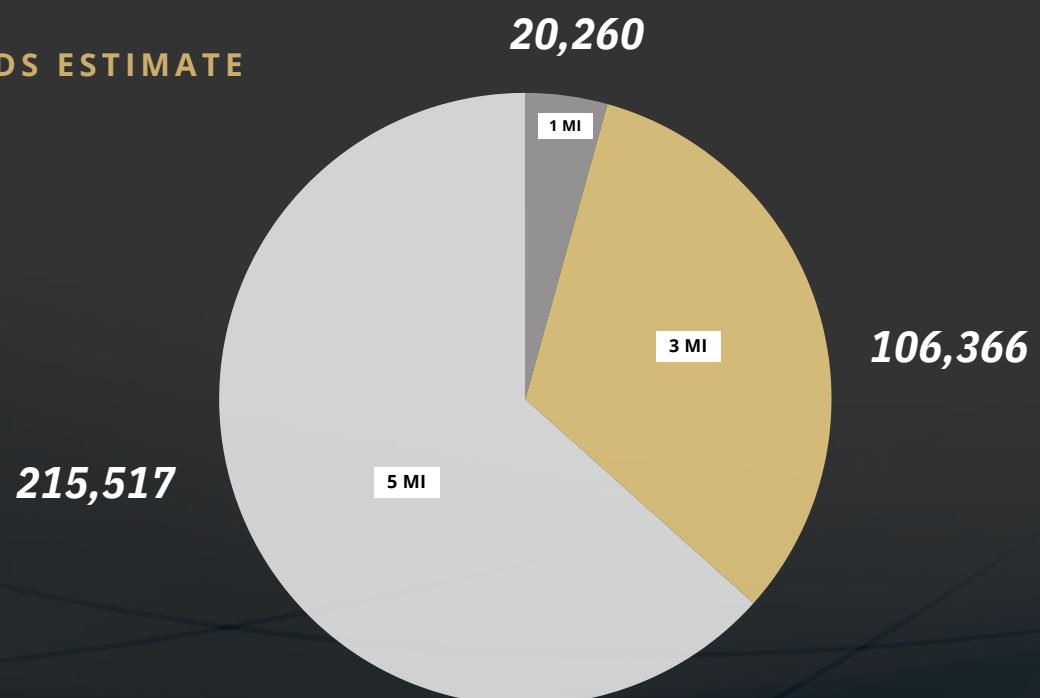
## POPULATION



## AVERAGE HOUSEHOLD INCOME



## HOUSEHOLDS ESTIMATE



# TRAFFIC COUNTS



Street	Cross Street	Traffic Volume	Distance from Subject
Burbank Blvd	Willowcrest Ave	0.02 W	MPSI .09
Burbank Blvd	Willowcrest Ave	0.02 W	MPSI .13
Cahuenga Blvd	Burbank Blvd	0.06 S	MPSI .13
Burbank Blvd	Craner Ave	0.03 E	MPSI .13
Burbank Blvd	Craner Ave	0.03 E	MPSI .18
Cahuenga Blvd	Burbank Blvd	0.06 S	MPSI .18
Cahuenga Blvd	Cumpston St	0.06 S	MPSI .28
Cahuenga Blvd	Cumpston St	0.06 S	MPSI .28
Collins St	Cahuenga Blvd	0.03 E	MPSI .31
Collins St	Cahuenga Blvd	0.03 E	MPSI .31



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**BLAS FERNANDEZ**

FOUNDER

**(818) 319-9191**

LICENSE: CA 02012036

[Blas@ikonpropertiesla.com](mailto:Blas@ikonpropertiesla.com)



**BRYAN SILVA**

INVESTMENT ASSOCIATE

**(805) 886-2065**

LICENSE: CA 02198098

[Bryan@ikonpropertiesla.com](mailto:Bryan@ikonpropertiesla.com)