

# 11408-11410 SATICOY ST



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*Exclusively  
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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom left towards the center.

# EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

*Kidder Mathews is pleased to present 11408 Saticoy St, an excellent C2 zoned property located in a State Enterprise Zone within a dense, industrial pocket of North Hollywood.*

The property currently features a total of 2,100 SF building on a lot of approximately 6,272 SF. The property is situated in a highly sought-after location and is a product type with strong demographics, with 10,519 cars passing by on Saticoy St daily. It is located minutes away from NoHo West and the NOHO Arts District, as well as the 170 Freeway, with connecting access to the 101 and 134 Freeways.

|                |  |
|----------------|--|
| ADDRESS        | 11408-11410 Saticoy St,<br>North Hollywood, CA 91605 |
| APN            | 2316-010-004   |
| SALE PRICE     | \$1,175,000  |
| BUILDING SIZE  | 2,100 SF   |
| BUILDING PSF   | \$583.33   |
| LOT SIZE       | 6,272 SF   |
| LAND PSF       | \$195.31   |
| LEASE RATE     | \$1.95 PSF / Month                                   |
| LEASE TYPE     | Modified Gross                                       |
| ZONING         | C2-1VL   |
| TENANCY        | Single Tenant  |
| YEAR BUILT     | 1961   |
| PARKING SPACES | ±10 Spaces   |
| PARKING RATIO  | 4.76 / 1,000 SF                                      |





## INVESTMENT HIGHLIGHTS

Owner/User Opportunity

90% SBA Financing Available

Located in State Enterprise Zone

Limited Inventory of Similar Product Type

Possible Medical Use Opportunity

Parking On Site in Rear of Building

Vacant Delivery





# PROPERTY OVERVIEW

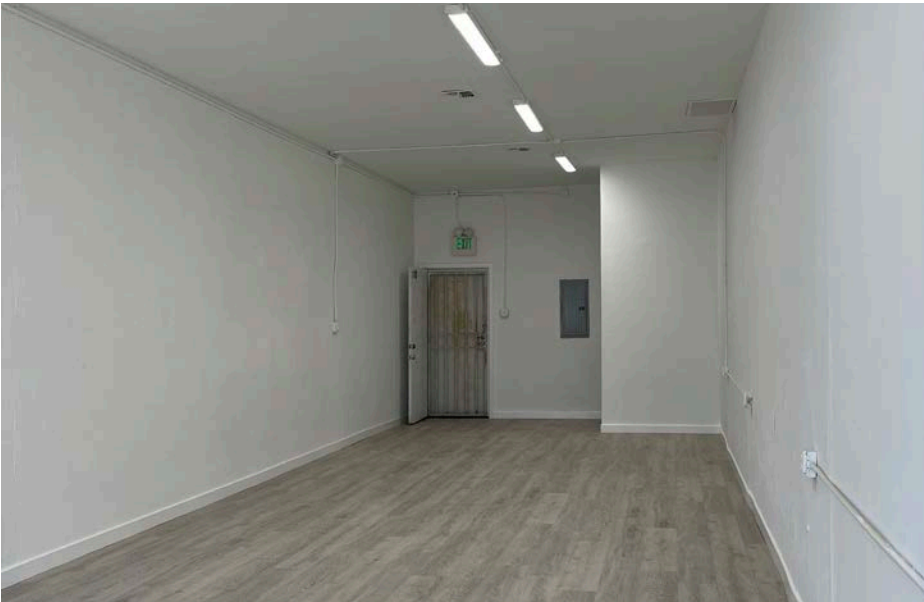
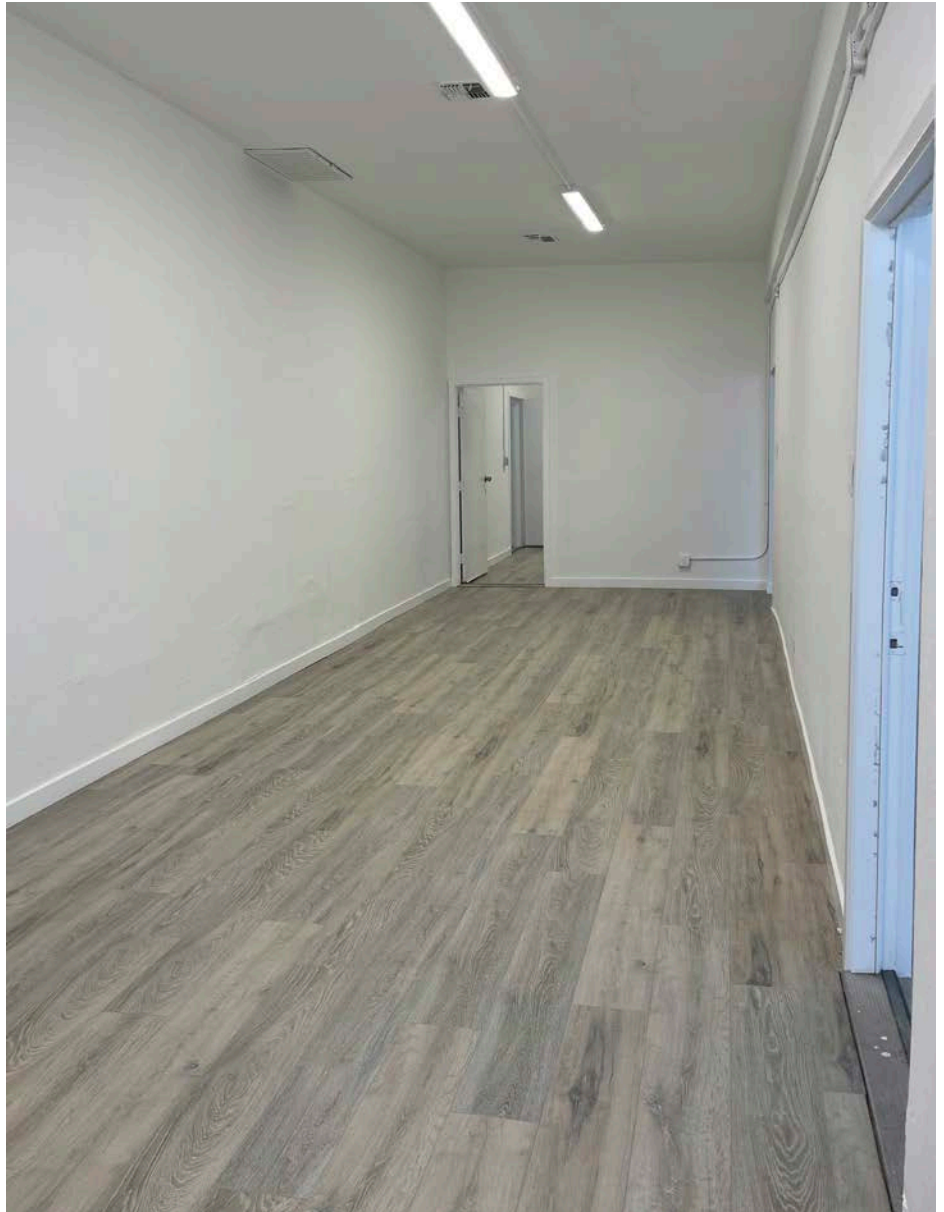
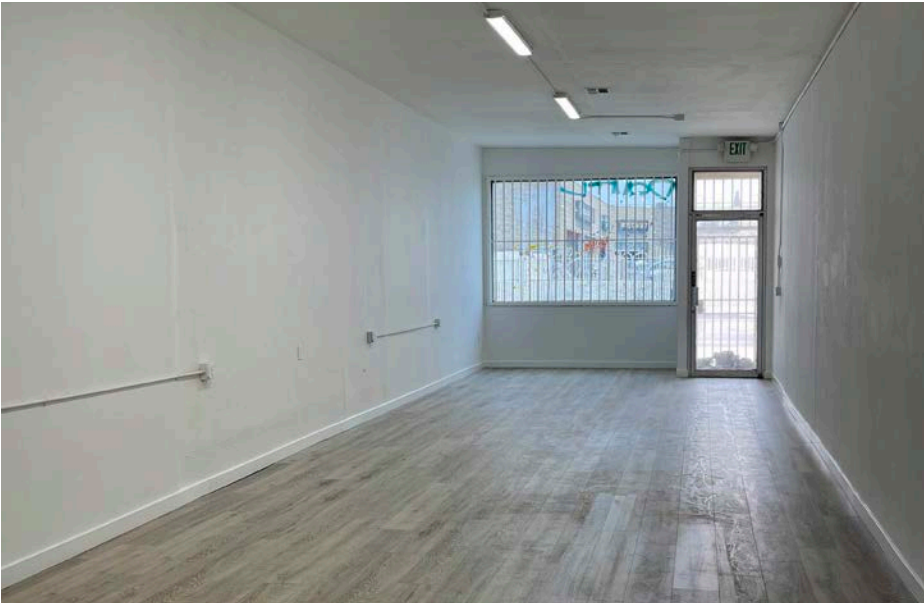
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*Section 02*



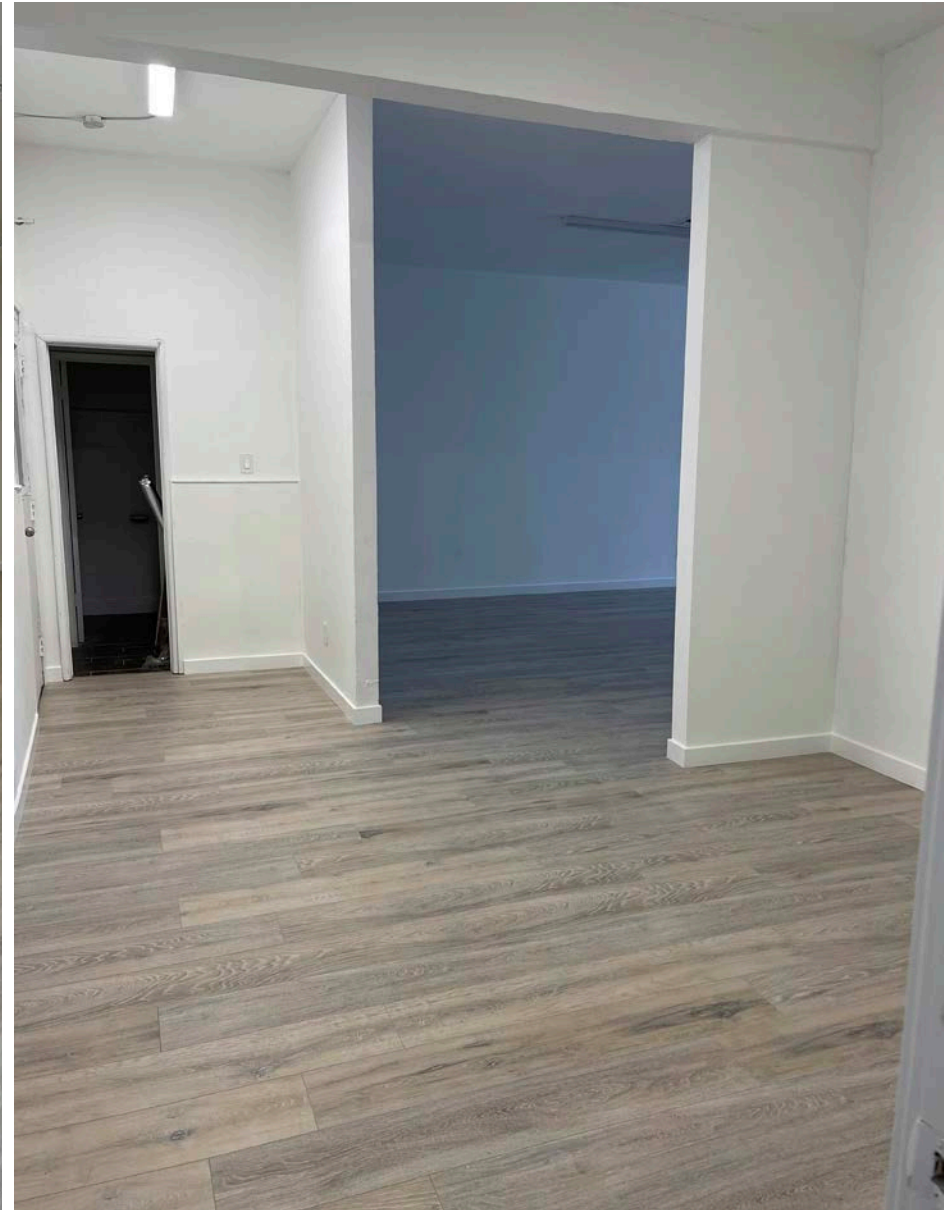
## PROPERTY OVERVIEW

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## PROPERTY OVERVIEW

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# PLAT MAP





## PROPERTY OVERVIEW







# NEW DEVELOPMENTS

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*Section 04*









## 1. MIXED-USE DEVELOPMENT PROJECT

ALEXAN NOHO WEST – 11950 ERWIN ST, NORTH HOLLYWOOD, CA

*Alexan NoHo West spans an L-shaped site bounded by Radford Ave and Erwin St. The project includes two buildings - a podium-type structure and a wrap-style complex featuring a total of 644 units.*

Located within the NoHo West mixed-use development site and designed by AO, the residential buildings include a mix of studio, one-, and two-bedroom apartments with an average size of 800 square feet and on-site parking. include deck amenity spaces, one with an upper-level pool deck with panoramic views

of Los Angeles. The buildings transition from five to three stories to provide a transition to adjacent residential neighborhoods. Its location within the 25-acre NoHo West mixed-use complex makes it a stylish, conveniently located home in a vibrant entertainment and shopping destination.





IMAGE SOURCE: MERLONE GEIER PARTNERS

## 2. MIXED-USE DEVELOPMENT PROJECT

NOHO WEST – 6150 LAUREL CANYON BLVD, NORTH HOLLYWOOD, CA

*NoHo West, a joint venture between Merlone Geier Partners and GPI Companies, reimagines the former Laurel Plaza shopping center as a mixed-use complex with a mix of low- and mid-rise buildings.*

NOHO West is a long-awaited retail and entertainment destination in the heart of North Hollywood. This all-new Community Plaza brings the brands and experiences you love close to home and offers a place to celebrate local artistry and color. The architecture and landscaping at NOHO West provide a mix of eclectic LA style, allowing for a truly connected community experience.

NOHO West has transformed the once-struggling Laurel Plaza mall into an energetic mix of retail, commercial, and residential space. It supports the emerging neighborhood through design that promotes social engagement and community outreach.





### 3. METRO UPGRADE PROJECT

#### NORTH HOLLYWOOD TO PASADENA TRANSIT CORRIDOR

*An 18-mile bus rapid transit (BRT) line that will operate between the North Hollywood and Pasadena bus stations, connecting to the Los Angeles Metro B Line and G Line. Construction on the line is underway and is estimated to be completed by 2027.*

The project will provide high-quality transit that connects North Hollywood, Burbank, Glendale, Eagle Rock, and Pasadena along 22 stations. Zero-emission electric buses will run in dedicated lanes, offering faster and more reliable services while taking cars off the road and improving air quality. LA Metro estimates that the project will reduce end-to-end trip times by up to 40 percent

along the corridor relative to existing bus service, and will attract 30,000 daily riders. The newly constructed route is expected to revolutionize public transportation in the region by connecting key communities and facilitating economic growth, and enhancing pedestrian and bicycle access as an alternative to car travel.



## 4. MIXED-USE DEVELOPMENT

L + O APARTMENTS – 5101 N LANKERSHIM BLVD, NORTH HOLLYWOOD, CA

*The seven-story complex, developed by Camden Securities Company, spans an amorphous property which fronts Lankershim Ave, Otsego Ave, and Klump Ave. The contemporary podium-style building uses offset floor plans to create terrace balconies above 26,000 square feet of retail space leased by Amazon Fresh.*

Designed by DE Architects, the apartment community features a mix of studio, one-, and two-bedroom dwellings totalling 297 units, as well as a podium

courtyard with a swimming pool and a rooftop deck. The project is located three blocks south of the North Hollywood Metro Station.



# LOCATION OVERVIEW

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*Section 04*



# NOHO IS A TRENDY HUB FOR THE ARTS

*Nestled within the vibrant tapestry of Los Angeles, the North Hollywood submarket emerges as a dynamic and ever-evolving urban enclave.*

Boasting a unique blend of artistic charm and bustling commercial activity, North Hollywood captures the essence of metropolitan living with a distinct local flair. This submarket's strategic San Fernando Valley location offers convenient access to major highways and public transportation, fostering connectivity that extends far beyond its borders.

From its iconic NoHo Arts District, a haven for creatives and performers, to its burgeoning culinary scene and diverse retail offerings, North Hollywood presents a multifaceted lifestyle that resonates with both residents and visitors alike. The area is known for its vibrant arts and entertainment scene, with several theaters, galleries, and music venues. Additionally, North Hollywood is home to the NoHo Arts District, which hosts numerous art events throughout the year.

641K

2024 POPULATION  
(5 MI RADIUS)

\$97K

AVG HH INCOME  
(5 MI RADIUS)

\$787K

MED. HOME VALUE  
(5 MI RADIUS)

# NOTABLE SPOTS

As a hub of innovation and community engagement, the North Hollywood submarket has garnered attention not only for its cultural vibrancy but also for its investment potential, making it a compelling destination for those seeking to immerse themselves in the captivating urban rhythm of Southern California. The area is seeing a growth in its real estate and commercial real estate markets, with several new apartment buildings and mixed-use developments recently completed or currently under construction.

### UNIVERSAL CITY

#### Universal Studios

Universal Studios Hollywood is a unique experience that's fun for the whole family. Explore Universal Studios backlot on the legendary Studio Tour. Then face the action head on in heart-pounding rides, shows and attractions that put you inside some of the world's biggest movies.

#### Universal CityWalk

Universal CityWalk is a dynamic entertainment, dining and retail promenade that reflects the area's rich cultural diversity. The iconic open-air leisure and nightlife complex offers L.A.'s best movie-going experience and features a lively mix of dining choices, a collection of contemporary retail favorites, Telemundo and Mun 2 network offices and an exciting range of entertainment choices including mechanical bull-riding, iFly Indoor Skydiving and a variety of live music venues that help define it as "Always Unexpected."

### NOHO ARTS DISTRICT

If you're looking for a one-stop-shop destination for eats, drinks, and nurturing the creative spirit, look no further than the NoHo Arts District. As a designated neighborhood within North Hollywood, it is considered a uniquely walkable cultural hub.

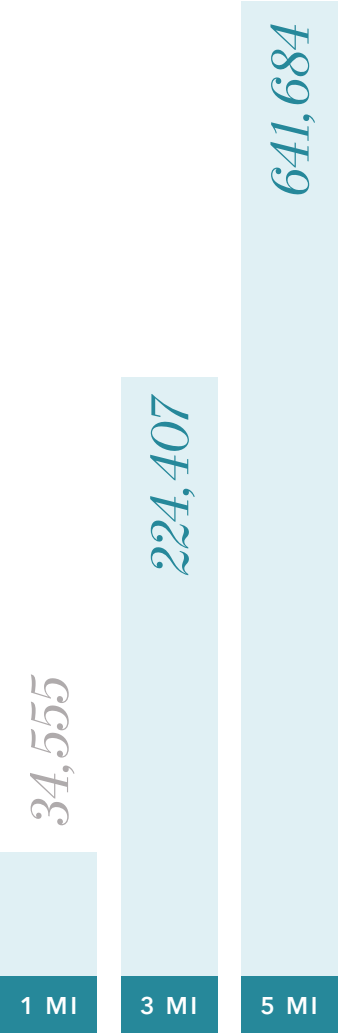
*"the North Hollywood submarket is seeing a growth in its real estate and commercial real estate"*

At about 1.5 square miles, the district's general markers run from Chandler Avenue to the north, Cahuenga Boulevard to the east, Tujunga Avenue to the west, and Camarillo Street to the south. The major cross streets are Lankershim and Magnolia Boulevards, which in the last two decades have emerged as the intersection of an ever-evolving vibrant urban community filled with small theaters, arts-related activities and classes, restaurants and bars, apartments, and mixed-use buildings.

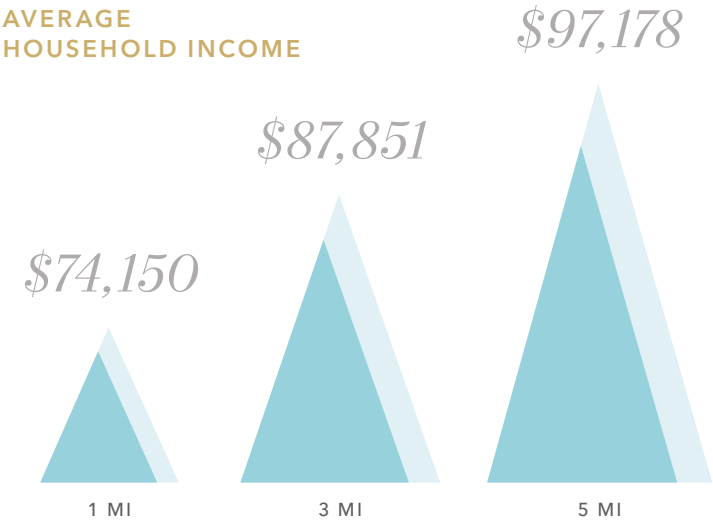


DEMOGRAPHICS

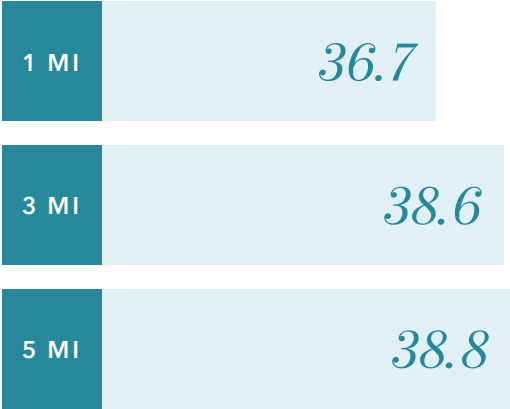
POPULATION



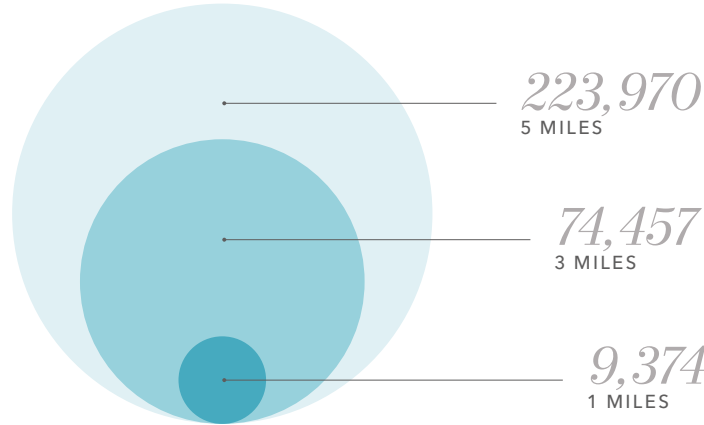
AVERAGE HOUSEHOLD INCOME



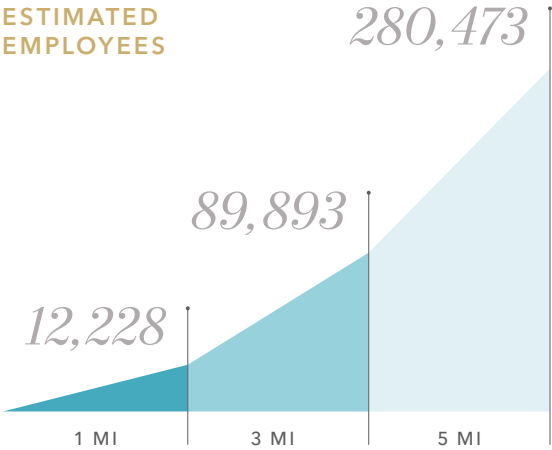
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2025, CoStar



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