



11316 Burbank Blvd,  
North Hollywood, CA 91601



real

POWERED BY



# PROPERTY AERIAL MAP



STARBUCKS COFFEE  
amazon fresh  
HOBBS COFFEE  
URBAN SKILLET  
PITFIRE PIZZA FRENCH

CHIPOTE  
BRUXIE

101

134

Ono Hawaiian BBQ  
hsh bone

CVS pharmacy

Ford SUNRISE NORTH HOLLYWOOD

**SUBJECT**  
VALLEY MARTIAL ARTS CENTER

VALLEY MARTIAL ARTS CENTER

BURBANK BLVD

# PROPERTY OVERVIEW



## TYPE

Office/Retail



## SIZE

Suite A - 6,600 SF  
Suite B - 2,000 SF



## RATE

\$1.75 per sqft



## PARKING

2 Parking Space



## YEAR BUILT

1950



## ZONING

LAC2



# PROPERTY PHOTOS

## SUITE A



Rose & Co.  
COMMERCIAL GROUP



# PROPERTY SHOWCASE



## ±20-FOOT CLEAR CEILING HEIGHT

Open warehouse layout with impressive vertical clearance, providing flexibility for storage, manufacturing, creative workspace, showroom, or light industrial uses



## GROUND-LEVEL ROLL-UP DOOR ACCESS

Large roll-up loading door allows for efficient loading, unloading, deliveries, and operational functionality.



## FLEXIBLE OPEN FLOOR PLAN

Spacious warehouse area with minimal obstructions, offering a highly adaptable layout suitable for a variety of commercial and industrial users

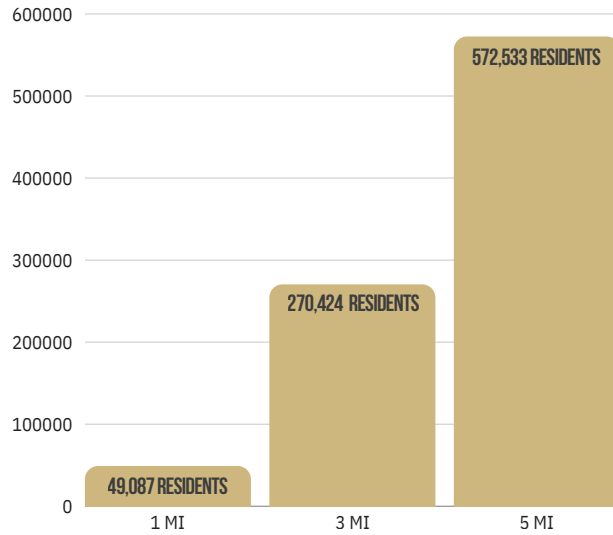


## DEDICATED OFFICE / BREAK AREA

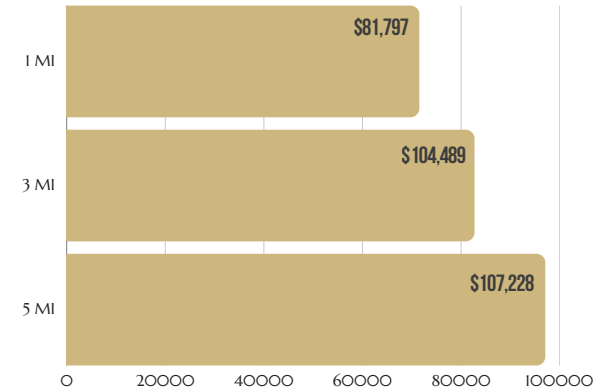
Includes a private office, kitchenette, and restroom facilities, providing a functional workspace for employees and management.

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Elmer Ave	Burbank Blvd	832 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	840 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,897 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,591 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	23,011 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	22,721 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	786 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	793 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	1,600 vehicles/day	.08 miles
Klump Ave	Burbank Blvd	1,618 vehicles/day	.08 miles



POWERED BY



## Specializing in Commercial Sales & Leases throughout Southern California



### ARIE ROSE

Founder | DRE 02226762



424.421.4241



arie@roseandcogroup.com



roseandcogroup.com