

FOR SALE | \$2,800,000
TWO BUILDINGS | SOLD TOGETHER OR SEPARATELY



11754 & 11756 Victory Boulevard

NORTH HOLLYWOOD, CALIFORNIA

NEWMARK

11754 Victory Boulevard

Building Size 2,660 SF

Lot Size 4,401 SF

Individual Price* \$1,450,000

Year Built 1950

Parking 6 Spaces

APN 2334-006-031

11756 Victory Boulevard

Building Size 990 SF

Lot Size 6,542 SF

Individual Price* \$1,350,000

Year Built 1946

Parking 16 Spaces

APN 2334-006-030

** Buildings can sold together or separately*



LAC2

ZONING



Investor or
Owner-user

OPPORTUNITY



\$2,800,000

TOTAL PRICE



3,650 SF

BUILDING SF



10,943 SF

LOT SF



22 Spaces

PARKING





North Hollywood Summary

11754 & 11756 Victory Boulevard is positioned along one of North Hollywood's busiest streets, Victory Boulevard, offering strong visibility and convenient access throughout North Hollywood and the greater San Fernando Valley, with nearby access to the 170 and 101 freeways. Situated within an active neighborhood that generates approximately 103,600 annual visits, the properties are surrounded by neighborhood retail, residential communities, and local businesses in a market with a low 4.3% vacancy rate. The offering presents a compelling opportunity for either an investor or owner-user.



11756 Victory Boulevard

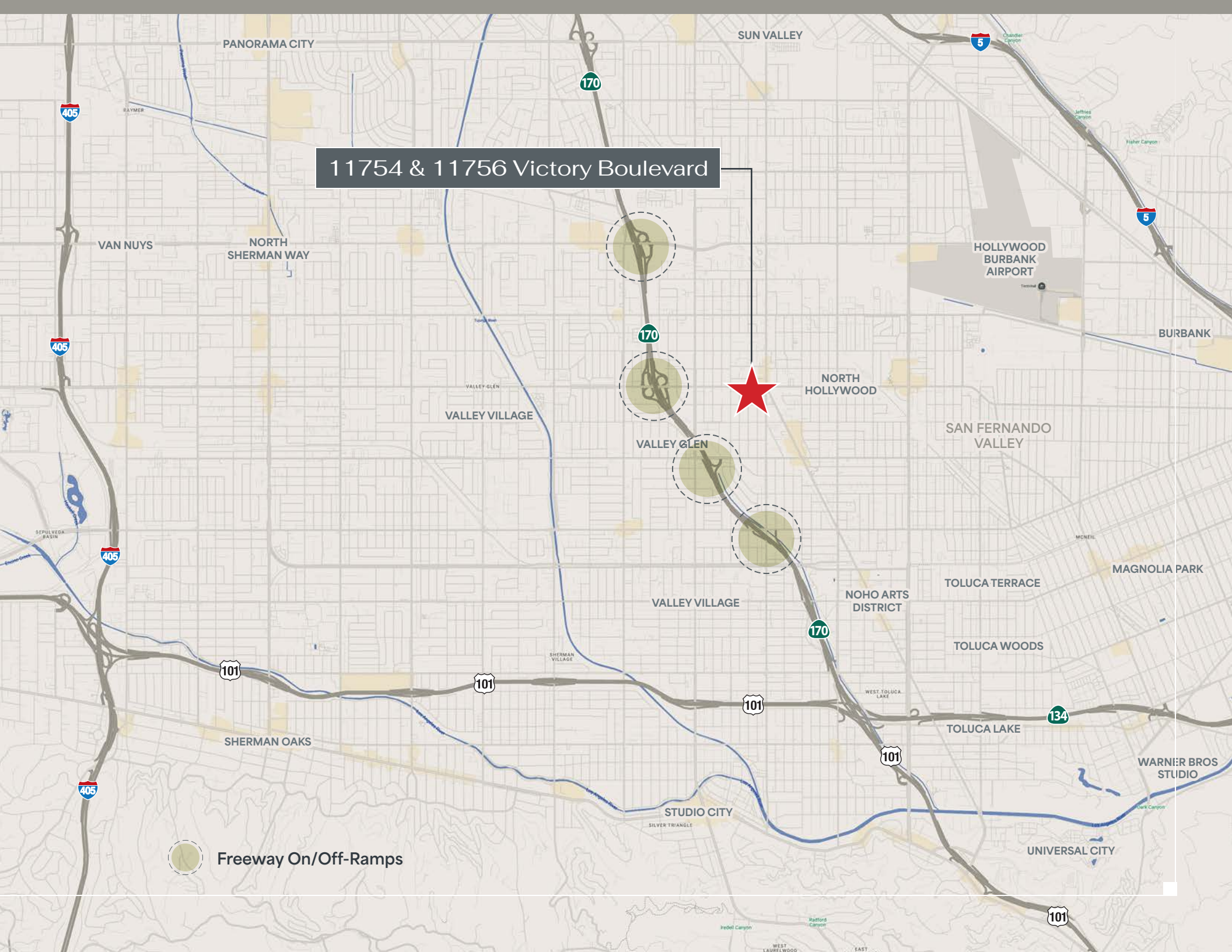
11754 Victory Boulevard

VICTORY BLVD

SIMPSON AVE

MORELLA AVE

11754 & 11756 Victory Boulevard



 Freeway On/Off-Ramps

11754 & 11756 Victory Boulevard

NORTH HOLLYWOOD, CALIFORNIA



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