

11208 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601

COMMERCIAL LOT AVAILABLE FOR SALE



NORTH HOLLYWOOD
RED LINE/ORANGE LINE
STATION AND PARK & RIDE

SUBJECT
PROPERTY

PROPERTY FEATURES

Land Size: ± 0.23 AC / $\pm 10,019$ SF

Vacant corner lot at Burbank Blvd & Klump Ave

C2-1 zoning with by-right R4-density multifamily
(400 SF lot area per unit)

Transit Priority Area - CEQA exemptions on
aesthetics & parking for residential/mixed-use

Walking distance to North Hollywood Red/Orange
Line Station & Park & Ride

Close to CA-170 freeway & the 101/134 interchange

Located in the NoHo Arts District

For more information, contact

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LIC N° 01802660

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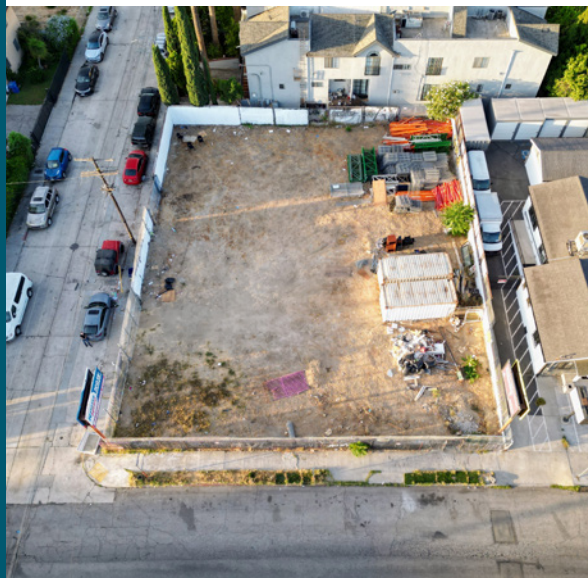


*Kidder Mathews presents 11208
Burbank Blvd, a vacant ± 0.23 -
acre ($\pm 10,019$ SF) C2-1 corner lot
at Burbank Blvd and Klump Ave in
the North Hollywood Arts District.*

This is a strong infill site for multifamily. The C2 zone allows R4-density housing by right (400 SF of lot area per unit), and because it's inside a Transit Priority Area, residential and mixed-use projects are exempt from CEQA review on aesthetics and parking. That means faster entitlements, lower costs, and more certainty when you're targeting high-density multifamily or mixed-use. Enterprise Zone benefits can also reduce parking requirements on any commercial component, freeing up additional buildable area.

Walking distance to the North Hollywood Red/Orange Line station and Park & Ride, with the 170 freeway and the 101/134 interchange right nearby. NoHo West retail, the Arts District energy, and the major studios are all close. Clean transit-oriented site on a high-visibility corner with clear multifamily upside.

Please verify all zoning and entitlement details directly with the City of Los Angeles and call Josh Cunningham for pricing guidance and more details.



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	49,732	272,760	573,785
2031 PROJECTION	50,341	268,254	560,900
2020 CENSUS	48,199	272,019	574,067
PROJECTED GROWTH 2026 - 2031	0.2%	-0.3%	-0.4%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.6	38.2	38.9
% FEMALE	49.2%	50.2%	50.1%
% MALE	50.8%	49.8%	49.9%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	23,316	115,370	232,911
2031 PROJECTION	23,838	114,064	228,720
2020 CENSUS	20,947	110,821	226,005
PROJECTED GROWTH 2026 - 2031	0.4%	-0.2%	-0.4%
HOUSING UNITS OWNER-OCCUPIED	18.3%	34.5%	37.9%
HOUSING UNITS RENTER-OCCUPIED	81.7%	65.5%	62.1%

INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$104,195	\$138,263	\$144,128
2026 MEDIAN HH INCOME	\$82,467	\$99,709	\$101,740
2026 PER CAPITA INCOME	\$48,980	\$58,635	\$58,684

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	2,377	18,709	39,207
TOTAL EMPLOYEES	14,215	129,392	264,926
WHITE COLLAR WORKERS	21,460	105,423	210,838
BLUE COLLAR WORKERS	9,465	50,980	106,839

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	5.1%	4.9%	5.4%
HIGH SCHOOL GRADUATE	15.9%	17.7%	18.0%
SOME COLLEGE	17.5%	18.0%	17.3%
ASSOCIATE DEGREE ONLY	8.8%	8.2%	7.8%
BACHELOR DEGREE ONLY	35.7%	30.6%	29.0%
GRADUATE DEGREE	11.0%	13.1%	13.8%

Data Source: Regis Online. ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RFULL9

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