



## For Lease

12711 Sherman Way  
North Hollywood, CA



### Property Specifications

ANCHOR OPPORTUNITY AVAILABLE

± 50,000 SF

### 2025 Demographics

1 MILE

**31,900**

Population

**27,881**

Total Daytime  
Population

**\$97,185**

Average Household  
Income

3 MILES

**313,832**

Population

**265,560**

Total Daytime  
Population

**\$104,078**

Average Household  
Income

5 MILES

**721,353**

Population

**662,725**

Total Daytime  
Population

**\$123,065**

Average Household  
Income

### About the Property

- Grocery-anchored center
- Strong trade area demographics with over 437,000 residents
- Excellent access to Hwy 170 with nearby on/off ramps
- Prominent signage opportunities including pylon/monument signage

### Traffic Counts

Sherman Way

51,538 CPD

Belaire Ave

9,829 CPD

Year: 2025 | Source: Costar

### Contact

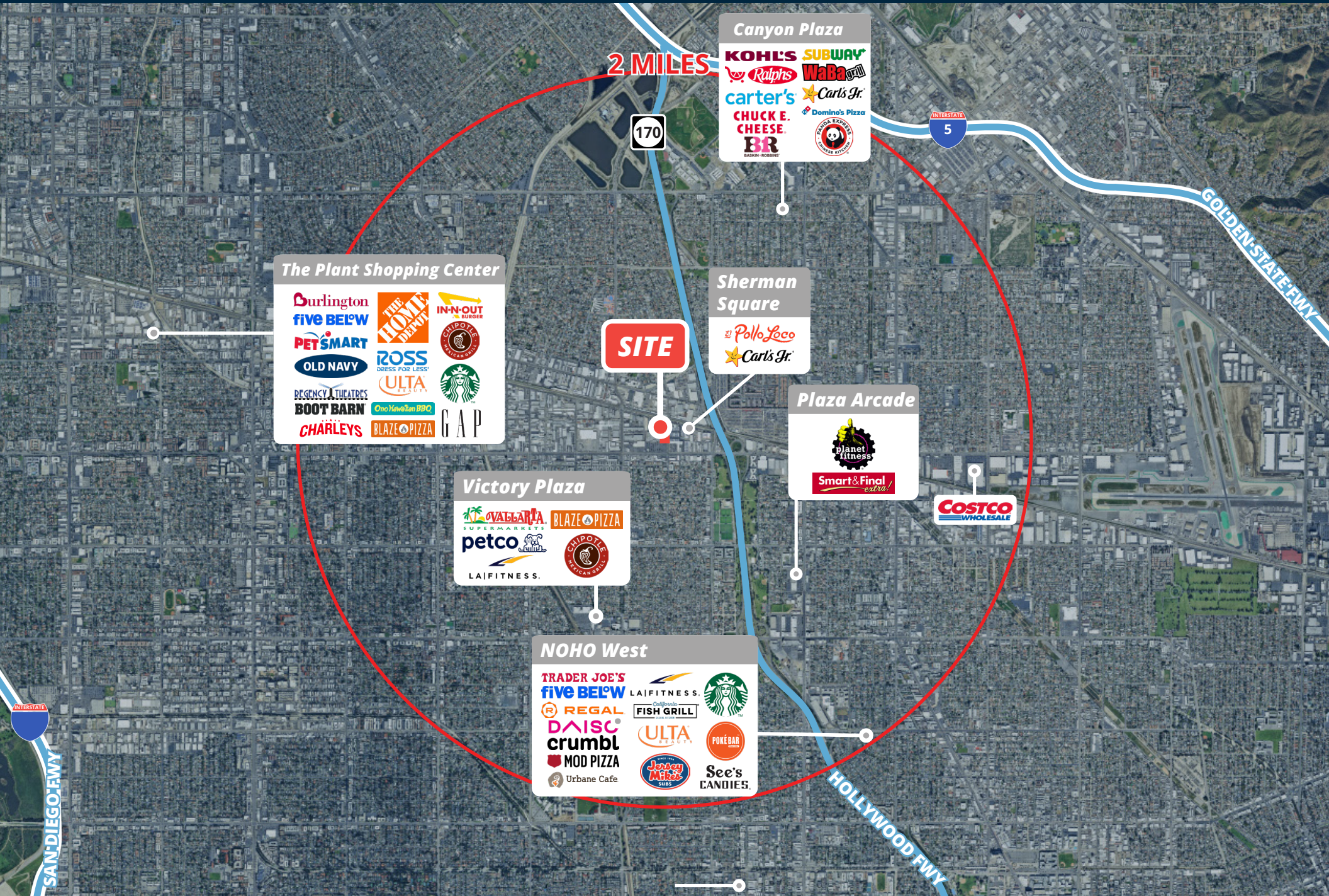
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# Aerial Overview

12711 Sherman Way | North Hollywood, CA



2 MILES



GOLDEN STATE FWY

**Canyon Plaza**

- KOHL'S
- SUBWAY
- Ralphs
- WaBa
- carter's
- Carl's Jr.
- CHUCK E. CHEESE
- BR
- Domino's Pizza
- Wendy's

**The Plant Shopping Center**

- Burlington
- five BELOW
- PET SMART
- OLD NAVY
- DEGENY & THEATRES
- BOOT BARN
- CHARLEYS
- THE HOME DEPOT
- ROSS DRESS FOR LESS
- ULTA BEAUTY
- Ono Hawaiian BBQ
- BLAZE PIZZA
- IN-N-OUT BURGER
- CHIPOTLE MEXICAN GRILL
- STARBUCKS
- GAP

**SITE**

**Sherman Square**

- Pollo Loco
- Carl's Jr.

**Plaza Arcade**

- planet fitness
- Smart & Final extra!

**COSTCO WHOLESALE**

**Victory Plaza**

- VALLEBARBA SUPERMARKETS
- petco
- LAIFITNESS.
- BLAZE PIZZA
- CHIPOTLE MEXICAN GRILL

**NOHO West**

- TRADER JOE'S
- five BELOW
- REGAL
- DAISO
- crumbl
- MOD PIZZA
- Urbane Cafe
- LAIFITNESS.
- FISH GRILL
- ULTA BEAUTY
- POKEBAR
- STARBUCKS
- See's CANDIES
- Japanese Miso SUSHI



SAN DIEGO FWY

HOLLYWOOD FWY

