



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

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## APPROX. 1,400-2,850 SF

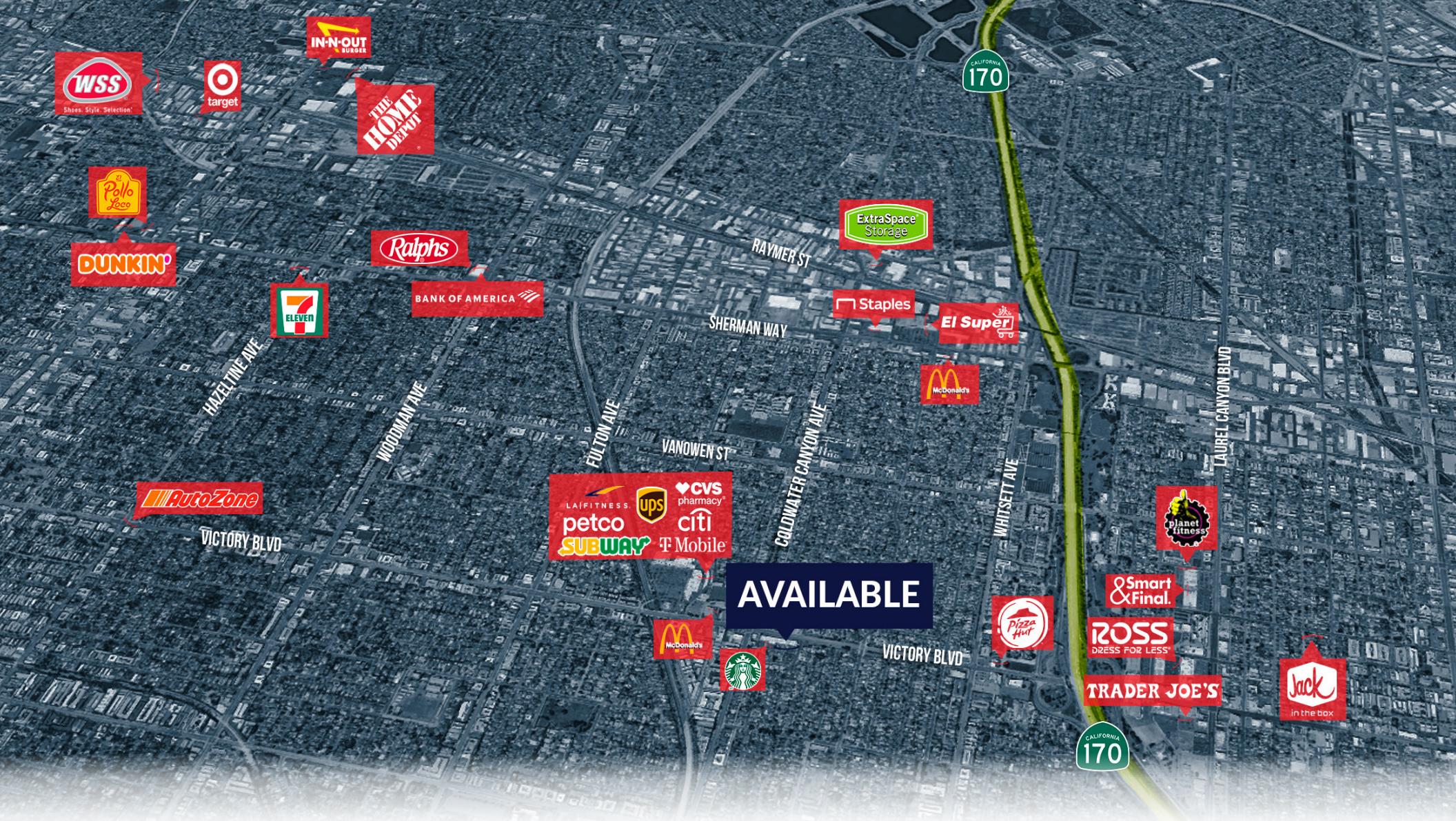
### RETAIL SPACE AVAILABLE

- ✓ 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		



BANK OF AMERICA

TRADER JOE'S

AutoZone

Staples

Smart & Final



ExtraSpace Storage

El Super

LA FITNESS

Ralphs

THE HOME DEPOT

7-ELEVEN

WSS

ROSS DRESS FOR LESS

McDonald's

Pollo Loco

IN-N-OUT BURGER

**AERIAL MAP**



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