

FOR LEASE

2ND GEN RESTAURANT

12900 VICTORY BOULEVARD | NORTH HOLLYWOOD, CA 91606



BRETT MERO

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CBM1

LEASING

BROKERAGE

INVESTMENTS

CBM1.COM

FEATURES & AMENITIES

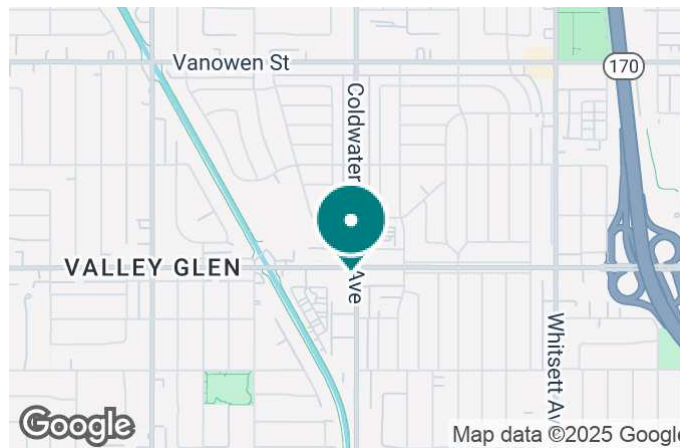
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FEATURES & AMENITIES

- ±1,650 SF former restaurant space
- Fully-fixturized commercial kitchen
- Unique interior detail finishes
- Prime North Hollywood location
- Signalized intersection of Victory Blvd + Coldwater Cyn
- Strong area demographics
- Pole signage available
- Excellent tenant mix
- Parking in onsite lot



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,245	126,299	251,162
Total Population	36,699	338,506	703,264
Average HH Income	\$98,196	\$103,139	\$109,875

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Former Mexican-style restaurant in the heart of North Hollywood. A 1,650 SF space featuring a fully built-out kitchen with a 14–16' exhaust hood, walk-in cooler, prep area, and lots more outstanding amenities. Dining room includes exposed beam ceilings, polished concrete floors, custom light fixtures, and tile + distressed wood detail finishes. Property offers high street visibility on a major signalized intersection, parking in onsite lot, and pole signage.

LOCATION DESCRIPTION

Corner retail strip center situated at the major signalized intersection of Victory Boulevard and Coldwater Canyon Boulevard in prime North Hollywood. High daily auto traffic counts and strong area population and household income demographics.

OFFERING SUMMARY

Lease Rate:	\$4.50 SF/month (NNN)
Available SF:	1,650 SF
Building Size:	6,440 SF

SPACES	LEASE RATE	SPACE SIZE
12900 Victory Boulevard	\$4.50 SF/month	1,650 SF

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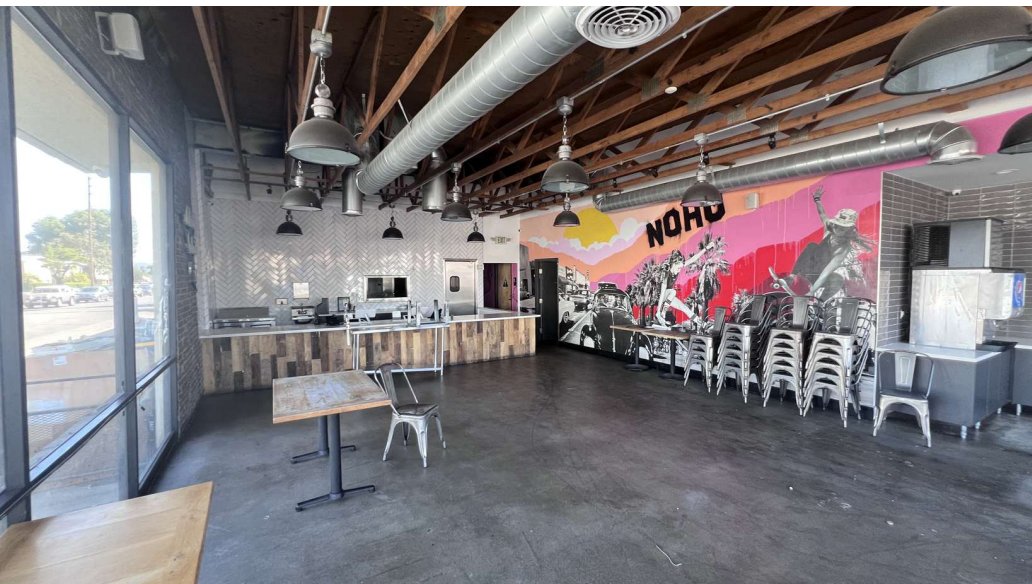
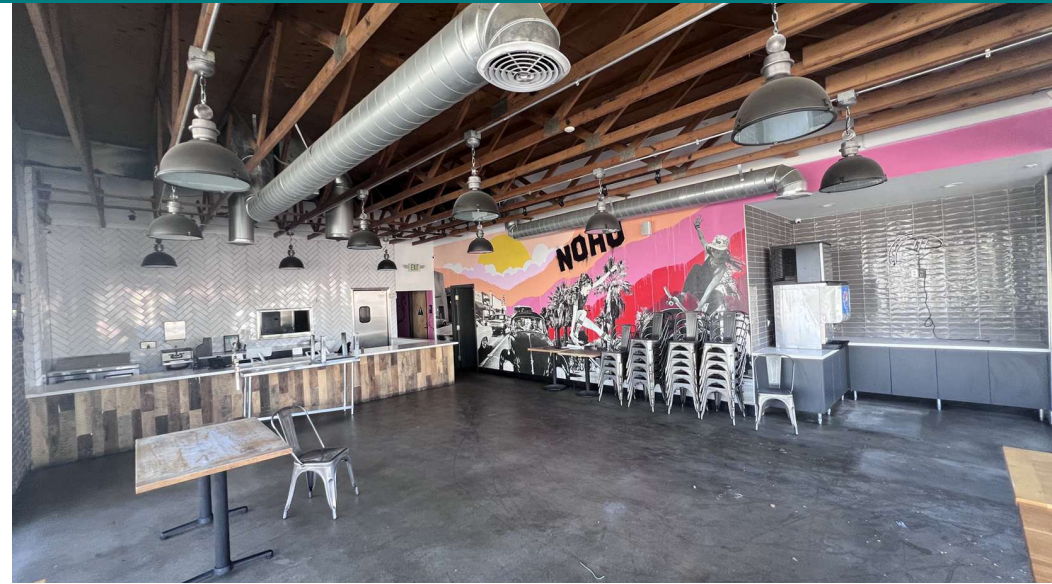
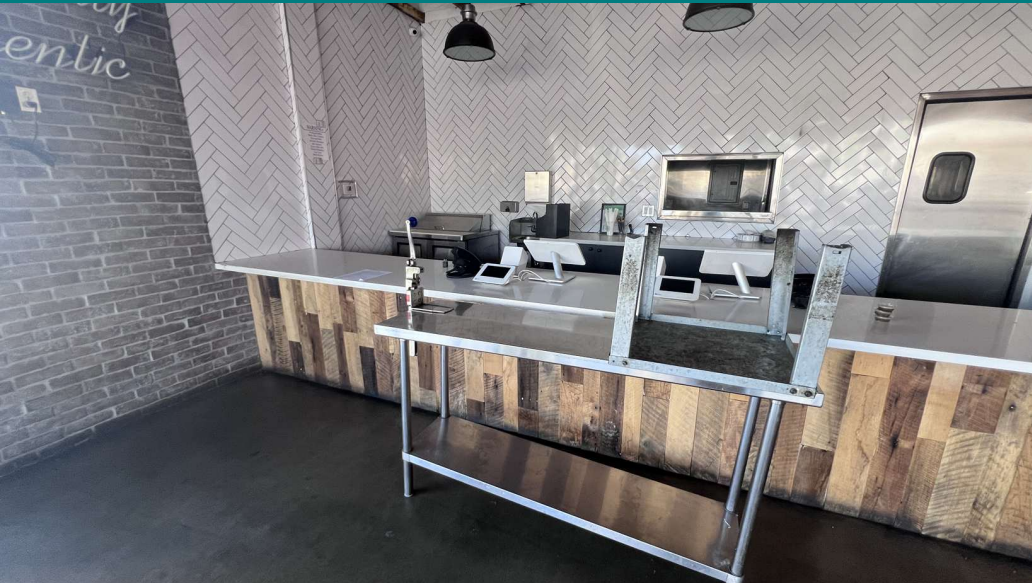
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INTERIOR VIEWS

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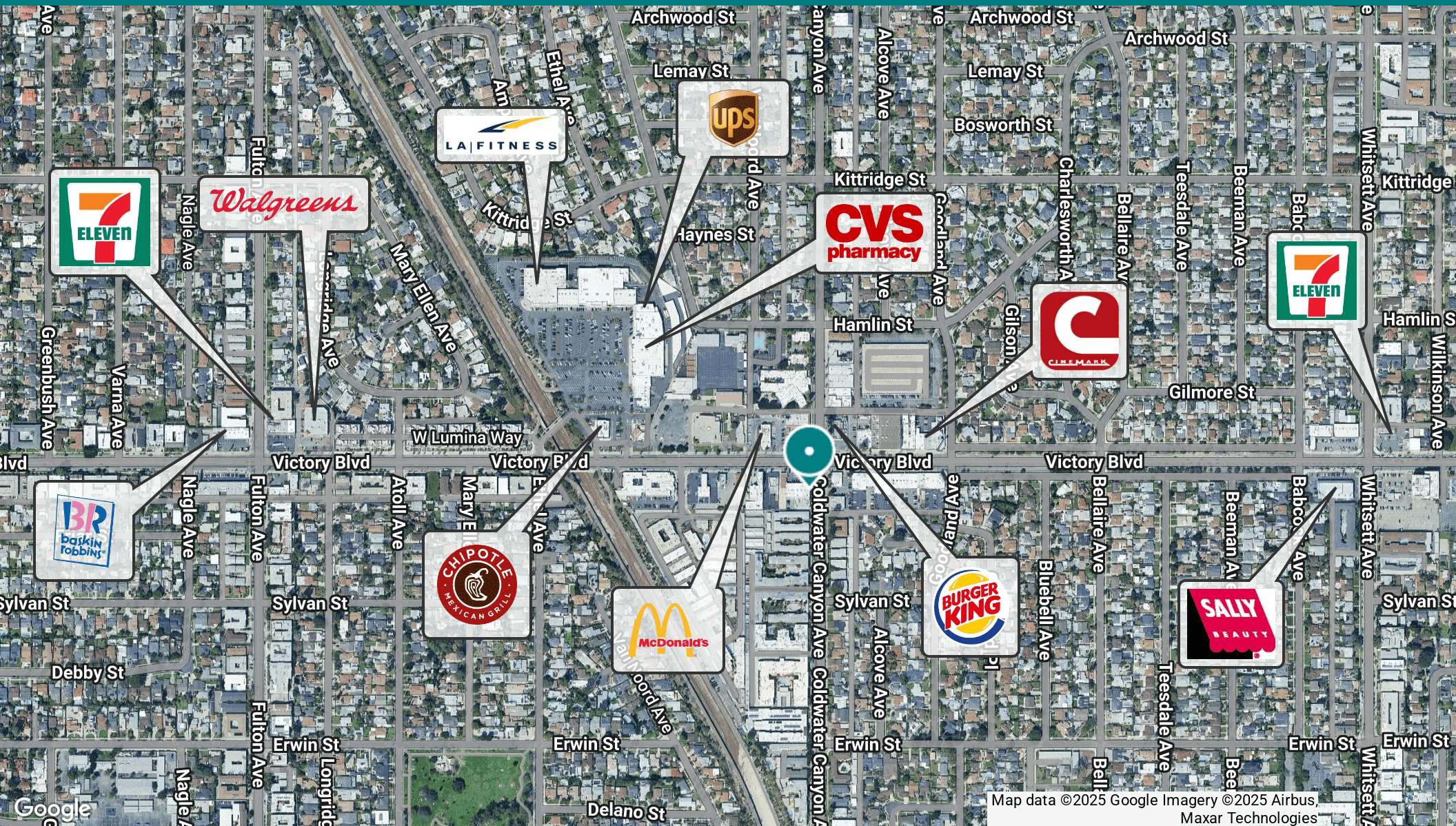


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RETAILER MAP

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Map data ©2025 Google Imagery ©2025 Airbus,
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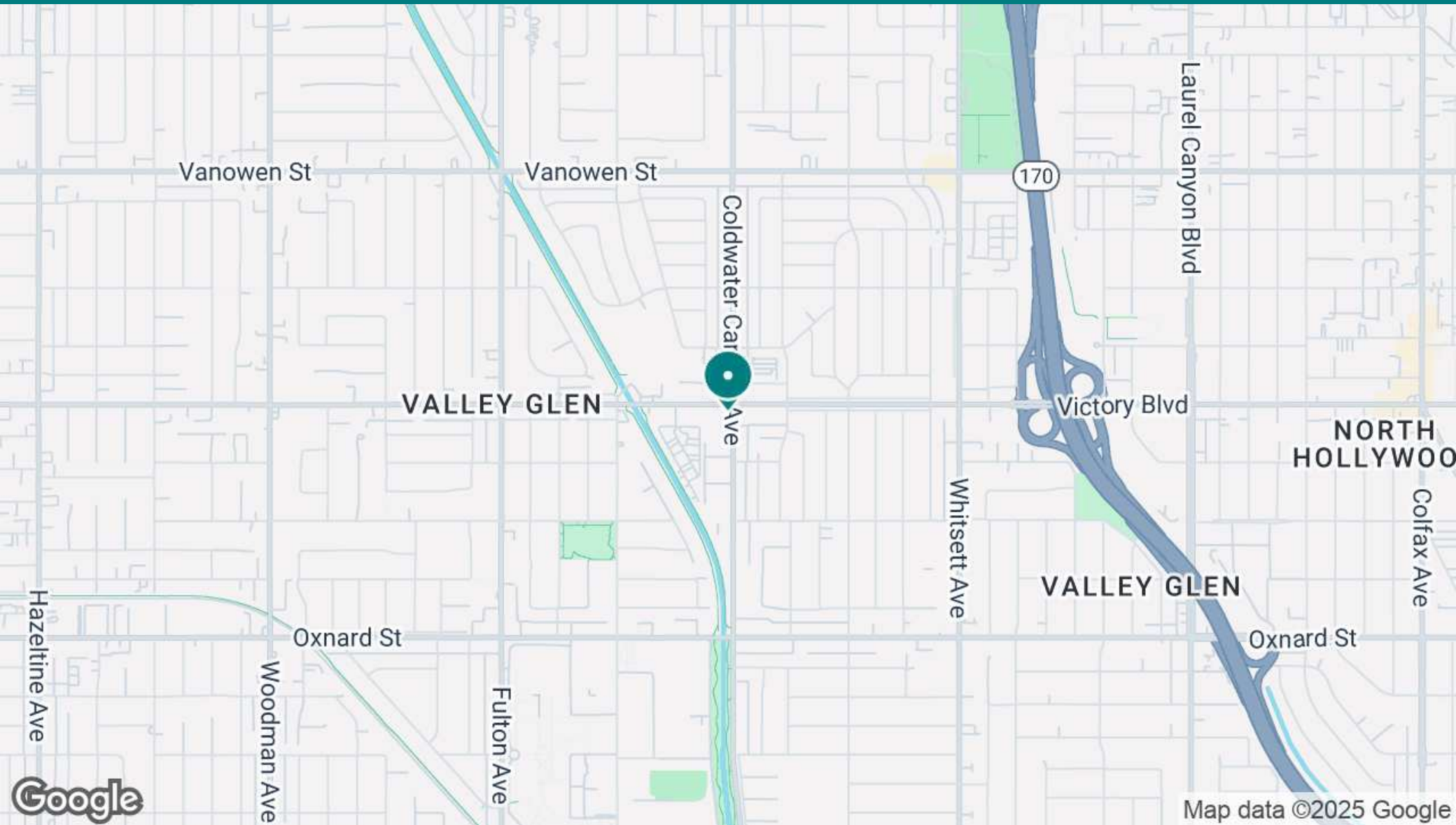
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	36,699	338,506	703,264
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,245	126,299	251,162
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$98,196	\$103,139	\$109,875
Average House Value	\$970,100	\$971,289	\$958,251
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	42.6%	47.0%	50.4%
RACE	1 MILE	3 MILES	5 MILES
% White	49.9%	42.2%	39.6%
% Black	4.0%	5.1%	4.4%
% Asian	5.8%	8.1%	8.8%
% Hawaiian	0.2%	0.1%	0.1%
% American Indian	1.3%	1.5%	1.5%
% Other	26.2%	29.2%	31.3%

Demographics data derived from AlphaMap

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