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COMMERCIAL
REAL ESTATE
the sign of a profitable property

HIGH TRAFFIC RETAIL SPACE AVAILABLE IN NORTH HOLLYWOOD

6004 Laurel Canyon Blvd., North Hollywood, CA 91606



ARICKA JOHNSON
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DRE#02118106



RETAIL SPACE
NORTH HOLLYWOOD



EXCLUSIVELY LISTED BY

ARICKA JOHNSON
ASSOCIATE

(818) 697-9368 | aricka@illicre.com
DRE#02118106

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

6004 Laurel Canyon Blvd., North Hollywood, CA 91606



APPROX. 950 SF

RETAIL SPACE AVAILABLE IN NORTH HOLLYWOOD

- ✓ 7-Eleven convenience store anchored
- ✓ Join other co-tenants: sushi restaurant, Lebanese restaurant, massage parlor & more
- ✓ Retail space includes two private offices and a private restroom
- ✓ Perfect space for insurance company, jewelry store, flower shop, tech repair, locksmith, or any type of office use

AREA AMENITIES

- ✓ Convenient access to the 170 Freeway on/off-ramps
- ✓ Located at a busy intersection
- ✓ High foot traffic area
- ✓ Close to NOHO West, LA Fitness, Nordstrom Rack, Trader Joe's, and other popular destinations

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	40,692	311,162	625,498
Avg. HH Income	\$91,402	\$96,964	\$102,225
Daytime Pop	40,692	254,224	519,983
Traffic Count	± 38,018 CPD ON LAUREL CANYON		

RETAIL SPACE
NORTH HOLLYWOOD

INTERIOR PHOTOS

6004 Laurel Canyon Blvd., North Hollywood, CA 91606



SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



**COMMERCIAL
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