



6202 LAUREL CANYON BLVD.
NORTH HOLLYWOOD, CA 91606

Former Carl's Jr.

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OVERVIEW

Address:

6202 Laurel Canyon Blvd.
North Hollywood, CA 91606

Available SF:

2,926 SF

Total Land Area:

16,413 SF

Rare freestanding pad opportunity on a signalized hard corner of Laurel Canyon Blvd, directly across from NoHo West – the \$1B+, 25-acre mixed-use destination anchored by Trader Joe’s, Regal Cinemas, LA Fitness, Nordstrom Rack, and Ulta, with 742 residential units wrapping the retail core. The 2,926 SF former Carl’s Jr. sits on a 16,413 SF lot with 30,000 vehicles per day of frontage exposure, existing drive-thru infrastructure, and C1-1L zoning. Opportunity Zone designation adds a meaningful tax-deferral layer for investor-users. A turnkey repositioning play for QSR, coffee, fast-casual, or medtail operators looking to capture the daily traffic generated by NoHo West’s residents, employees, and shoppers.”

PROPERTY HIGHLIGHTS

- Former Carls Jr.
- 16,413 SF Lot
- 2,926 SF Building
- Great corner location/ signalized intersection
- Built 1972
- Opportunity Zone Designation
- Zoning: C1-1L & P-1L
- 30,000 VPD Along Laurel Canyon Blvd.
- Density thanks to new NoHo West mixed-use development



SUBJECT

3000 VPD



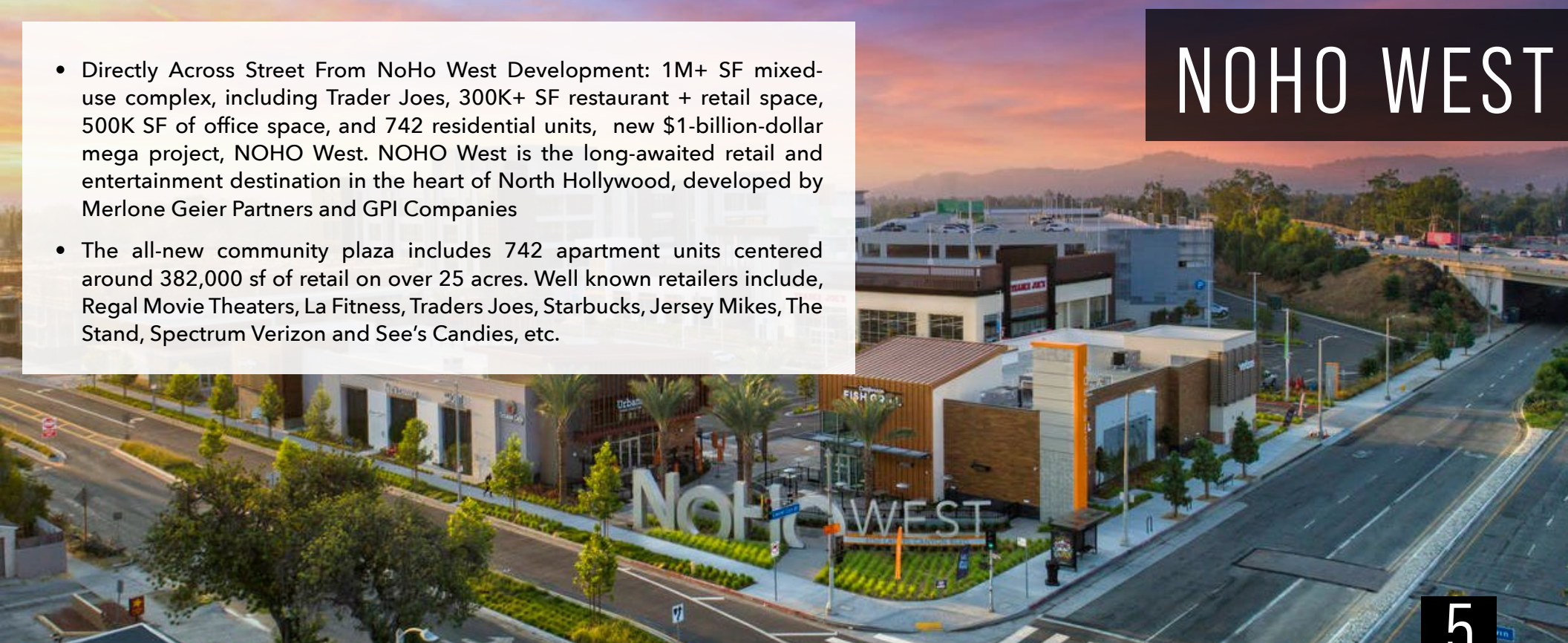
OXNARD ST





- Directly Across Street From NoHo West Development: 1M+ SF mixed-use complex, including Trader Joes, 300K+ SF restaurant + retail space, 500K SF of office space, and 742 residential units, new \$1-billion-dollar mega project, NOHO West. NOHO West is the long-awaited retail and entertainment destination in the heart of North Hollywood, developed by Merlone Geier Partners and GPI Companies
- The all-new community plaza includes 742 apartment units centered around 382,000 sf of retail on over 25 acres. Well known retailers include, Regal Movie Theaters, La Fitness, Traders Joes, Starbucks, Jersey Mikes, The Stand, Spectrum Verizon and See's Candies, etc.

NOHO WEST



MARKET OVERVIEW

NORTH HOLLYWOOD, CA

North Hollywood, California, has emerged as a dynamic and evolving submarket within the San Fernando Valley, with a population of approximately 160,000 residents in the surrounding area. Growth in recent years has been driven by its relative affordability compared to nearby Los Angeles neighborhoods, as well as its appeal to young professionals, creatives, and those seeking transit-accessible urban living. Its central location—near Burbank, Studio City, and Universal City—continues to attract residents and businesses looking for proximity to major employment and entertainment hubs.

The North Hollywood economy is closely tied to the broader entertainment, media, and creative sectors that define the region. Anchored by the NoHo Arts District, the area supports a vibrant mix of theaters, production spaces, and creative offices, alongside a growing base of retail, dining, and service-oriented businesses. Transit infrastructure remains a key driver, with the Metro B Line (Red) and G Line (Orange) providing direct connections to Downtown Los Angeles and across the Valley, supporting ongoing transit-oriented development. Continued investment in mixed-use projects and public infrastructure, combined with a strong cultural identity, positions North Hollywood as an increasingly attractive destination for both residents and businesses within the greater Los Angeles market.



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