



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



±1,400-2,850 SF OF RETAIL SPACE AVAILABLE/NORTH HOLLYWOOD

12804-12806 Victory Blvd., Valley Glen, CA 91606



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PROPERTY FEATURES

12804-12806 Victory Blvd., Valley Glen, CA 91606







APPROX. 1,400-2,850 SF

RETAIL SPACE AVAILABLE

- ✓ Positioned along busy Victory Blvd
- ✓ Great for medical office use
- ✓ Offers tenants outstanding visibility and exposure to steady
- ✓ High-volume traffic; an ideal opportunity to attract customers and build brand presence
- ✓ Dedicated parking lot with plenty of onsite parking

AREA AMENITIES

- ✓ Easy Freeway Access
- ✓ Bus Line
- ✓ Signage
- ✓ Surrounded by a diverse mix of local businesses, service providers, and community amenities
- ✓ National brands in close proximity (McDonald's, Starbucks, Burger King and more)
- ✓ Property is adjacent to a dense residential community
- ✓ Directly across the street from Cinemark Century North Hollywood

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	35,093	337,681	694,010
	Avg. HH Income	\$87,953	\$94,342	\$100,532
	Daytime Pop	33,564	338,248	689,907
	Traffic Count	± 53,765 CPD ON VICTORY BLVD & GOODLAND AVE		



AVAILABLE



AERIAL MAP



#1 in SoCal
Lease Transact
BROKERAGE | PROPERTY MANAGEMENT | IN



**COMMERCIAL
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