



±1,300 SF AVAILABLE FOR LEASE/NORTH HOLLYWOOD

11685 Magnolia Blvd, Unit B, North Hollywood, CA 91601



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OFFICE SPACE
NORTH HOLLYWOOD, CA

PROPERTY FEATURES

11685 Magnolia Blvd, Unit B, North Hollywood, CA 91601



APPROX. 1,300 SF

OFFICE SPACE AVAILABLE

- ✓ Positioned along busy Magnolia Blvd
- ✓ Outstanding visibility and exposure
- ✓ Steady, high-volume traffic
- ✓ Ideal opportunity to attract customers and build brand presence

AREA AMENITIES

- ✓ Shared Intersection with Taco Bell
- ✓ Surrounded by a diverse mix of local businesses, service providers, and community amenities
- ✓ Property is adjacent to a dense residential community
- ✓ Shared parking lot with Yum Yum Donuts

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	47,793	267,192	590,167
 Avg. HH Income	\$103,658	\$118,361	\$120,188
 Daytime Pop	51,904	274,999	593,870
 Traffic Count	± 35,133 CPD ON MAGNOLIA BLVD & COLFAX AVE		

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INTERIOR PHOTOS

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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.



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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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.