

# 12100-12110 Victory Blvd.

North Hollywood CA 91606



# THE SPACE

Location	12100-12110 Victory Blvd., North Hollywood, CA, 91606
COUNTY	Los Angeles
Square Feet	1,700
Rent PSF (Monthly)	\$2.64
Lease Type	MG

## PROPERTY FEATURES

TOTAL TENANTS	6
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

## Highlights

- Near the major development of No Ho West
- Conveniently located near shopping and food
- Freeway access friendly
- Highly desirable in North Hollywood on Laurel Canyon Blvd
- Located across the street from a proven shopping center with current tenants Ross & Target under construction
- 32k+ Cars Per Day



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
40,137	311,186	681,903



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$91,107	\$106,376	\$116,643



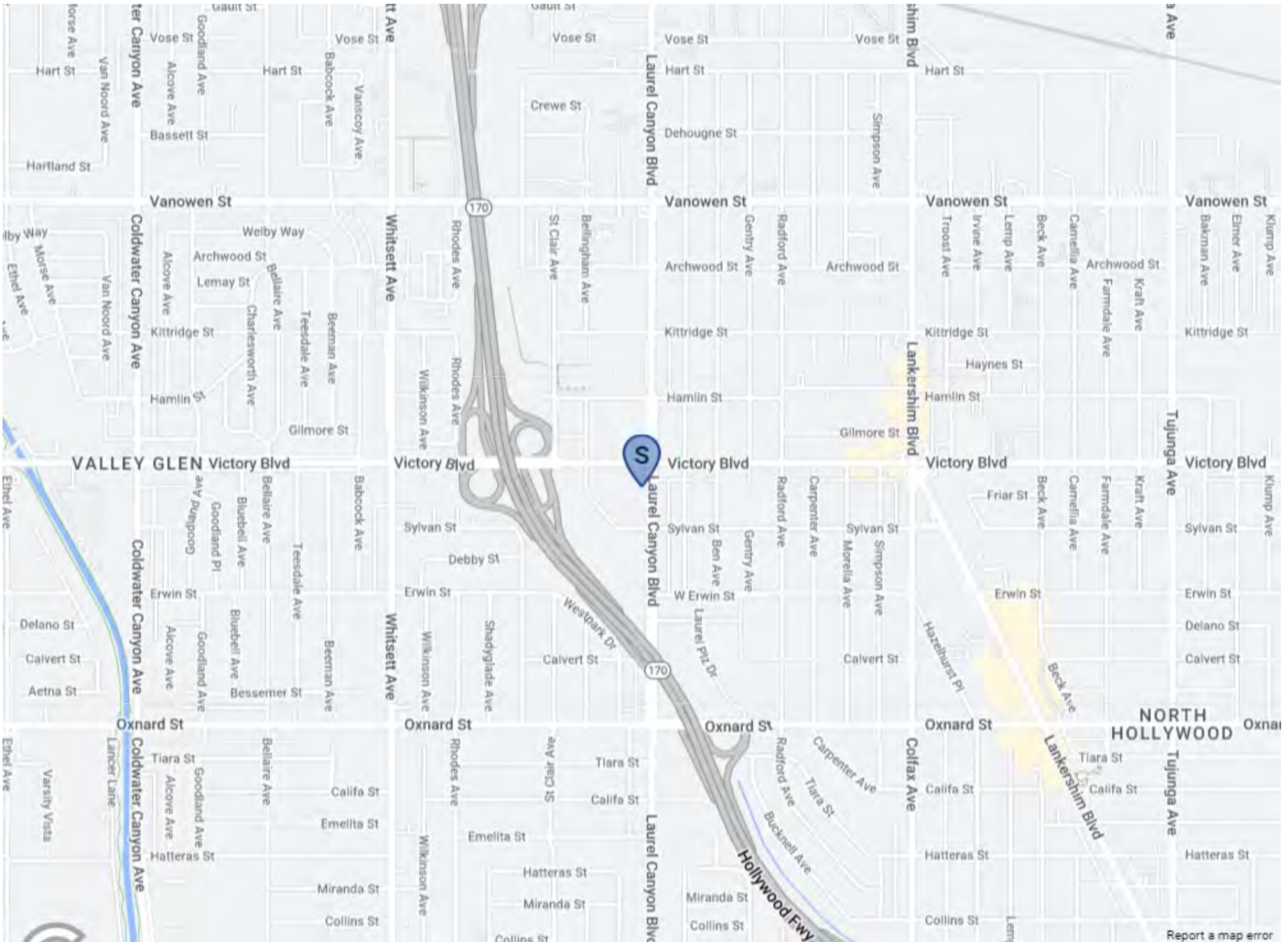
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
14,700	117,338	250,275

## Description

Located in North Hollywood at the busy intersection of Victory Blvd and Laurel Canyon Blvd, is multi-tenant shopping center with 1,800 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 Ross & Target under construction thus turning the area into a shopping hot spot.







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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,700	302,315	647,259
2010 Population	41,284	304,694	664,352
2022 Population	40,137	311,186	681,903
2027 Population	40,278	307,981	671,276
2022 African American	1,972	14,527	28,215
2022 American Indian	705	4,486	10,004
2022 Asian	2,470	24,141	62,594
2022 Hispanic	19,812	138,335	313,264
2022 Other Race	12,369	85,023	193,139
2022 White	17,110	139,783	292,028
2022 Multiracial	5,440	42,788	95,063
2022-2027: Population: Growth Rate	0.35 %	-1.05 %	-1.55 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,763	11,178	20,952
\$15,000-\$24,999	1,170	9,146	17,292
\$25,000-\$34,999	1,176	8,595	17,029
\$35,000-\$49,999	1,561	12,353	25,349
\$50,000-\$74,999	2,702	19,535	40,037
\$75,000-\$99,999	1,855	14,480	31,278
\$100,000-\$149,999	2,302	19,596	42,896
\$150,000-\$199,999	1,044	9,472	22,344
\$200,000 or greater	1,126	12,981	33,096
Median HH Income	\$63,224	\$71,290	\$77,797
Average HH Income	\$91,107	\$106,376	\$116,643

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
2022 Total Households	14,700	117,338	250,275
2027 Total Households	14,774	116,477	247,199
2022 Average Household Size	2.71	2.62	2.69
2000 Owner Occupied Housing	4,425	39,048	91,930
2000 Renter Occupied Housing	9,387	67,466	138,039
2022 Owner Occupied Housing	4,273	40,544	95,795
2022 Renter Occupied Housing	10,427	76,793	154,479
2022 Vacant Housing	580	5,530	12,020
2022 Total Housing	15,280	122,868	262,295
2027 Owner Occupied Housing	4,269	40,518	95,245
2027 Renter Occupied Housing	10,505	75,959	151,954
2027 Vacant Housing	910	7,017	16,037
2027 Total Housing	15,684	123,494	263,236
2022-2027: Households: Growth Rate	0.50 %	-0.75 %	-1.25 %



Source: esri



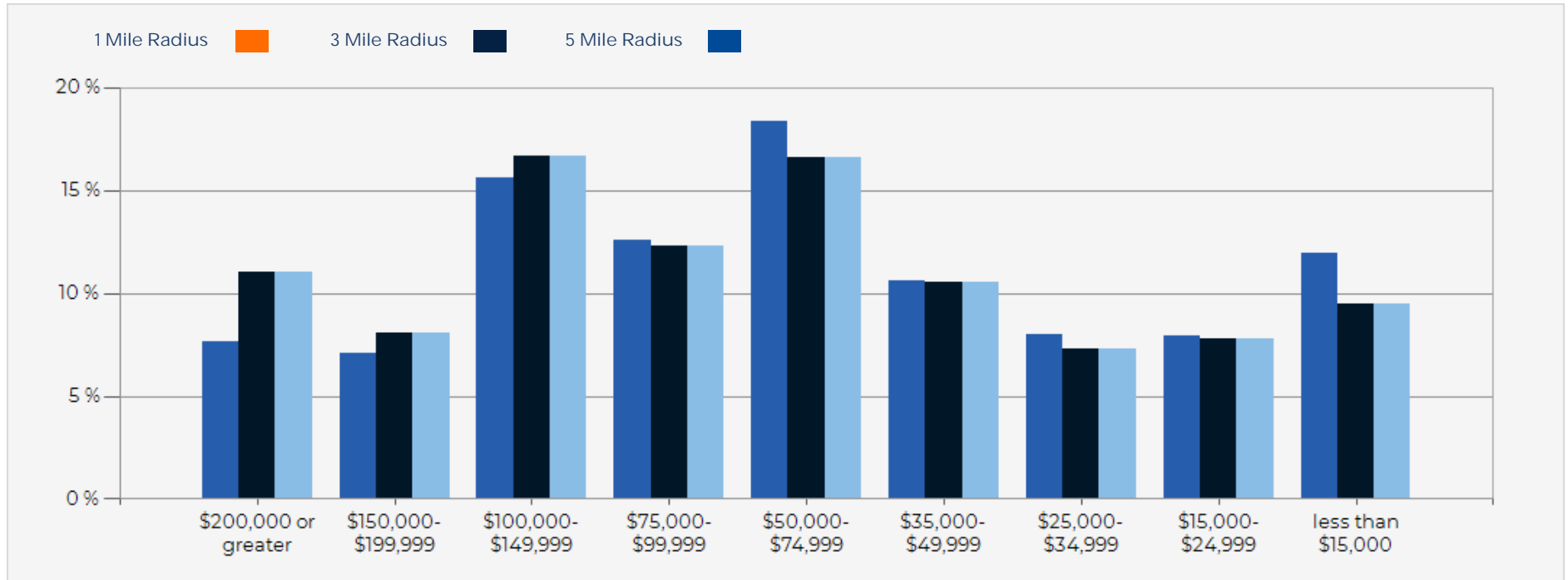
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3,369	26,858	57,199
2022 Population Age 35-39	3,062	25,083	54,242
2022 Population Age 40-44	2,790	22,117	48,092
2022 Population Age 45-49	2,520	20,354	44,408
2022 Population Age 50-54	2,434	19,902	43,657
2022 Population Age 55-59	2,306	18,588	40,635
2022 Population Age 60-64	2,083	16,828	36,351
2022 Population Age 65-69	1,722	13,795	29,772
2022 Population Age 70-74	1,280	10,463	23,073
2022 Population Age 75-79	838	6,939	15,648
2022 Population Age 80-84	567	4,423	9,931
2022 Population Age 85+	539	4,778	10,863
2022 Population Age 18+	31,256	247,615	537,656
2022 Median Age	35	37	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,514	\$67,514	\$72,977
Average Household Income 25-34	\$86,367	\$94,660	\$100,103
Median Household Income 35-44	\$69,927	\$79,635	\$85,856
Average Household Income 35-44	\$102,351	\$117,296	\$126,086
Median Household Income 45-54	\$75,853	\$88,070	\$96,288
Average Household Income 45-54	\$105,073	\$127,581	\$139,284
Median Household Income 55-64	\$69,476	\$80,093	\$88,969
Average Household Income 55-64	\$95,200	\$115,988	\$131,398
Median Household Income 65-74	\$58,163	\$62,864	\$69,945
Average Household Income 65-74	\$82,961	\$95,588	\$108,261
Average Household Income 75+	\$61,994	\$72,348	\$82,732

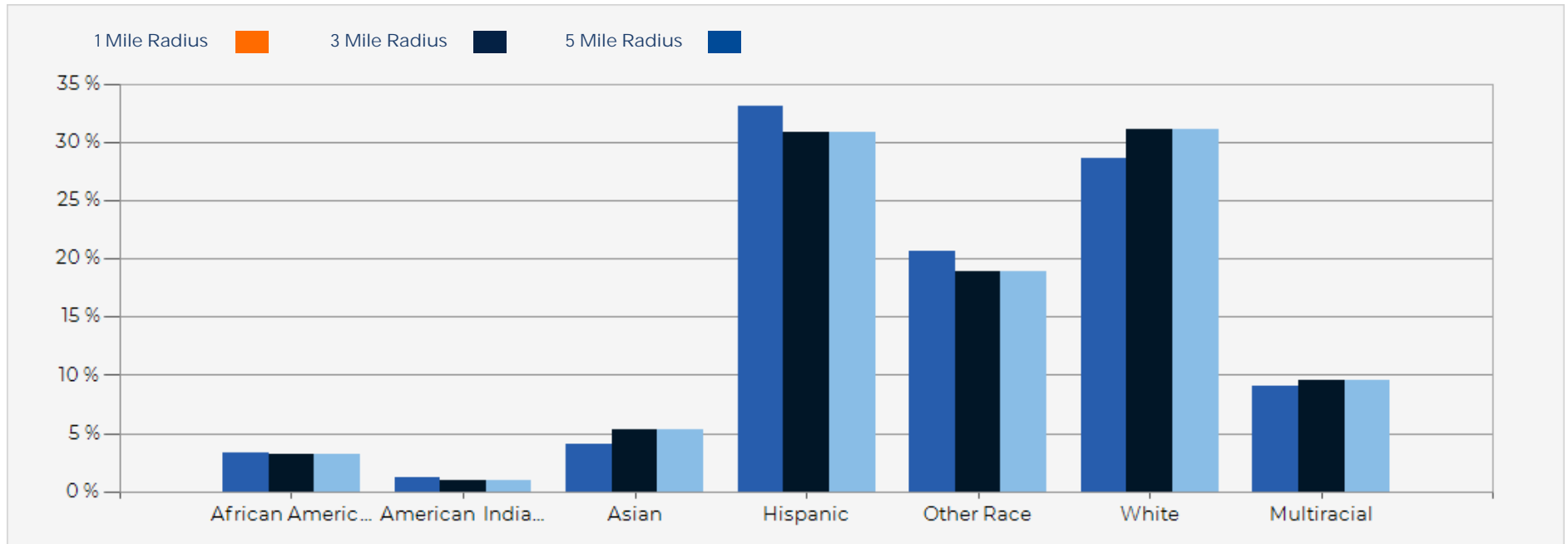
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	3,519	26,492	56,352
2027 Population Age 35-39	3,163	25,018	53,462
2027 Population Age 40-44	2,869	22,929	49,637
2027 Population Age 45-49	2,614	20,562	44,488
2027 Population Age 50-54	2,326	18,653	40,608
2027 Population Age 55-59	2,260	18,175	39,864
2027 Population Age 60-64	2,071	16,336	35,501
2027 Population Age 65-69	1,809	14,341	30,844
2027 Population Age 70-74	1,498	11,725	25,377
2027 Population Age 75-79	1,066	8,501	18,704
2027 Population Age 80-84	655	5,347	12,099
2027 Population Age 85+	596	5,035	11,426
2027 Population Age 18+	31,882	248,571	536,533
2027 Median Age	36	38	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,728	\$84,411	\$89,528
Average Household Income 25-34	\$109,207	\$119,841	\$124,419
Median Household Income 35-44	\$88,510	\$101,892	\$106,522
Average Household Income 35-44	\$129,390	\$145,172	\$152,578
Median Household Income 45-54	\$96,453	\$110,687	\$115,777
Average Household Income 45-54	\$131,353	\$156,876	\$166,170
Median Household Income 55-64	\$87,882	\$103,419	\$109,821
Average Household Income 55-64	\$121,145	\$144,484	\$158,554
Median Household Income 65-74	\$77,809	\$81,345	\$90,450
Average Household Income 65-74	\$107,693	\$122,469	\$135,955
Average Household Income 75+	\$84,577	\$96,402	\$111,409

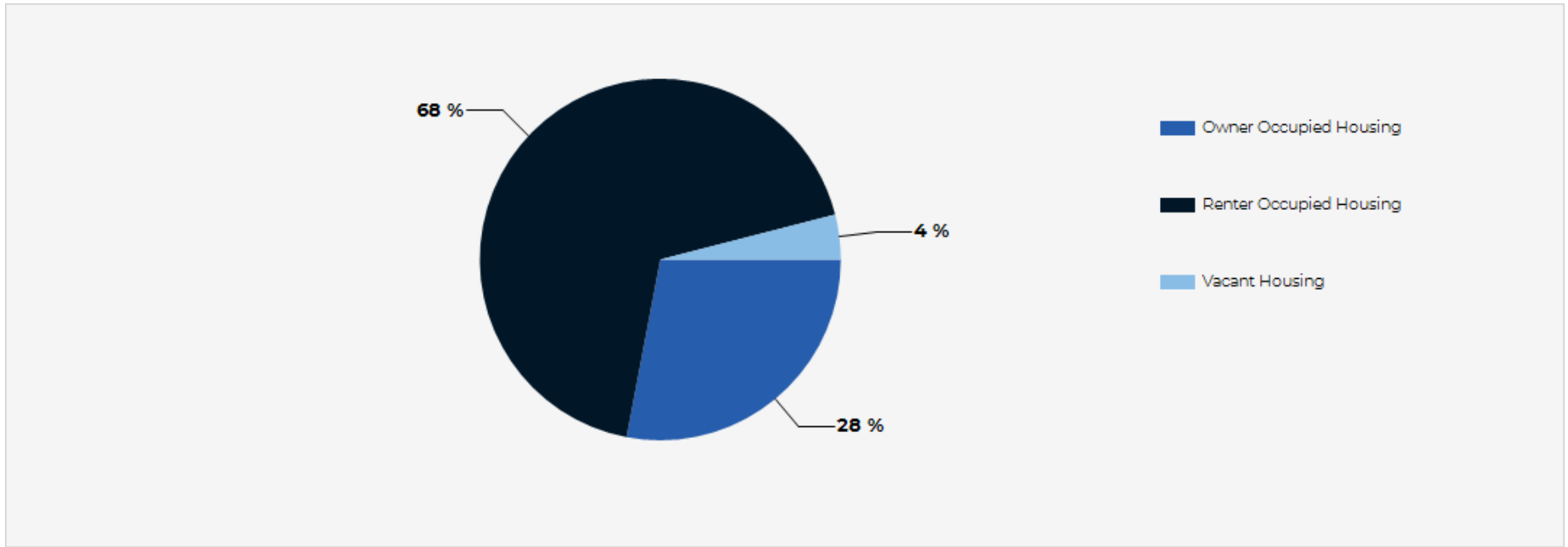
## 2022 Household Income



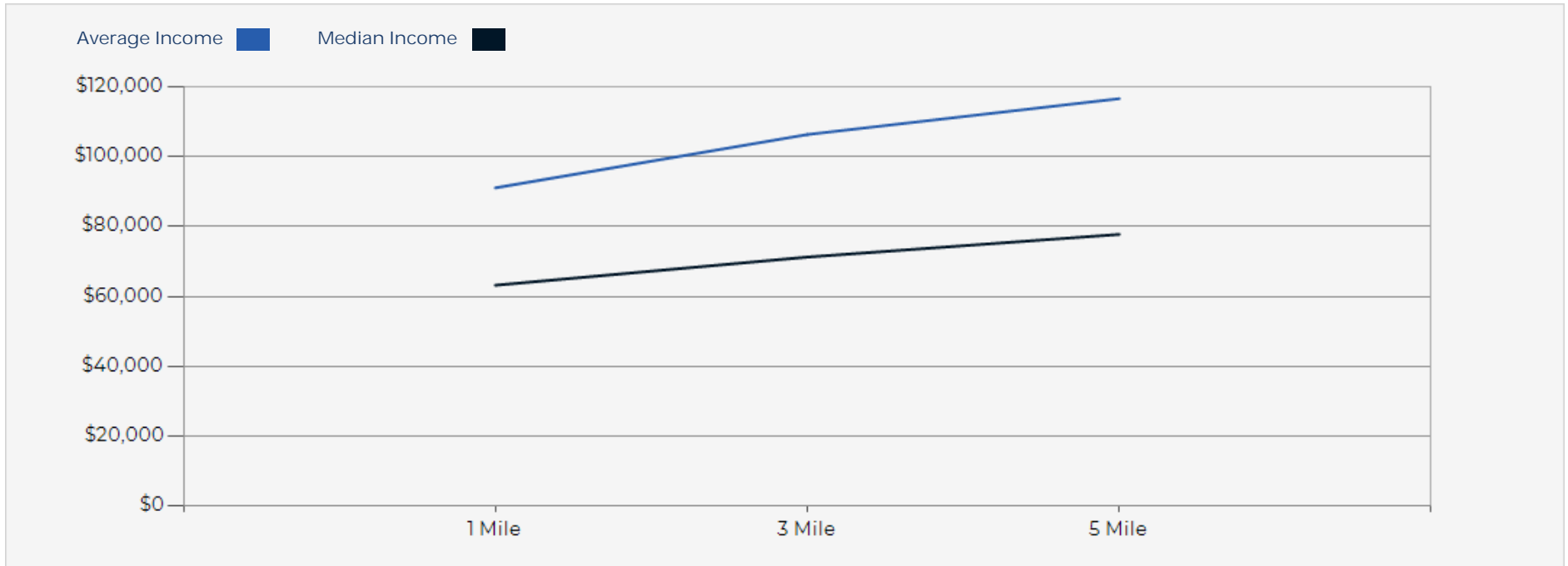
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



12100-12110 Victory Blvd.

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