



COMMERCIAL
REAL ESTATE
the sign of a profitable property



HIGH-IMAGE FREESTANDING SHOWROOM: PRIME NOHO

12020 Victory Blvd, North Hollywood, CA 91606



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SHOWROOM SPACE
NORTH HOLLYWOOD, CA

PROPERTY FEATURES

12020 Victory Blvd, North Hollywood, CA 91606



APPROX. 8,111 SF

SHOWROOM SPACE AVAILABLE

- ✓ Rental rate: \$2.25 PSF + \$0.25 NNN
- ✓ Former Superior Plumbing showroom space
- ✓ Freestanding retail building
- ✓ Single-story retail/showroom configuration
- ✓ Excellent visibility and street presence
- ✓ Secure on-site parking
- ✓ Situated on a ±17,424 SF lot

AREA AMENITIES

- ✓ Prime location along the highly trafficked Victory Blvd commercial corridor in North Hollywood
- ✓ Situated just east of Laurel Canyon Blvd
- ✓ Less than half a mile from both the 170 Freeway and Lankershim Blvd
- ✓ Close proximity to the NoHo Arts District
- ✓ Convenient access to Hollywood Burbank Airport
- ✓ Close to major employment centers
- ✓ Benefits from ongoing residential growth

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	40,240	307,323	669,330
Avg. HH Income	\$88,649	\$104,598	\$112,978
Daytime Pop	38,403	305,200	660,437
Traffic Count	± 52,596 CPD ON VICTORY BLVD & LAUREL CANYON BLVD		

SHOWROOM SPACE
NORTH HOLLYWOOD, CA

INTERIOR PHOTOS

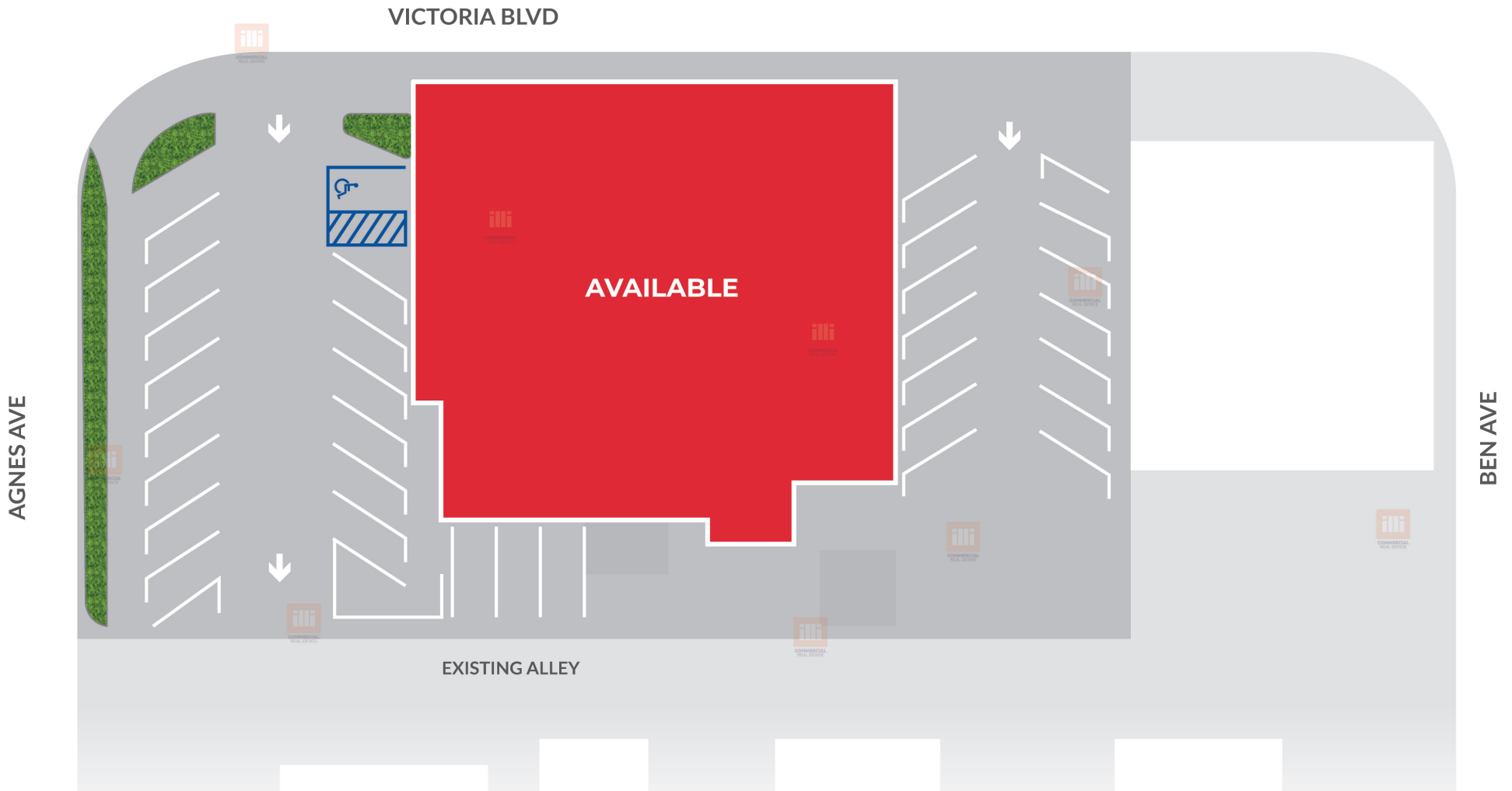
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SHOWROOM SPACE
NORTH HOLLYWOOD, CA

SITE PLAN

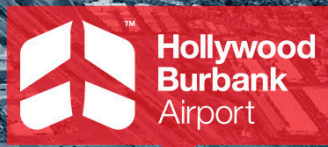
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP

Superior Plumbing



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.