



COMMERCIAL
REAL ESTATE
the sign of a profitable property

AMAZING NORTH HOLLYWOOD OWNER-USER OPPORTUNITY

6020-6030 Laurel Canyon, North Hollywood, CA 91606



NOHO
WEST

AVAILABLE



FWY OFF-RAMP

LAUREL CANYON BLVD

FWY ON-RAMP

#38,018 CPD

OXN

CoStar
POWERBROKER

CALEB MORRISON, CCIM
(818) 697-9364 | caleb@illicre.com
DRE#02137816

ARMEN TCHAPANIAN
(818) 697-9362 | armen@illicre.com
DRE#02041876

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779





TABLE OF CONTENTS

Property Overview	01
Aerial View	02
Property Photos	04
Financing	06
Site Plan	07
Location Overview	08
Aerial Map	11
Demographic Summary	12

PROPERTY OVERVIEW

6030 Laurel Canyon is a 6,600-square-foot retail property strategically located in North Hollywood, one of the most vibrant sub markets in Los Angeles, California. This property boasts exceptional street frontage and a freestanding identity, alongside strong retail fundamentals such as close proximity to both the on- and off-ramps of the 170 Freeway, visibility from the high-traffic, signalized intersection of Laurel Canyon and Oxnard, and convenient on-site parking directly in front of the storefront.

Offered for sale for the first time since its original construction, this exciting opportunity appeals to a wide range of buyers. Currently just below 40% occupancy, the sale presents an ideal scenario for a business owner looking to establish roots in a rapidly developing neighborhood (see page #6 for details on potential SBA financing) or alternatively an opportunity for an investor to enhance their portfolio by exercising their own strategic vision over the asset. In either case, the new buyer will benefit from recent capital improvements made by the seller, as well as stable, in-place income from long-term tenant Dean Security, which currently occupies approximately 2,410 square feet.

PROPERTY DETAILS

Address	6020-6030 Laurel Canyon Blvd., North Hollywood, CA 91606
APN	2333-013-019
Rentable building area	± 6,600 SF
Site area	± 13,431 SF / ± 0.31 AC
Price	\$ 2,850,000 (\$432/SF)
Year Built/ Renovated	1969 / 2009
Zoning	C2
Use	Retail
Total Units	2
Occupancy %	36.52 %

RIGHT OFF OF THE 170 FWY

PYLON SIGNAGE

ON-SITE FRONT PARKING

5 BRAND NEW HVAC UNITS

IN-PLACE RENTAL INCOME



AERIAL VIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS



POTENTIAL SBA FINANCING

OWNER-USER OPPORTUNITY!



Business Finance Capital

PROPOSED SBA504 LOAN STRUCTURE

BUILDING ACQUISITION		\$	2,850,000					
SBA/CDC FEES		\$	31,000					
TOTAL PROJECT COST		\$	2,881,000					
SOURCE OF FUNDS		AMOUNT	RATES	MATURITY		COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$	1,425,000	5.95%*	25	YEARS	1ST DEED	\$ 9,138
								\$ 109,653
SBA 504 LOAN	40%	\$	1,171,000	6.28%**	25	YEARS	2ND DEED	\$ 7,746
								\$ 92,957
BORROWER	10%	\$	285,000					
TOTAL	100%	\$	2,881,000					\$ 17,174
								\$ 202,611

RATES:	BANK:	*RATE IS ESTIMATED - WILL VARY DEPENDING ON LENDER
	SBA 504:	**AS OF FEBRUARY '25 RATE IS FIXED AT THE TIME OF THE DEBENTURE SALE

FEES:	BANK:	RATE IS FIXED AT THE TIME OF THE DEBENTURE SALE
	SBA/CDC:	2.15%* OF SBA LOAN PLUS LEGAL FEES ARE FINANCED, AND THEREFORE INCLUDED IN THE SBA LOAN AMOUNT
	MISC:	RELATED COSTS MAY BE INCLUDED IN THE SBA 504 LOAN INCLUDING: APPRAISAL, ENVIRONMENTAL REPORT (IF REQUIRED), AND ESCROW CLOSING COSTS (INCLUDING INSURANCE AND LEGAL CLOSING COSTS)

COLLATERAL: 90% FINANCING GENERALLY DOES NOT REQUIRE ADDITIONAL COLLATERAL

BFC will perform a free prequalification for prospective buyers upon receiving complete financial information

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman, SVP

818-438-0828 | Lee@bfcfunding.com

SITE PLAN



"MEASUREMENT 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."

LOCATION OVERVIEW

Eastern San Fernando Valley

VALLEY GLEN

Located in the San Fernando Valley, Valley Glen boasts excellent connectivity via the 101 and 170 freeways and a vibrant community anchored by Los Angeles Valley College. The area's ongoing revitalization is attracting new businesses and development, creating a dynamic environment for growth.

NORTH HOLLYWOOD

Situated in the heart of the San Fernando Valley, North Hollywood offers businesses access to a dense and growing population base. The neighborhood has over \$1 billion in mixed-use development projects in the pipeline, surrounding Metro's subway and rapid transit hubs.

STUDIO CITY

Studio City stands out as an exceptional location. Nestled in the South Eastern San Fernando Valley of the bustling Los Angeles metropolitan area, it offers businesses access to a broad and affluent customer base, renowned for its entertainment industry presence. The neighborhood's vibrant cultural scene, including restaurants, shops, and recreational facilities, fosters a dynamic atmosphere conducive to business growth.

SHERMAN OAKS

Located in the South San Fernando Valley, Sherman Oaks stands as a beacon of upscale living and lucrative investment opportunities. This affluent neighborhood, renowned for its tree-lined streets, upscale residences, and vibrant commercial scene, offers an ideal setting for those seeking a strategic investment in the dynamic Southern California real estate market.



LOCATION OVERVIEW

Upcoming Developments



District NoHo

District NoHo is a two-million-square foot master-planned, mixed-use development comprised of market-rate multifamily units, developed by TCC's residential subsidiary, High Street Residential; Class-A creative office space; place-making retail; and affordable multifamily units.



86 APARTMENTS
5547 N Elmer Ave



AFFORDABLE HOUSING
11218 W Califa St



53-UNIT AFFORDABLE HOUSING
6010 N Klump Ave



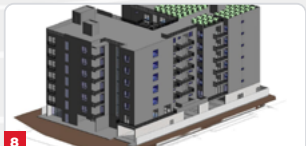
AFFORDABLE HOUSING + RETAIL
12001 W Victory Blvd



AFFORDABLE HOUSING
10912 W Huston St



56 APARTMENTS
5550 N Fulcher Ave



70 APARTMENTS
11338 W Burbank Blvd



AFFORDABLE HOUSING
5050 N Bakman Ave



103 UNITS
6329 Clybourn St



100 Apartments
11044 Burbank Blvd

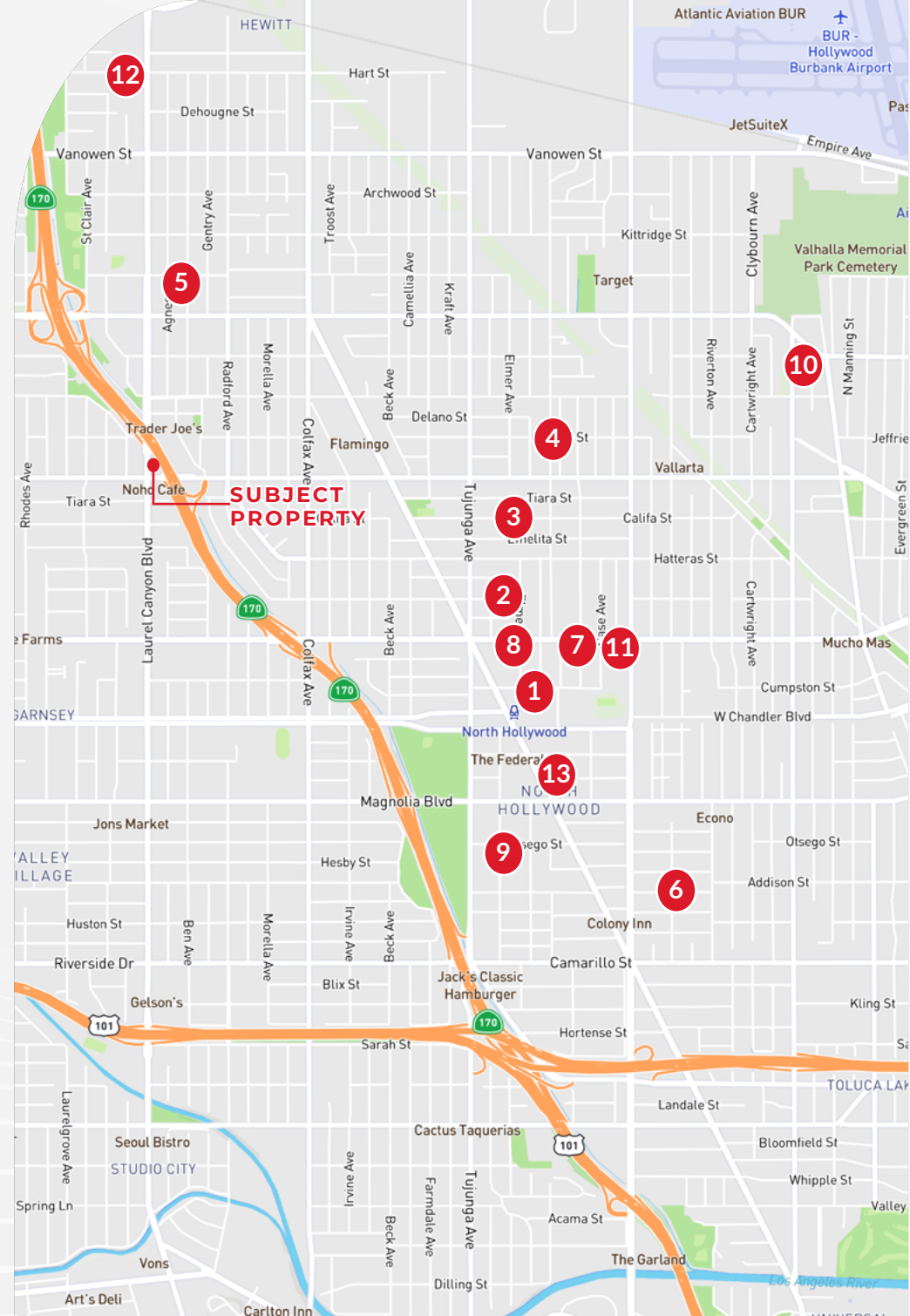


MIXED-USE PROJECT
7035 Laurel Canyon Blvd



APARTMENT COMPLEX
5240 Lankershim

BROKER MAKES NO REPRESENTATIONS, WRITTEN OR IMPLIED, REGARDING THE FUTURE DEVELOPMENT OR OCCUPANCY OF UPCOMING PROJECTS IN THE SURROUNDING AREA. PROSPECTIVE BUYERS ARE ENCOURAGED TO CONDUCT THEIR OWN DUE DILIGENCE AND VERIFY ALL INFORMATION BEFORE ENTERING INTO ANY AGREEMENTS.



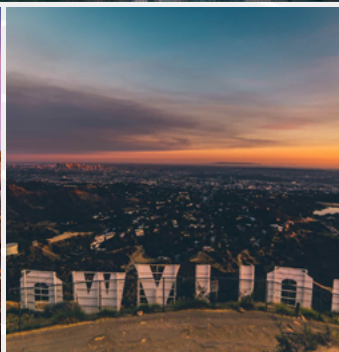
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.





AVAILABLE

TRADER JOE'S

REGAL CINEMAS

SUPERIOR GROCERS

CALIFORNIA
170

Denny's

M Metro



AERIAL MAP

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	2 MILE	3 MILE
2023 Population	41,507	153,790	310,867
Non Hispanic Origin	23,308	79,052	767,242
Hispanic Origin	18,199	74,738	143,620
Daytime Population	33,970	125,215	253,946
Avg HH Income	\$ 90,358	\$ 90,135	\$ 96,713

EMPLOYMENT	# OF BUSINESSES	# EMPLOYEES	#EMP / BUS
TOTAL BUSINESSES	1,750	11,185	6

2024 TRAFFIC COUNTS	OXNARD BLVD	LAUREL CANYON BLVD	170 FREEWAY
CARS PER DAY	± 33,102	± 38,018	± 217,997



COMMERCIAL
REAL ESTATE



CALEB MORRISON, CCIM

Associate

(818) 697-9364 | caleb@illicre.com

DRE#02137816



ARMEN TCHAPANIAN

Associate

(818) 697-9362 | armen@illicre.com

DRE#02041876



TODD NATHANSON

President

(818) 514-2204 | todd@illicre.com

DRE#00923779



THE INFORMATION CONTAINED IN THIS MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM ILLI COMMERCIAL REAL ESTATE AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF ILLI COMMERCIAL REAL ESTATE OR THE OWNER OF THE PROPERTY ("OWNER"). THIS MARKETING BROCHURE HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE TENANTS AND PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND FROM THE OWNER, ILLI COMMERCIAL REAL ESTATE OR OTHERWISE. SUCH INFORMATION IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS MADE ANY INVESTIGATION, AND NEITHER MAKES ANY WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS ILLI COMMERCIAL REAL ESTATE OR OWNER CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS. NO REPRESENTATION OR WARRANTY WHATSOEVER IS MADE BY OWNER OR ILLI COMMERCIAL REAL ESTATE REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS AND TENANTS MAKE AND RELY ON THEIR OWN INDEPENDENT INVESTIGATION AND TAKE APPROPRIATE MEASURES TO VERIFY ALL INFORMATION SET FORTH HEREIN. THE SUBJECT PROPERTY CONTAINS OPERATING BUSINESSES. DO NOT DISTURB TENANTS OR SPEAK WITH STAFF OF BUSINESSES ABOUT THIS OFFERING

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