



VALUE-ADD INVESTMENT & REDEVELOPMENT OPPORTUNITY

HIGH-VISIBILITY NORTH HOLLYWOOD COMMERCIAL PROPERTY WITH MULTIFAMILY POTENTIAL

KW Commercial

a division of Keller Williams Hollywood Hills

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Each office is independently owned and operated.

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INVESTMENT HIGHLIGHTS

Positioned along Victory Boulevard in North Hollywood, this highly visible commercial property offers immediate usability for retail, office, or service-oriented uses. Situated on a ±7,021 SF lot with a ±2,021 SF building, the site also presents long-term redevelopment potential in one of the San Fernando Valley’s most active growth corridors.

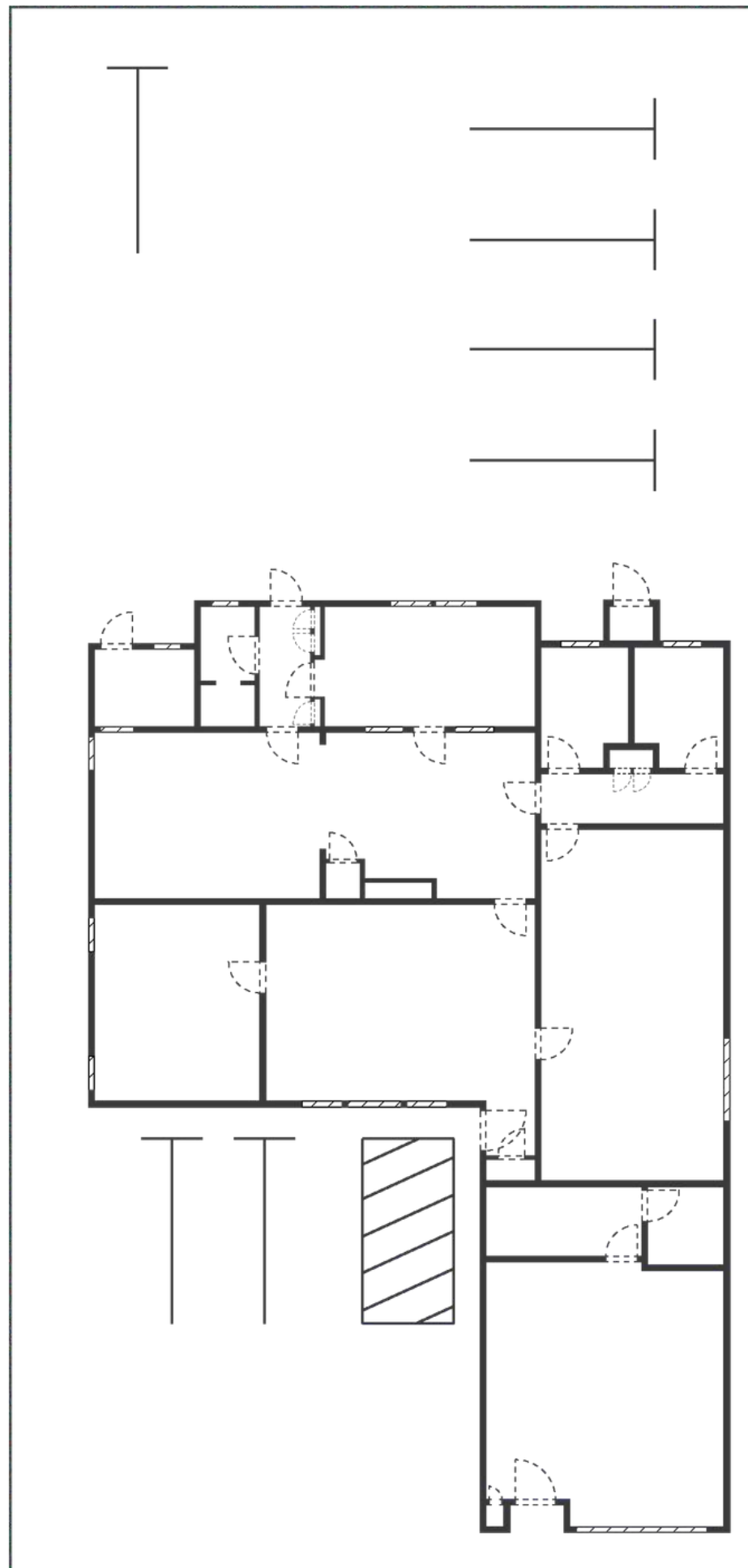
Building Size	±2,021 SF
Lot Size	±7,021 SF
Property Layout	Multiple office / retail configurations
Street Presence	Prominent frontage along Victory Boulevard
Recent Improvements	New roof installed January 2025
HVAC	Central HVAC system
Restrooms	5 Restrooms Throughout the Building
Parking	8 On-Site Parking Spaces
Visibility	High traffic exposure along Victory Boulevard

Opportunity: High-visibility Victory Boulevard property offering both immediate retail or office usability and long-term redevelopment potential. The ±7,021 SF lot provides investors, owner-users, and developers the flexibility to operate the existing improvements or explore future residential or mixed-use redevelopment opportunities, subject to buyer verification.

INVESTMENT OFFERING
CONTACT FOR MORE INFORMATION

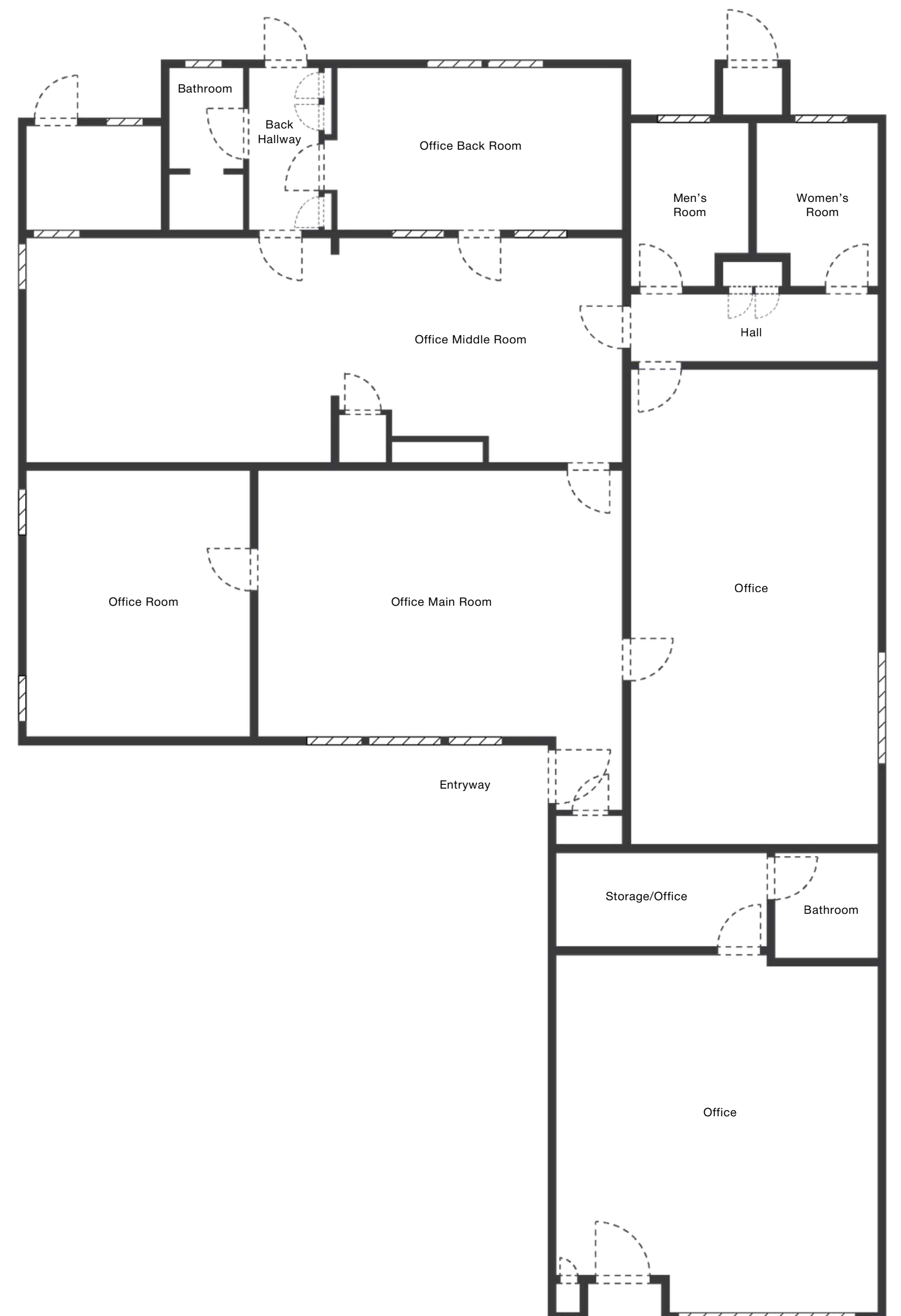
PROPERTY PLANS

SITE PLAN



- 8 On-Site Parking Spaces
- Front Retail Space with Prominent Street Frontage

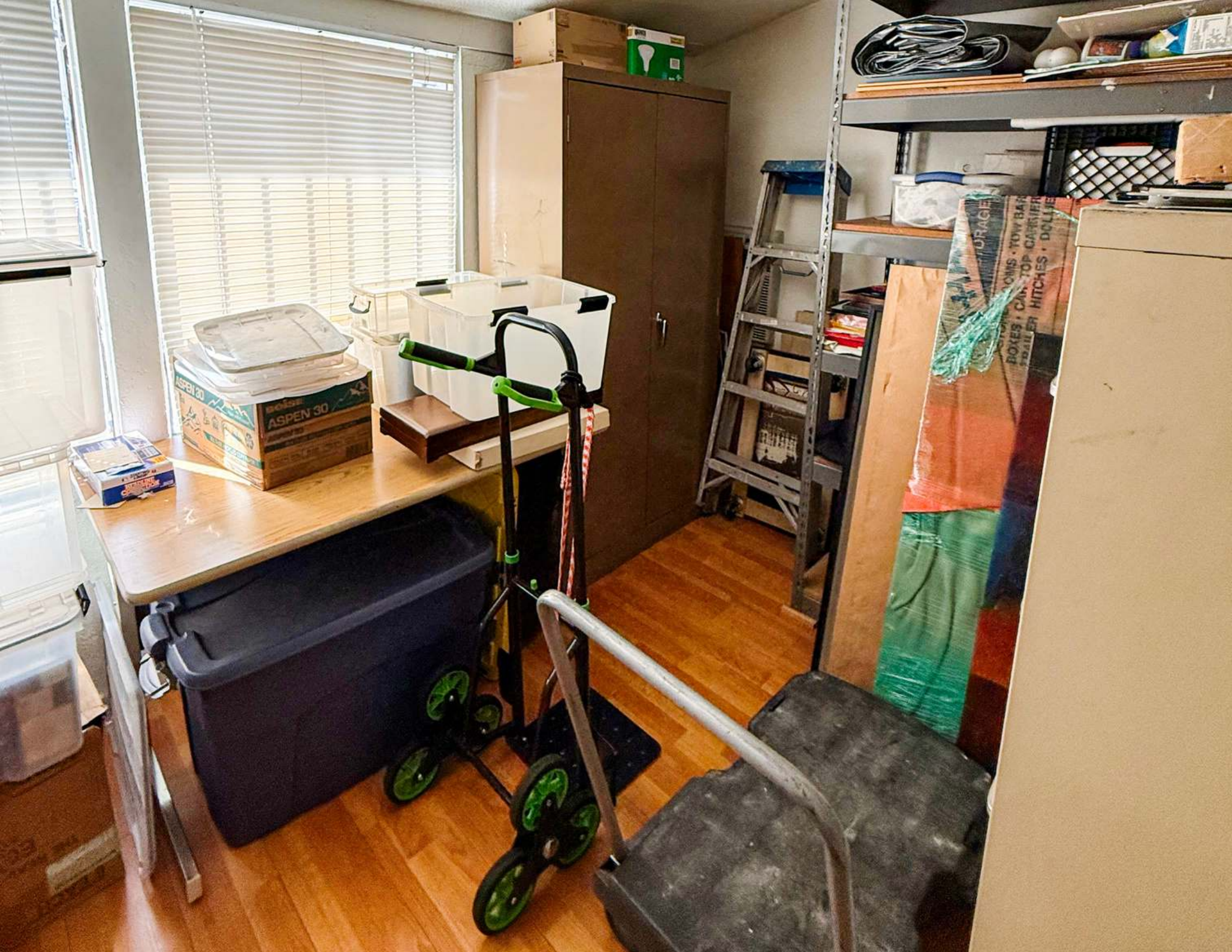
FLOOR PLAN











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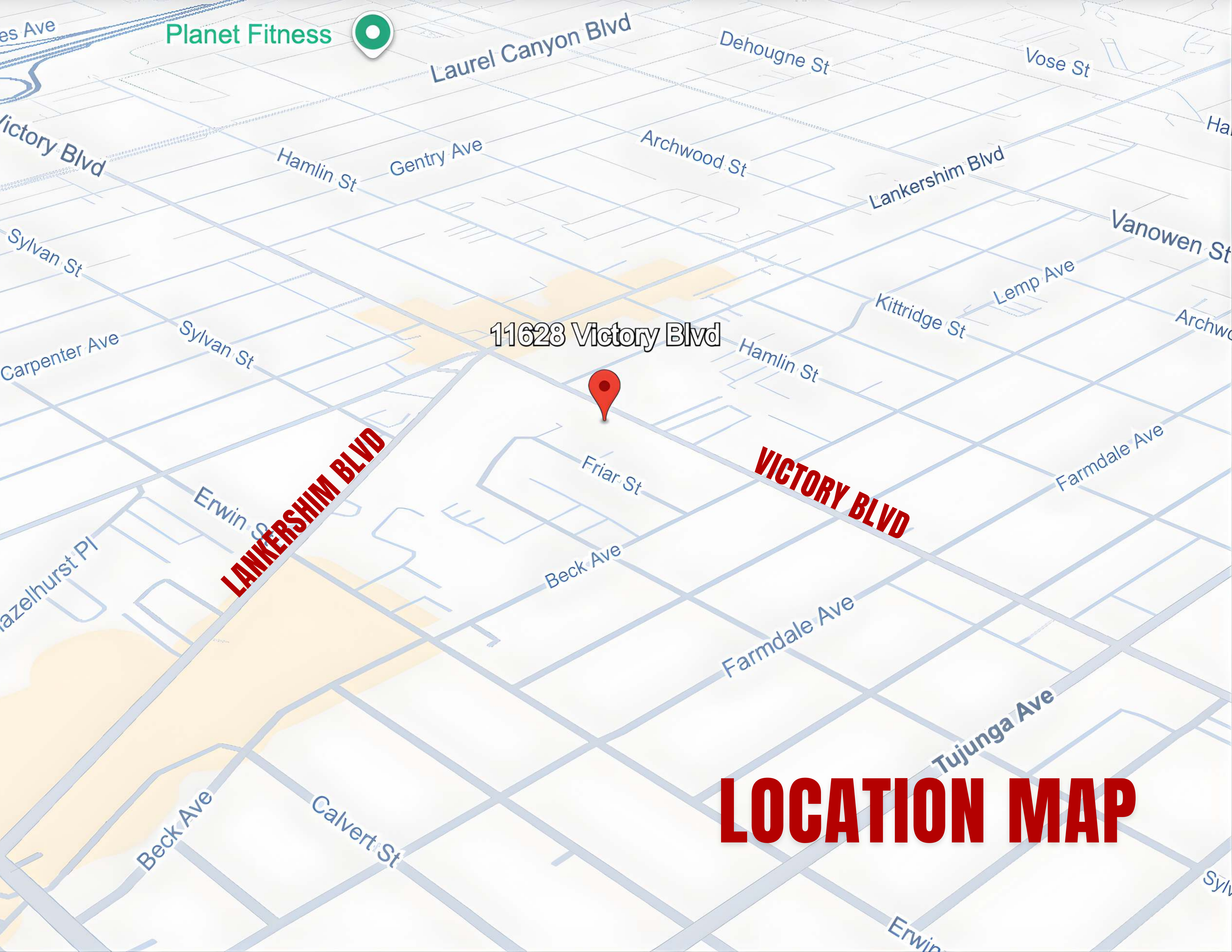
54



An aerial photograph of a city block. A red callout box with the text "SUBJECT PROPERTY" is positioned in the upper right quadrant. A red line extends from the bottom of the box to a red dot on a building in the center of the block. The surrounding area includes various buildings, parking lots, and streets.

**SUBJECT
PROPERTY**

AERIAL VIEW



Planet Fitness



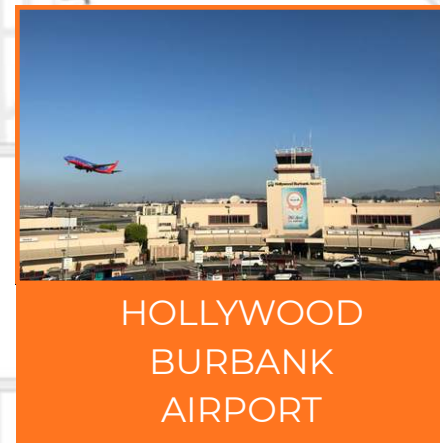
11628 Victory Blvd



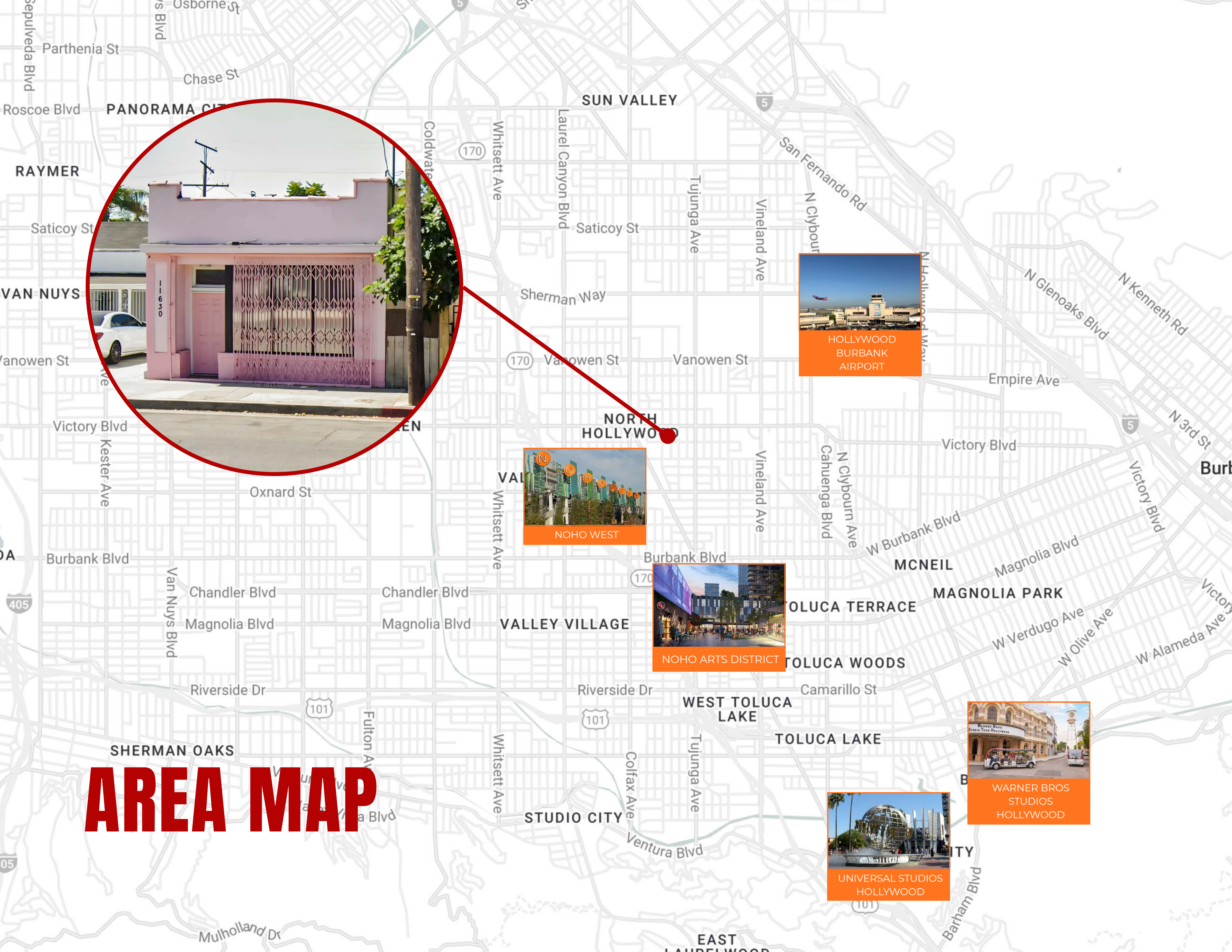
LANKERSHIM BLVD

VICTORY BLVD

LOCATION MAP



AREA MAP



RETAIL MAP

- 1 - Latino MiniMart
- 2 - BlaqHaus NoHo
- 3 - El Pollo Loco
- 4 - Tacos El Venado
- 5 - Philadelphia Steak & Hoagies
- 6 - Thai Victory
- 7 - Sushi Gourmet
- 8 - McDonalds
- 9 - Roma Deli
- 10 - Starbucks



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AREA OVERVIEW

Prime North Hollywood Commercial Location

11628–11630 Victory Boulevard occupies a highly visible position within North Hollywood’s established commercial corridor in Los Angeles City Council District 2. The property benefits from consistent vehicle traffic along Victory Boulevard and proximity to the NoHo Arts District and the transformative NoHo West redevelopment, which has introduced new residential communities, retail destinations, and neighborhood amenities to the surrounding area.

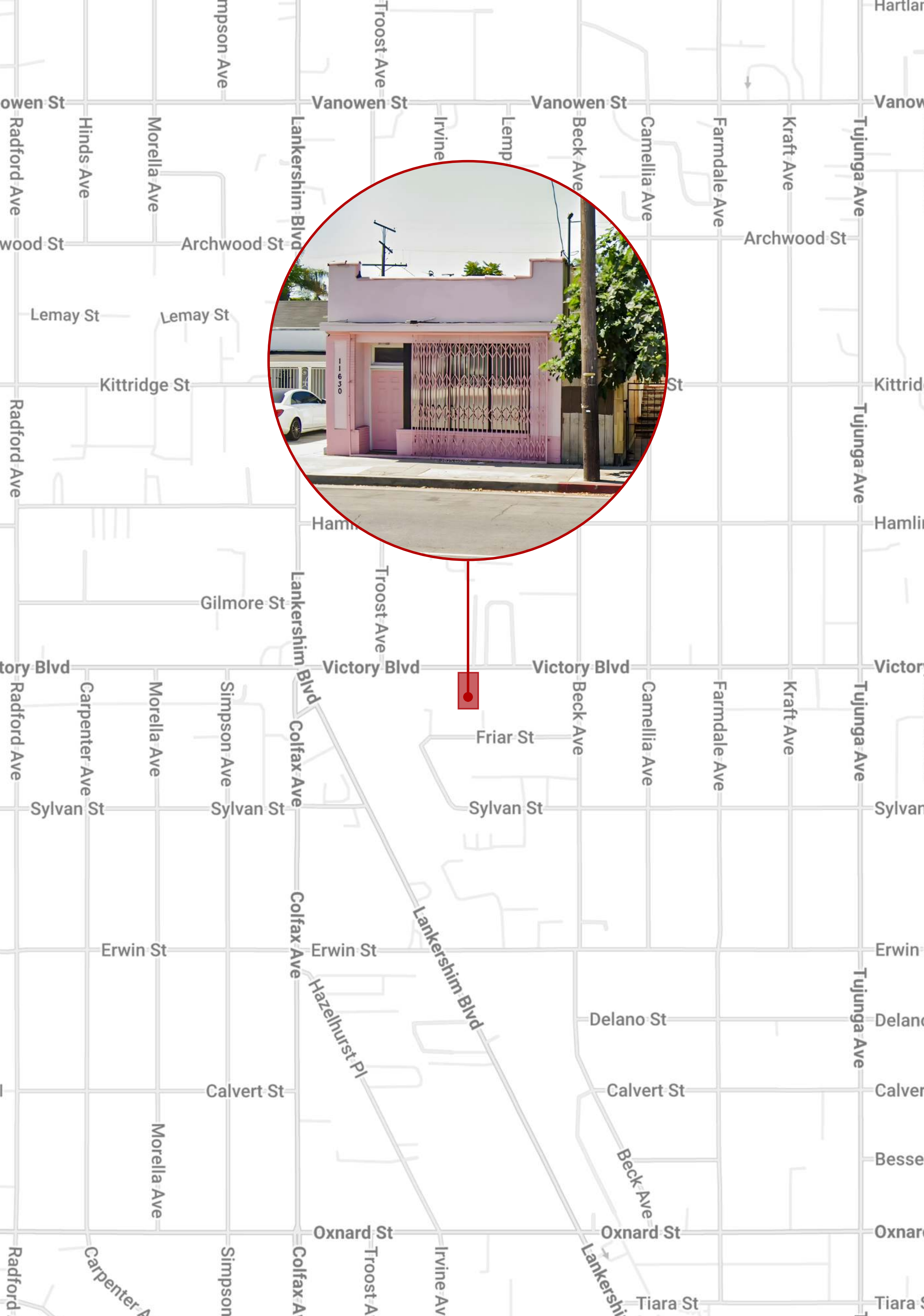
Strong Local Market Fundamentals

North Hollywood continues to experience strong population growth and investment, attracting a diverse mix of residents, professionals, and creative industry employees. Surrounding neighborhoods feature a blend of multifamily housing, established residential communities, and neighborhood-serving businesses that support long-term economic activity.

The area’s proximity to major entertainment employers, including Universal Studios and Warner Bros. Studios, further strengthens local demand for housing, services, and commercial amenities. Continued development across the San Fernando Valley reflects the region’s ongoing growth and investment appeal.

Strategic North Hollywood Location

- Located within a well-established San Fernando Valley commercial corridor
- Close proximity to the NoHo Arts District and NoHo West mixed-use development
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- Excellent street visibility along Victory Boulevard, a major Valley thoroughfare
- Strong positioning for neighborhood-serving commercial uses or future redevelopment potential



FOR MORE INFORMATION:

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