



10700 Burbank Blvd
North Hollywood, CA 91601

FOR SALE
\$1,580,000



**WELCOME
TO
10700
BURBANK
BOULEVARD**

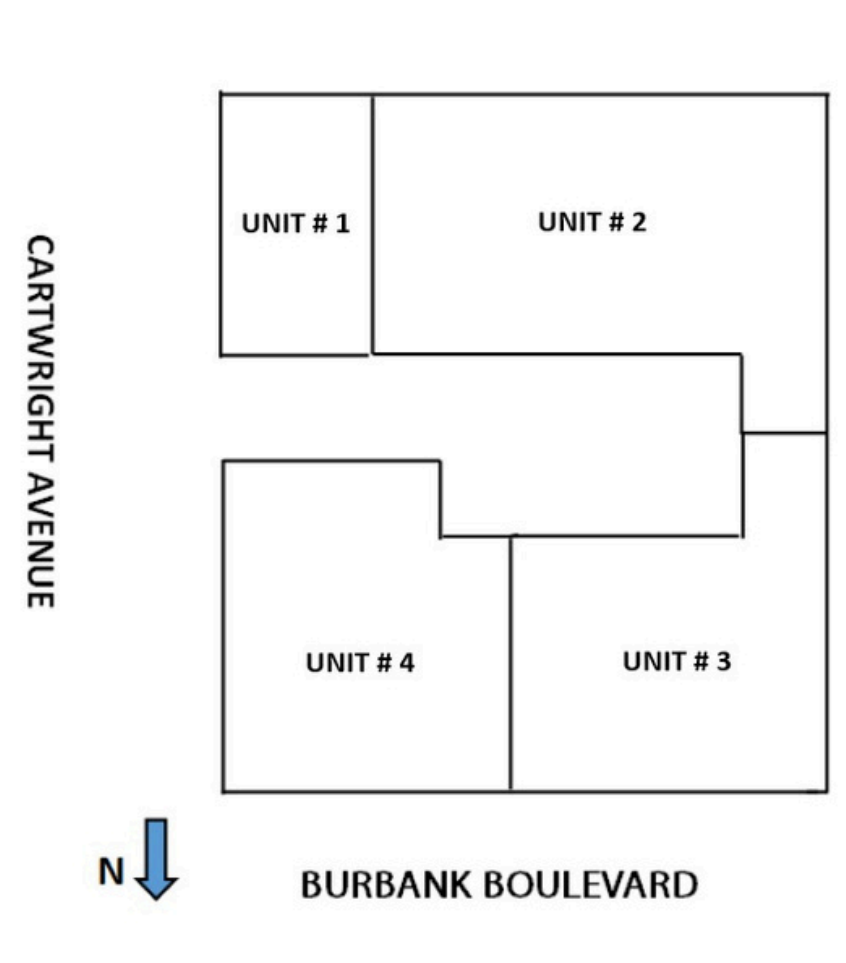


**4-UNIT BOUTIQUE BUILDING
w/ DENTAL & MEDICAL OFFICES**

**FOR SALE
\$ 1,580,000**

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10700 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601



PROPERTY DESCRIPTION

± 3,787

SQUARE FOOT BUILDING

± 4,292

RENTABLE SQUARE FOOTAGE

± 5,614

SQUARE FOOT LOT

1965

YEAR BUILT

- First Time On Market Since It Was Built
- 15,000+ Cars Per Day
- North Hollywood Station 1 mi. away
- Bob Hope Airport 3mi. / 6 min. away
- #1 Most Populous County in the USA

Ally Commercial Real Estate is pleased to present a rare opportunity to acquire a fully leased, 4-unit dental/medical office property located in the vibrant NoHo Arts District of North Hollywood, CA. This well-maintained asset combines stable income with future growth potential, making it an exceptional investment for medical and dental professionals or investors seeking long-term security.

This property presents a unique blend of stable cash flow and significant upside potential in a high-demand North Hollywood location. Its positioning in the Enterprise and TOC Tier 1 zones, combined with its ED1 eligibility, offers additional opportunities for future value creation. With a strong tenant roster and position within the dynamic NoHo Arts District, this asset is compelling for owner-users or investors seeking a mix of both current income and long-term value-add growth.

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Rent Roll

Unit	Tenant	SF	Rent	Rent/SF	% of Bldg	Lease Type	Lease Start	Lease Expiration	Options	Notes
1	Hospice Company Office	500	\$ 1,500.00	\$ 3.00	11.65%	Gross	10/15/2020	1/31/2026	None	Reimburses 30% of LADWP Bill
2	Dentist #1	1,200	\$ 2,400.00	\$ 2.00	27.96%	Gross	9/15/2020	1/31/2026	(1) 5-yr	Reimburses 70% of LADWP Bill. Receives \$25 credit per month from base rent for hosting property DVR Cameras
3	Dentist #2	1,504	\$ 2,750.00	\$ 1.83	35.04%	Gross	7/1/2021	6/30/2026	(1) 5-yr	
4	Hospice Company Office	1,088	\$ 2,987.00	\$ 2.75	25.35%	Gross	7/1/2023	6/30/2025	(1) 2-yr	
		4,292	\$ 9,637.00	\$ 2.25	100.00%					

Expenses

\$ 115,644.00 Total Annual Gross Income

Expenses	2024 YTD	Current Annual Estimate	ProForma
Repairs & Maintenance	\$ 5,671.75	\$ 7,000.00	\$ 7,000.00
Utilities (Power, Water & Sewer)	\$ 5,142.20	\$ 6,170.64	\$ 6,170.64
Insurance	\$ 11,290.37	\$ 11,290.37	\$ 11,290.37
Property Tax (1.25%)	\$ 3,139.12	\$ 3,165.13	\$ 19,750.00
Trash	\$ 3,105.10	\$ 3,550.00	\$ 3,550.00
Landscaping	\$ 2,156.00	\$ 2,400.00	\$ 2,400.00
Pest Control	\$ 550.00	\$ 600.00	\$ 600.00
Management	\$ 3,223.71	\$ 3,400.00	\$ -
Cleaning (Exterior)	\$ 8,195.25	\$ 9,834.30	\$ -
Total Expenses	\$(42,473.50)	\$(47,410.44)	\$(50,761.01)
Utility Reimbursements	\$ 4,641.32	\$ 6,170.64	\$ 6,170.64
NOI	\$ 77,811.82	\$ 74,404.20	\$ 71,053.63

	Cap Rate	Sale Price	\$/SF
Net Operating Income (Proforma)	4.50%	\$ 1,580,000.00	\$417.22
Net Operating Income (Current)	4.71%	\$ 1,580,000.00	\$417.22

FINANCIALS

PRICE
\$1,580,000

\$/PSF
\$417 / RSF Bldg
\$281 / SF Land

ZONING
LAC2 [TOC - Tier 1]

APN
2416-018-002

PF NOI (after sale)
\$71,112.59

PF CAP RATE
4.5%

YEAR BUILT
1965

OF UNITS
4

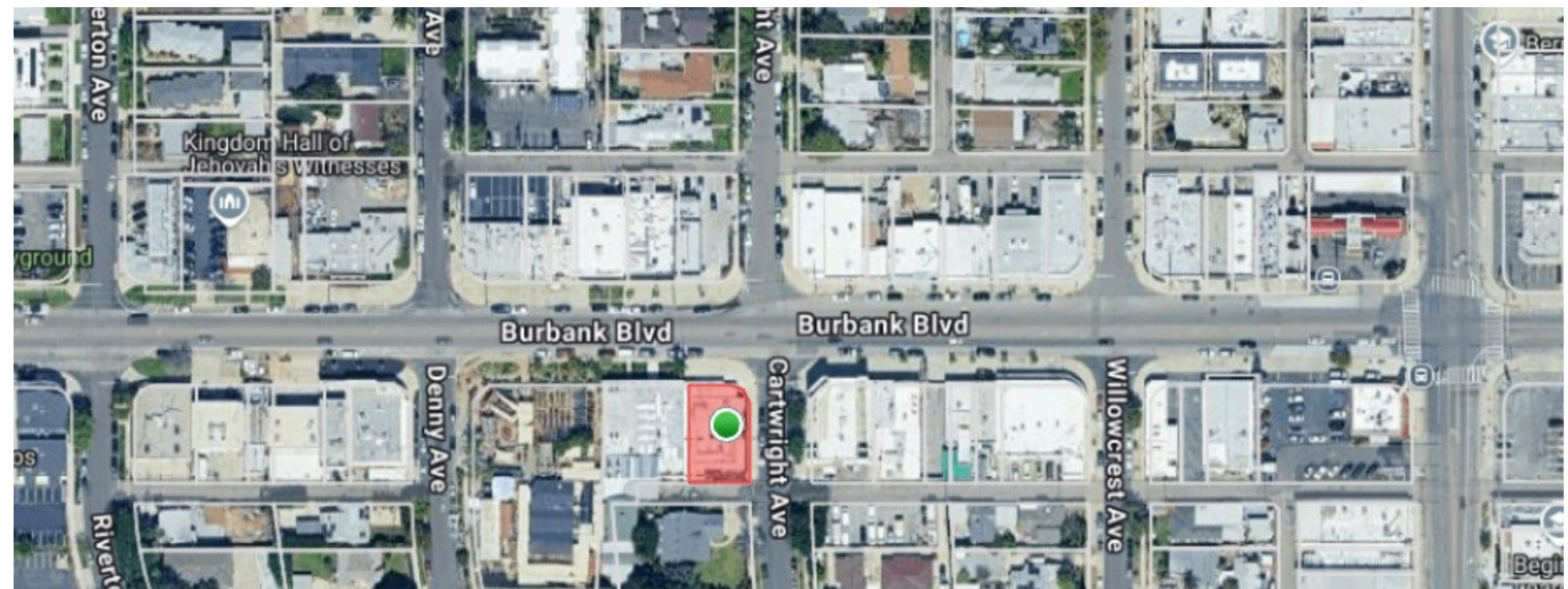
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ZIMAS	
Search	
▼ Planning and Zoning	
Special Notes	None
Zoning	C2-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
SB 9 Eligibility	View
SB 35 Eligibility	View
SB 684 Eligibility	View
AB 2334: Very Low VMT Areas	Yes
AB 2097: Reduced Parking Areas	Yes
AB 2011 Eligibility	View
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None



HIGHLIGHTS

- Great Tenants
- Fully Leased
- Medical Office
- LAC2 Zoning
- TOC Tier 1
- ED1 Eligible
- NoHo Arts District

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ADDITIONAL PHOTOS

UNIT 1
Hospice Services Office
500 SF
Lease expires 1/31/2026
Gross Lease

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ADDITIONAL PHOTOS

UNIT 2

Dental Practice

1,200 SF

Lease expires 1/31/2026
+ (1) 5-yr Option

Gross Lease

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**ADDITIONAL
PHOTOS**

UNIT 3

Dental Practice

1,504 SF

Lease expires 6/30/2026
+ (1) 5-yr Option

Gross Lease



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**ADDITIONAL
PHOTOS**

UNIT 4

Hospice Services Office

1,088 SF

Lease expires 6/30/2025
+ (1) 2-yr Option

Gross Lease



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NOHO ARTS DISTRICT

NoHo Arts District's combination of cultural appeal, excellent location, and ongoing revitalization efforts make it a compelling option for investors. Retail spaces benefit from consistent consumer traffic, while office and residential properties thrive due to demand from the entertainment industry and creative professionals.

This vibrant neighborhood offers a rare mix of artistic charm and economic vitality, ideal for businesses seeking a central location in the San Fernando Valley.

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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	43,245	263,035	549,024
2024 Population	43,822	258,980	539,128
2029 Population Projection	42,873	251,906	524,121
Annual Growth 2020-2024	0.3%	-0.4%	-0.5%
Annual Growth 2024-2029	-0.4%	-0.5%	-0.6%
Median Age	37.2	38.9	39.8
Bachelor's Degree or Higher	36%	37%	38%
U.S. Armed Forces	9	80	214

Households	1 mile	3 miles	5 miles
2020 Households	18,907	108,102	219,922
2024 Households	19,212	105,804	214,535
2029 Household Projection	18,796	102,732	208,161
Annual Growth 2020-2024	1.6%	0.8%	0.7%
Annual Growth 2024-2029	-0.4%	-0.6%	-0.6%
Owner Occupied Households	4,200	34,053	76,568
Renter Occupied Households	14,596	68,679	131,594
Avg Household Size	2.2	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$536.6M	\$3.5B	\$7.2B

Traffic	Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
	Burbank Blvd	Willowcrest Ave W	16,665	2022	0.10 mi
	Cahuenga Blvd	Burbank Blvd S	15,640	2022	0.15 mi
	Cahuenga Blvd	Cumpston St S	18,433	2022	0.16 mi
	Burbank Blvd	Cahuenga Blvd W	15,963	2022	0.16 mi
	Collins St	Cahuenga Blvd E	1,474	2022	0.18 mi
	Collins St	Cahuenga Blvd W	1,239	2022	0.22 mi
	Cahuenga Blvd	Cumpston St N	20,834	2022	0.22 mi
	Cahuenga Blvd	N Whitnall Hwy N	16,804	2022	0.23 mi
	Chandler Blvd	Willowcrest Ave W	11,648	2022	0.24 mi
	Chandler Blvd	Auckland Ave E	9,971	2022	0.28 mi

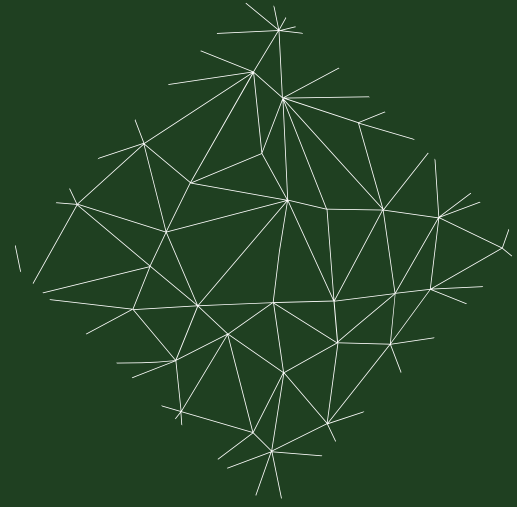
*Demographics and traffic data pulled from CoStar.com.

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Exclusively Listed By:

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