

11304 BURBANK BLVD,  
NORTH HOLLYWOOD, CA 91601

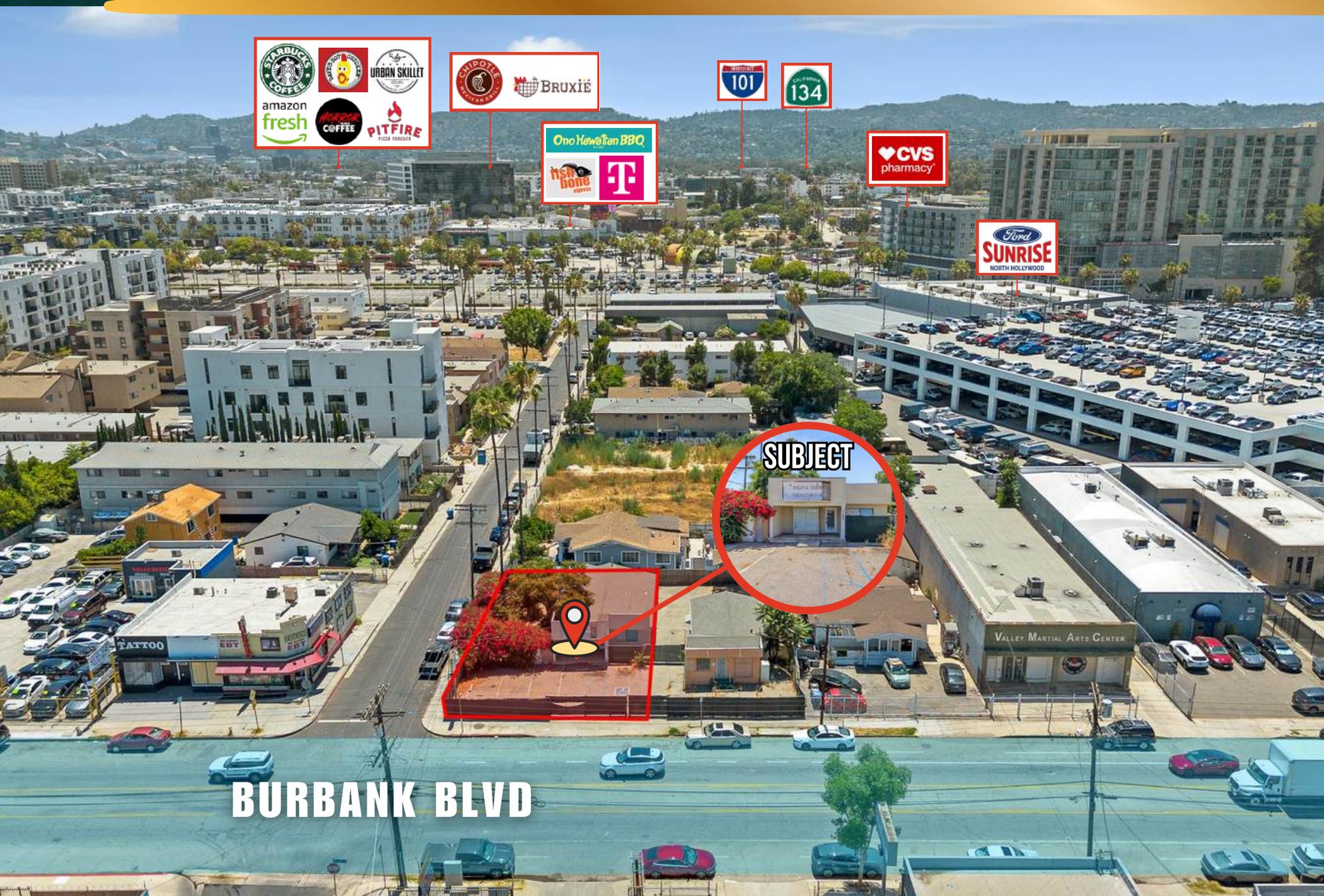


real

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# PROPERTY AERIAL MAP



STARBUCKS COFFEE  
amazon fresh  
HORROR COFFEE  
URBAN SKILLET  
PITFIRE PIZZA FOREVER

CHIPOTLE  
BRUXIE



Ono Hawaiian BBQ  
fish bone  
TT

CVS pharmacy

Ford  
SUNRISE  
NORTH HOLLYWOOD



BURBANK BLVD

# PROPERTY OVERVIEW



**TYPE**  
Office



**SIZE**  
1,062 SF



**RATE**  
\$3.00 NNN



**YEAR BUILT**  
1923

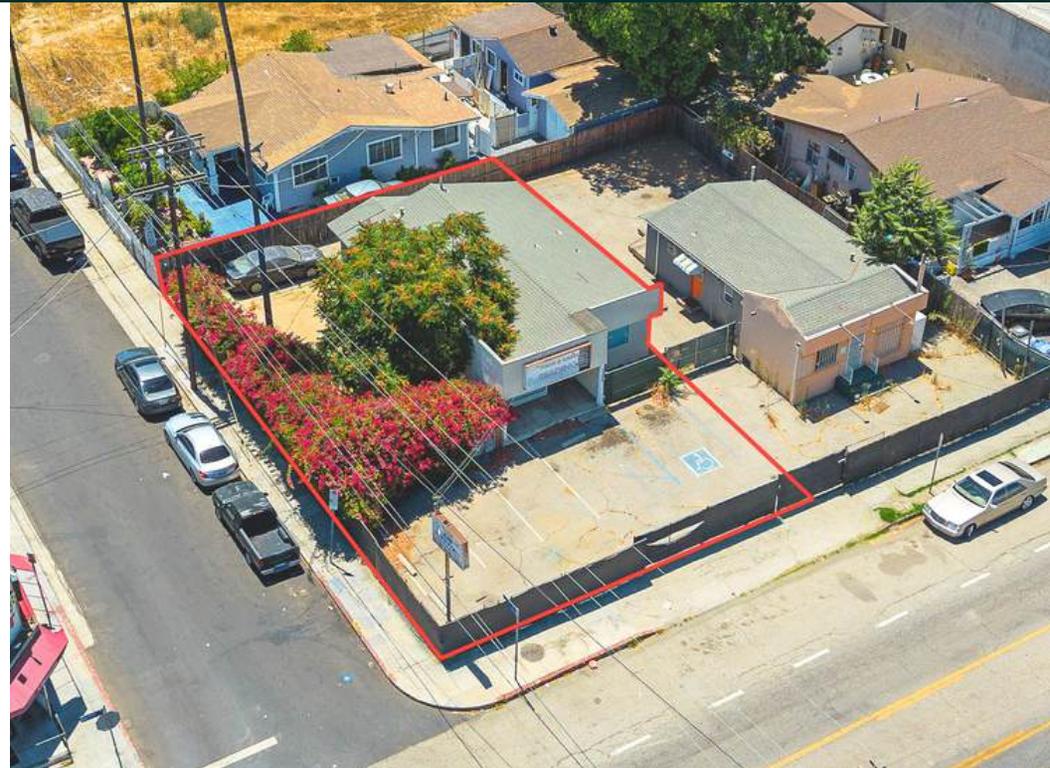


**TERM**  
Negotiable



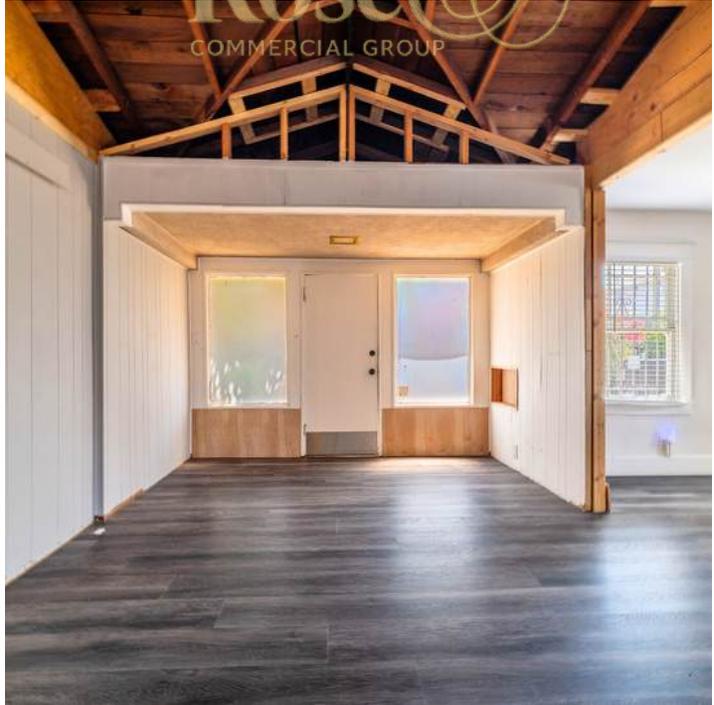
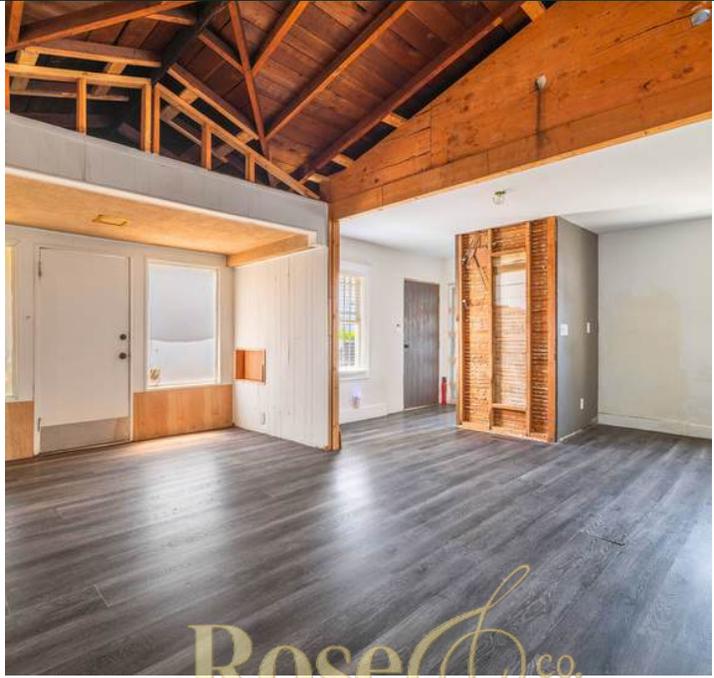
**ZONING**  
LAC2





- **Prime NoHo** Office/Flex/Retail Space for Lease
- **Located near the vibrant intersection of Burbank Blvd and Lankershim Blvd** in the heart of North Hollywood, this versatile space is ideal for office, retail, or flex use.
- **The property features three private offices, a kitchen, and excellent outdoor space.** With prominent signage opportunities and on site parking, your business will benefit from strong visibility and convenience in one of LA's most dynamic neighborhoods.
- **Don't miss this opportunity** to plant your flag in NoHo's thriving creative and commercial corridor.

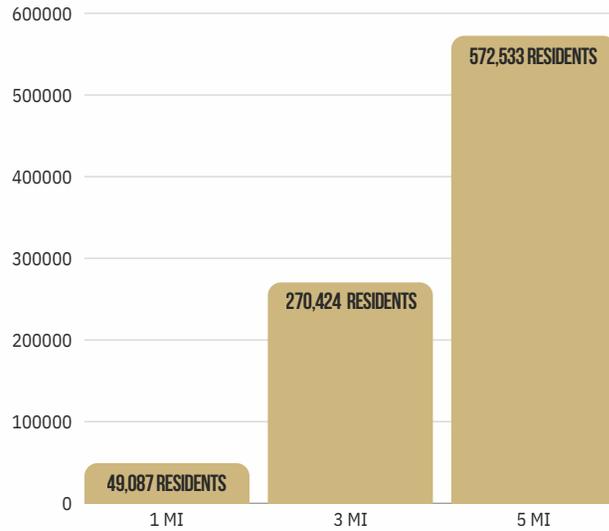
# PROPERTY PHOTOS



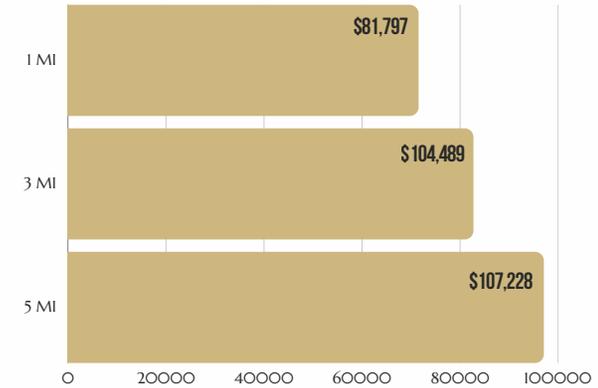
Rose & Co.  
COMMERCIAL GROUP

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Elmer Ave	Burbank Blvd	832 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	840 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,897 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,591 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	23,011 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	22,721 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	786 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	793 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	1,600 vehicles/day	.08 miles
Klump Ave	Burbank Blvd	1,618 vehicles/day	.08 miles



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### MENUCHA DAVOUDPOUR

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