



11316 Burbank Blvd,
North Hollywood, CA 91601

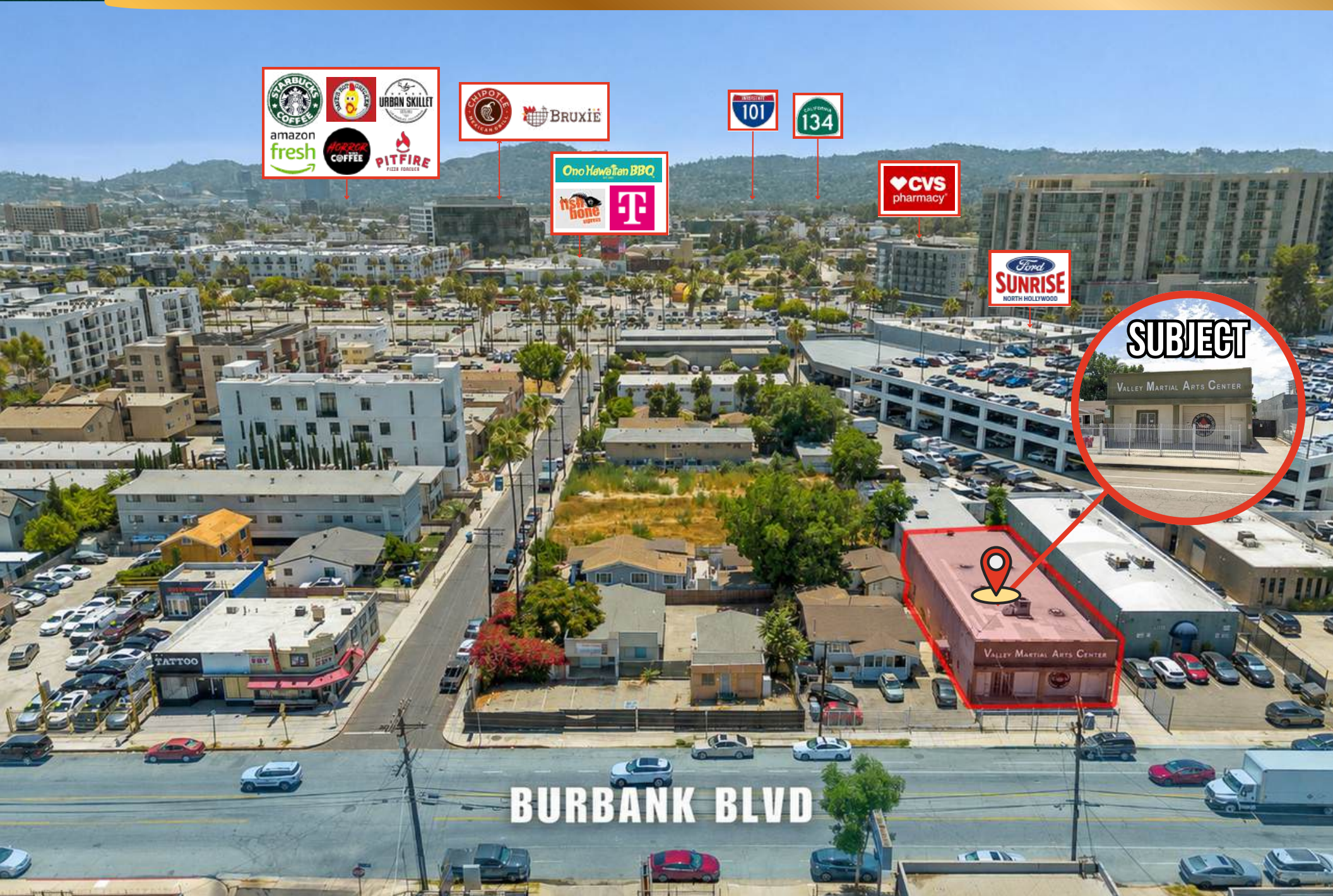


real

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PROPERTY AERIAL MAP



STARBUCKS COFFEE
amazon fresh
URBAN SKILLET
PITFIRE PIZZA PASTRY

CHIPOTLE MEXICAN BOWL
BRUXIE



Ono Hawaiian BBQ
fish bone

CVS pharmacy

Ford SUNRISE NORTH HOLLYWOOD

SUBJECT
VALLEY MARTIAL ARTS CENTER

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BURBANK BLVD

PROPERTY OVERVIEW



TYPE

Office/Retail



SIZE

Suite A - 6,600 SF
Suite B - 2,000 SF



RATE

\$1.75 per sqft



PARKING

2 Parking Space



TERM

1 year



YEAR BUILT

1950



ZONING

LAC2



PROPERTY PHOTOS

SUITE A



Rose & Co.
COMMERCIAL GROUP



PROPERTY SHOWCASE



±20-FOOT CLEAR CEILING HEIGHT

Open warehouse layout with impressive vertical clearance, providing flexibility for storage, manufacturing, creative workspace, showroom, or light industrial uses



GROUND-LEVEL ROLL-UP DOOR ACCESS

Large roll-up loading door allows for efficient loading, unloading, deliveries, and operational functionality.



FLEXIBLE OPEN FLOOR PLAN

Spacious warehouse area with minimal obstructions, offering a highly adaptable layout suitable for a variety of commercial and industrial users

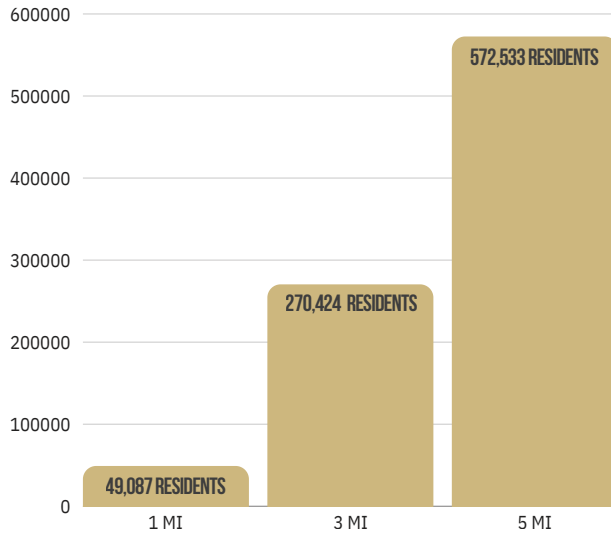


DEDICATED OFFICE / BREAK AREA

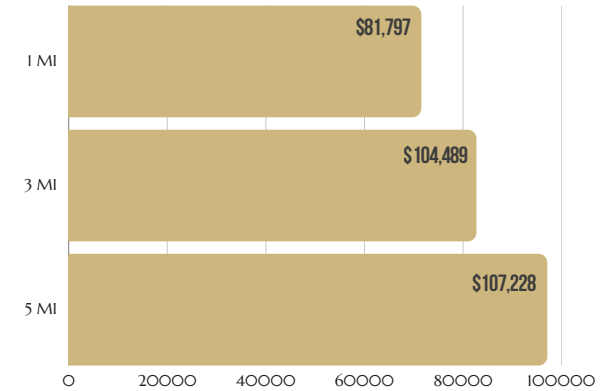
Includes a private office, kitchenette, and restroom facilities, providing a functional workspace for employees and management.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Elmer Ave	Burbank Blvd	832 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	840 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,897 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,591 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	23,011 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	22,721 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	786 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	793 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	1,600 vehicles/day	.08 miles
Klump Ave	Burbank Blvd	1,618 vehicles/day	.08 miles



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