

AVAILABLE FOR SALE

Investment Opportunity

Retail / Office

Retail / Office for Sale in North Hollywood
10859 Burbank Blvd., North Hollywood CA 91601

Minutes Away From NOHO Art District



**Attractive High Traffic
Commerce Location**

Property Features:

- ❖ 100% Occupied
- ❖ Highly Visible Corner Location
- ❖ Fantastic Opportunity
- ❖ Convenient Free on Site Parking
- ❖ Building Recently Renovated

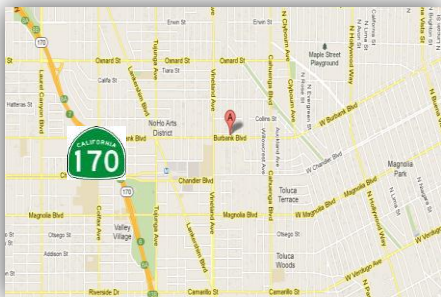
Building & Lot Size:

- 8,130 SF. Building
- 10,749 SF. Lot

Zoning & Parking:

- C2 – APN# 2415-007-023
- Rear of building & Ample Street

High Annual Gross Income with 5 Tenants



North Hollywood Demographics	19–24 Years Old	25–39 Years Old	41–64 Years Old
Population by Age	9%	33%	25%
Employment	Art/Entertainment 15%	Education 13%	Retail 14%
Employed 58%	Unemployed 7%	Arm Force 0%	Not in Labor 35%
Household size: 1 Person 36% - 2 to 3 41% - 4 to 5 17% - 6 or More 6%			

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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