

Victory Plaza Center

12100-12110 Victory Blvd., North Hollywood CA 91606



THE SPACE

Location	12100-12110 Victory Blvd., North Hollywood, CA, 91606
COUNTY	Los Angeles
APN	2334-001-072
Cross Street	Laurel Canyon Blvd.
Traffic Count	32,357
Square Feet (Approx.)	1,000
Rent PSF (Monthly)	\$3.90
Lease Type	MG

PROPERTY FEATURES

BUILDING SF	7,650
LAND SF	14,375
LAND ACRES	0.33
YEAR BUILT	1986
ZONING TYPE	C2, Los Angeles
BUILDING CLASS	C
LOCATION CLASS	Urban
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12
PARKING RATIO	1.57/1,000 SF

Description

Located in North Hollywood at the busy intersection of Victory Blvd and Laurel Canyon Blvd, is multi-tenant shopping center with approximately 1,000 sq ft of available space for lease. The neighborhood has experienced exceptional growth over the past decade including the nearby development of NoHo West. The location is also across the street from a proven shopping center with current tenants Target and Ross.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
40,180	310,336	680,131



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$94,021	\$106,962	\$117,538

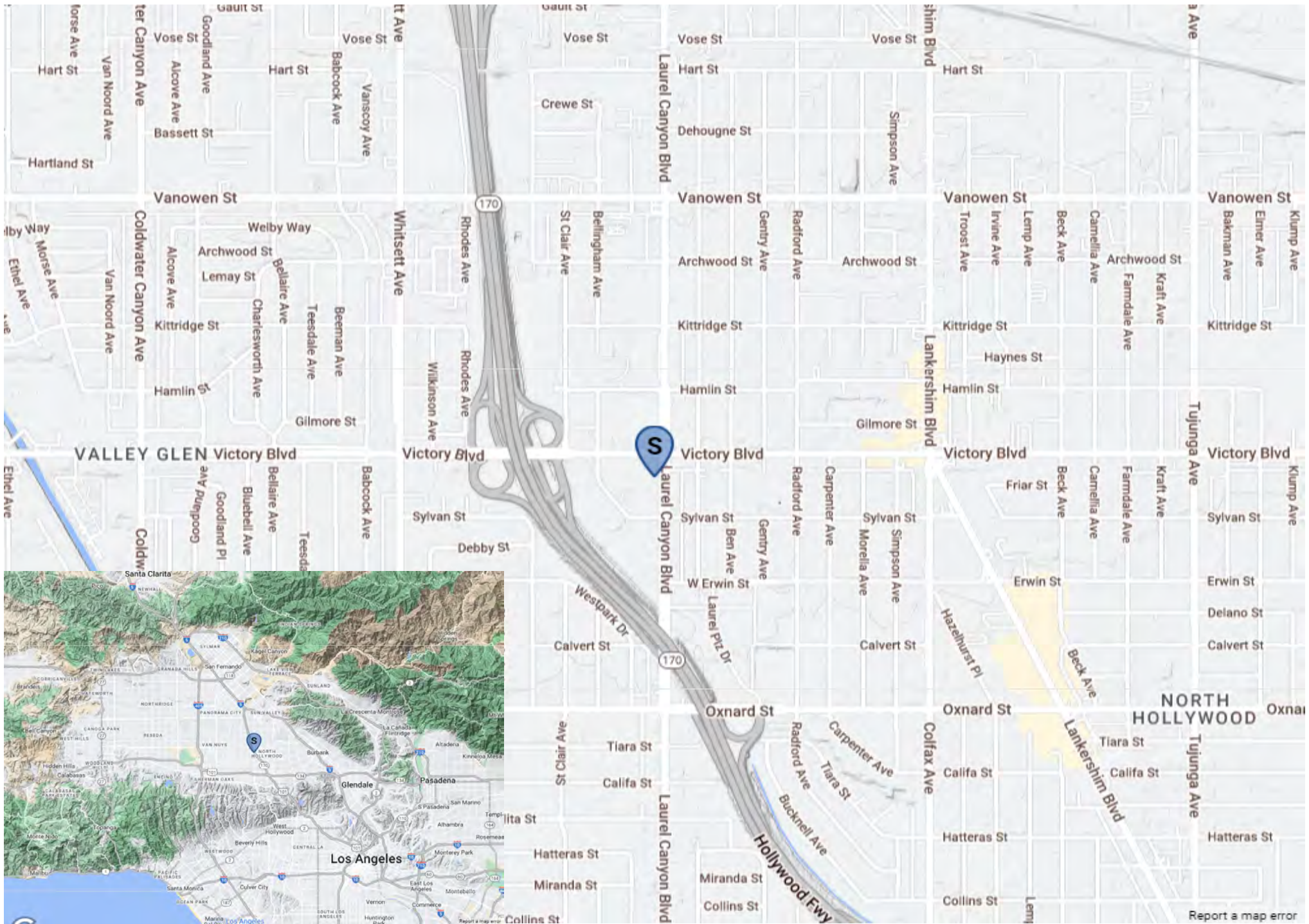


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
14,722	117,386	250,410

HIGHLIGHTS

- Near the Major Development of NoHo West
- Conveniently Located Near Shopping & Food
- Freeway Access Friendly
- Highly Desirable in North Hollywood on Laurel Canyon Blvd.
- Located Across the Street From Target & Ross
- 32k+ Cars Per Day











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,700	302,315	647,259
2010 Population	41,284	304,694	664,352
2023 Population	40,180	310,336	680,131
2028 Population	41,236	314,369	683,641
2023 African American	2,008	14,955	29,031
2023 American Indian	687	4,400	9,756
2023 Asian	2,485	24,442	63,122
2023 Hispanic	20,541	143,274	322,778
2023 Other Race	12,747	87,381	197,407
2023 White	16,643	135,234	283,604
2023 Multiracial	5,539	43,476	96,333
2023-2028: Population: Growth Rate	2.60 %	1.30 %	0.50 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,144	14,013	26,987
\$15,000-\$24,999	1,239	8,590	16,687
\$25,000-\$34,999	1,187	8,240	16,322
\$35,000-\$49,999	1,309	11,803	23,668
\$50,000-\$74,999	2,491	18,226	36,968
\$75,000-\$99,999	1,999	15,038	31,976
\$100,000-\$149,999	1,937	18,310	40,831
\$150,000-\$199,999	1,005	9,701	22,558
\$200,000 or greater	1,411	13,462	34,412
Median HH Income	\$62,603	\$70,992	\$77,786
Average HH Income	\$94,021	\$106,962	\$117,538

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	14,233	109,964	238,359
2010 Total Households	14,131	108,916	234,254
2023 Total Households	14,722	117,386	250,410
2028 Total Households	15,180	119,751	253,750
2023 Average Household Size	2.71	2.61	2.68
2000 Owner Occupied Housing	4,425	39,048	91,930
2000 Renter Occupied Housing	9,387	67,466	138,039
2023 Owner Occupied Housing	4,201	40,145	95,081
2023 Renter Occupied Housing	10,521	77,241	155,329
2023 Vacant Housing	1,107	6,121	12,959
2023 Total Housing	15,829	123,507	263,369
2028 Owner Occupied Housing	4,315	41,425	97,531
2028 Renter Occupied Housing	10,865	78,326	156,219
2028 Vacant Housing	1,052	6,049	13,408
2028 Total Housing	16,232	125,800	267,158
2023-2028: Households: Growth Rate	3.05 %	2.00 %	1.35 %



Source: esri

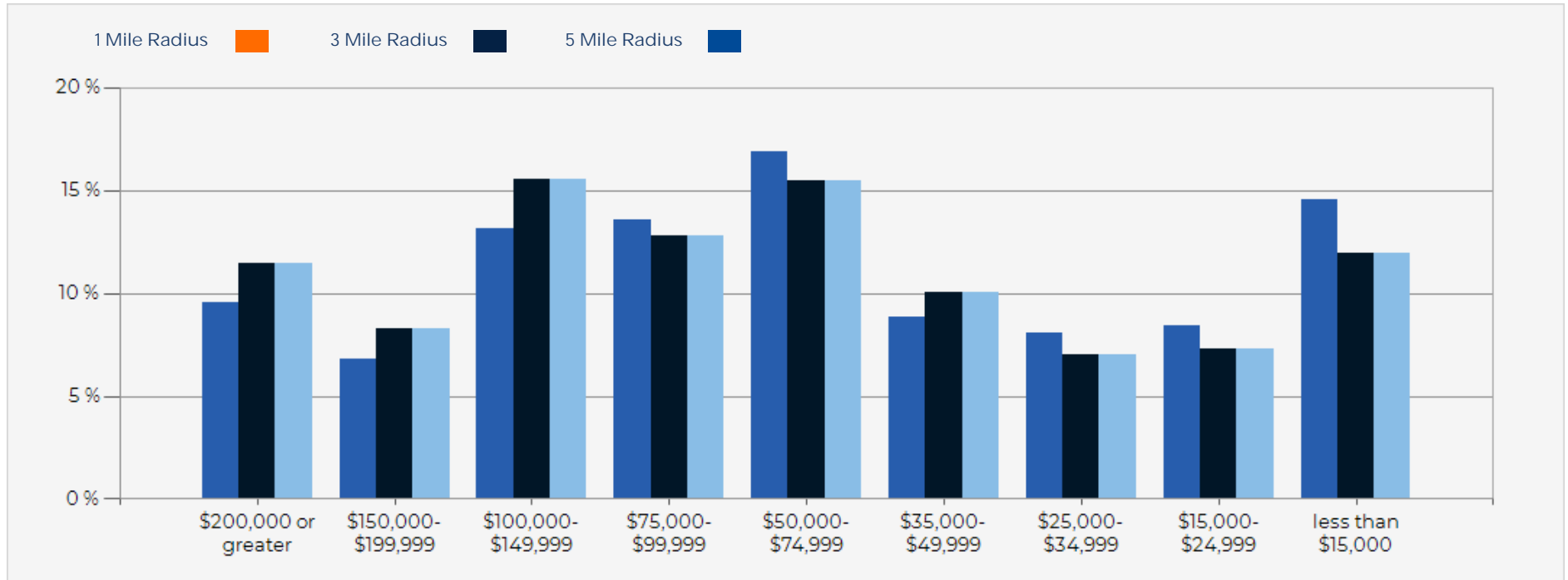
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	3,424	27,069	57,881
2023 Population Age 35-39	3,092	25,184	54,318
2023 Population Age 40-44	2,877	22,753	49,397
2023 Population Age 45-49	2,460	19,851	43,391
2023 Population Age 50-54	2,449	19,876	43,535
2023 Population Age 55-59	2,261	18,047	39,273
2023 Population Age 60-64	2,125	16,988	36,670
2023 Population Age 65-69	1,778	14,149	30,649
2023 Population Age 70-74	1,350	10,918	24,038
2023 Population Age 75-79	866	7,075	15,931
2023 Population Age 80-84	588	4,543	10,110
2023 Population Age 85+	515	4,511	10,177
2023 Population Age 18+	31,356	247,310	536,948
2023 Median Age	35	37	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,630	\$67,288	\$74,178
Average Household Income 25-34	\$87,441	\$95,135	\$101,425
Median Household Income 35-44	\$70,135	\$80,356	\$87,254
Average Household Income 35-44	\$107,412	\$120,595	\$130,158
Median Household Income 45-54	\$76,037	\$87,331	\$95,853
Average Household Income 45-54	\$108,348	\$127,622	\$140,094
Median Household Income 55-64	\$68,618	\$78,669	\$87,471
Average Household Income 55-64	\$99,721	\$116,193	\$132,140
Median Household Income 65-74	\$55,101	\$59,824	\$66,761
Average Household Income 65-74	\$83,507	\$93,473	\$105,979
Average Household Income 75+	\$65,033	\$73,810	\$81,643

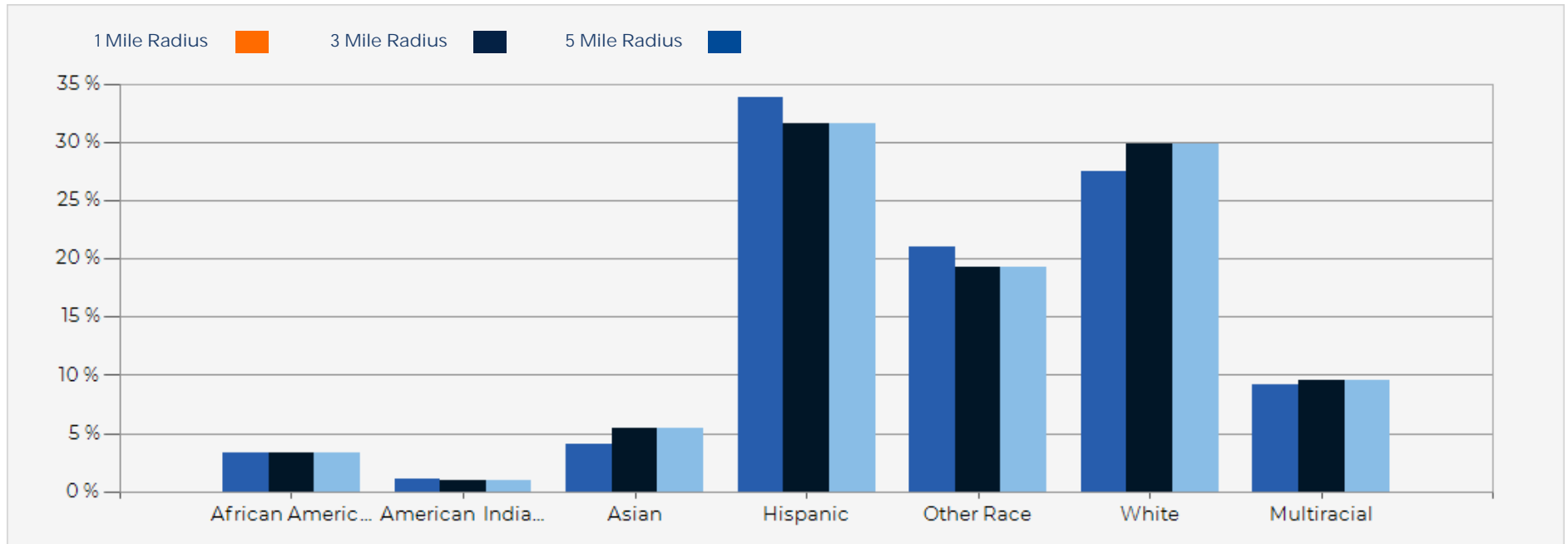
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	3,495	26,279	56,053
2028 Population Age 35-39	3,292	25,779	55,128
2028 Population Age 40-44	2,959	23,507	50,644
2028 Population Age 45-49	2,734	21,483	46,404
2028 Population Age 50-54	2,356	18,807	40,831
2028 Population Age 55-59	2,323	18,536	40,532
2028 Population Age 60-64	2,085	16,303	35,204
2028 Population Age 65-69	1,875	14,763	31,731
2028 Population Age 70-74	1,582	12,284	26,504
2028 Population Age 75-79	1,133	8,983	19,624
2028 Population Age 80-84	708	5,737	12,808
2028 Population Age 85+	633	5,267	11,801
2028 Population Age 18+	32,739	254,315	547,866
2028 Median Age	37	38	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,429	\$79,358	\$84,516
Average Household Income 25-34	\$105,303	\$113,678	\$120,237
Median Household Income 35-44	\$85,304	\$96,236	\$103,992
Average Household Income 35-44	\$131,288	\$142,793	\$152,460
Median Household Income 45-54	\$90,821	\$104,549	\$111,547
Average Household Income 45-54	\$129,842	\$150,922	\$162,535
Median Household Income 55-64	\$83,487	\$96,466	\$105,352
Average Household Income 55-64	\$120,937	\$139,413	\$155,142
Median Household Income 65-74	\$68,718	\$75,643	\$81,972
Average Household Income 65-74	\$102,247	\$114,261	\$127,447
Average Household Income 75+	\$79,781	\$91,845	\$101,946

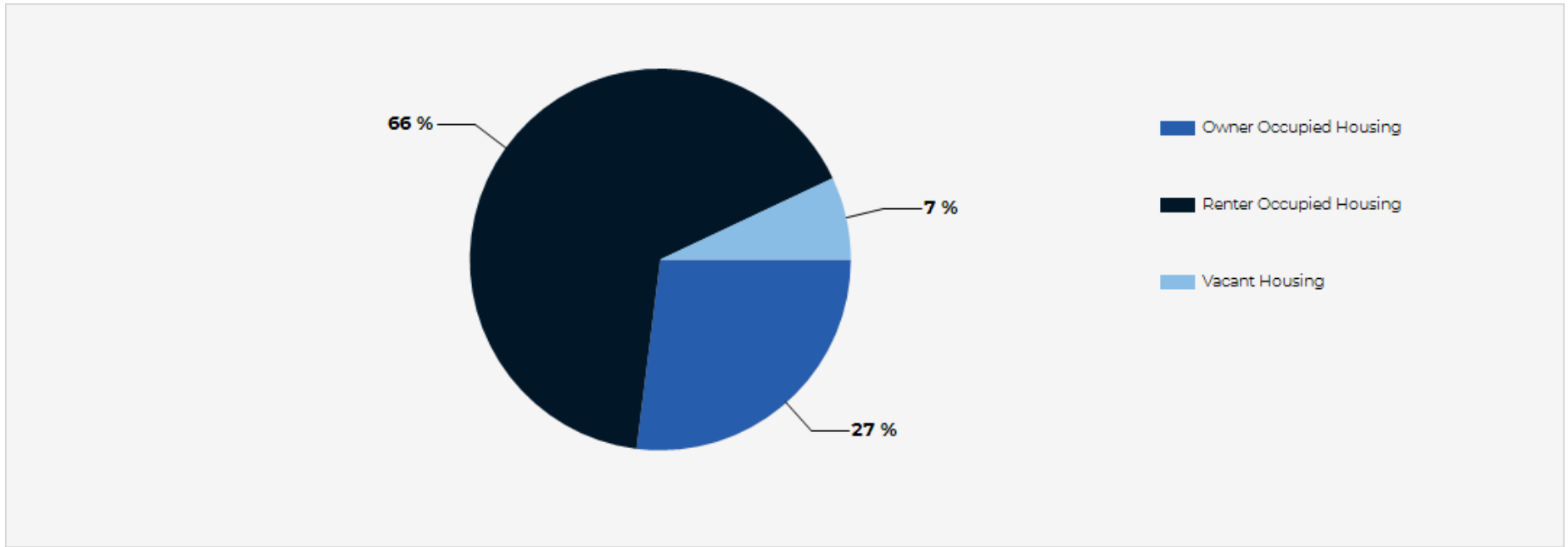
2023 Household Income



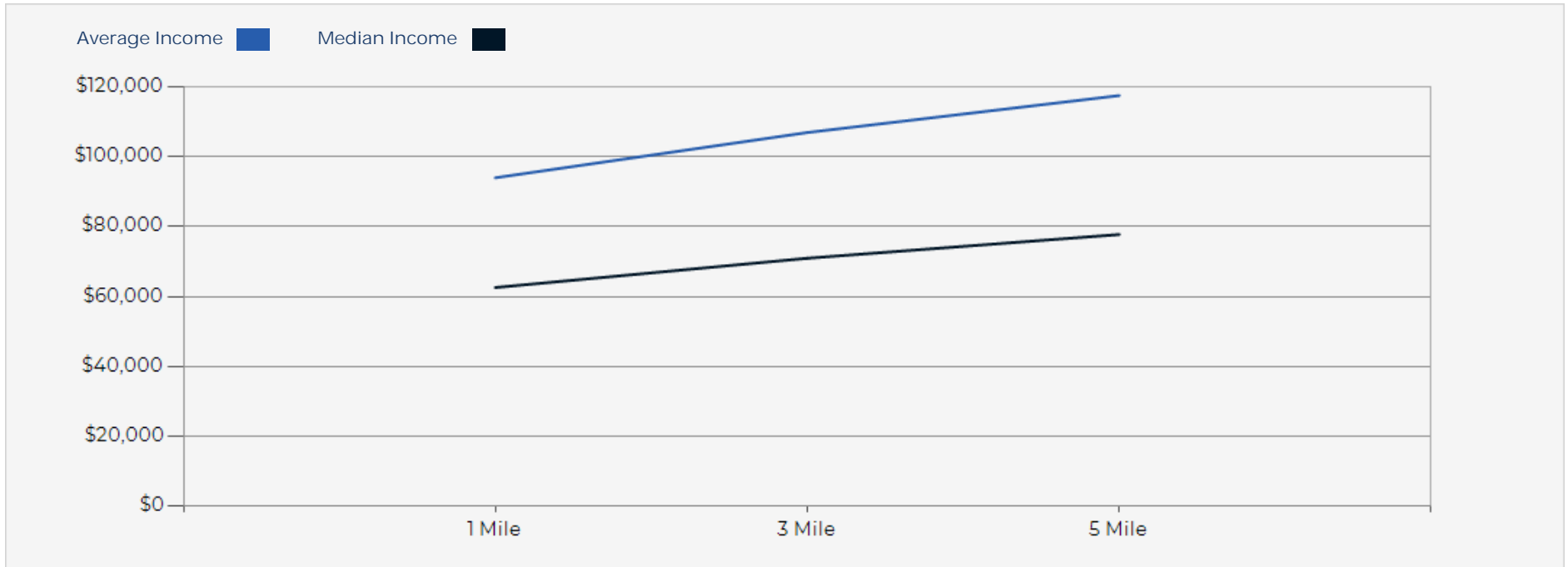
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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