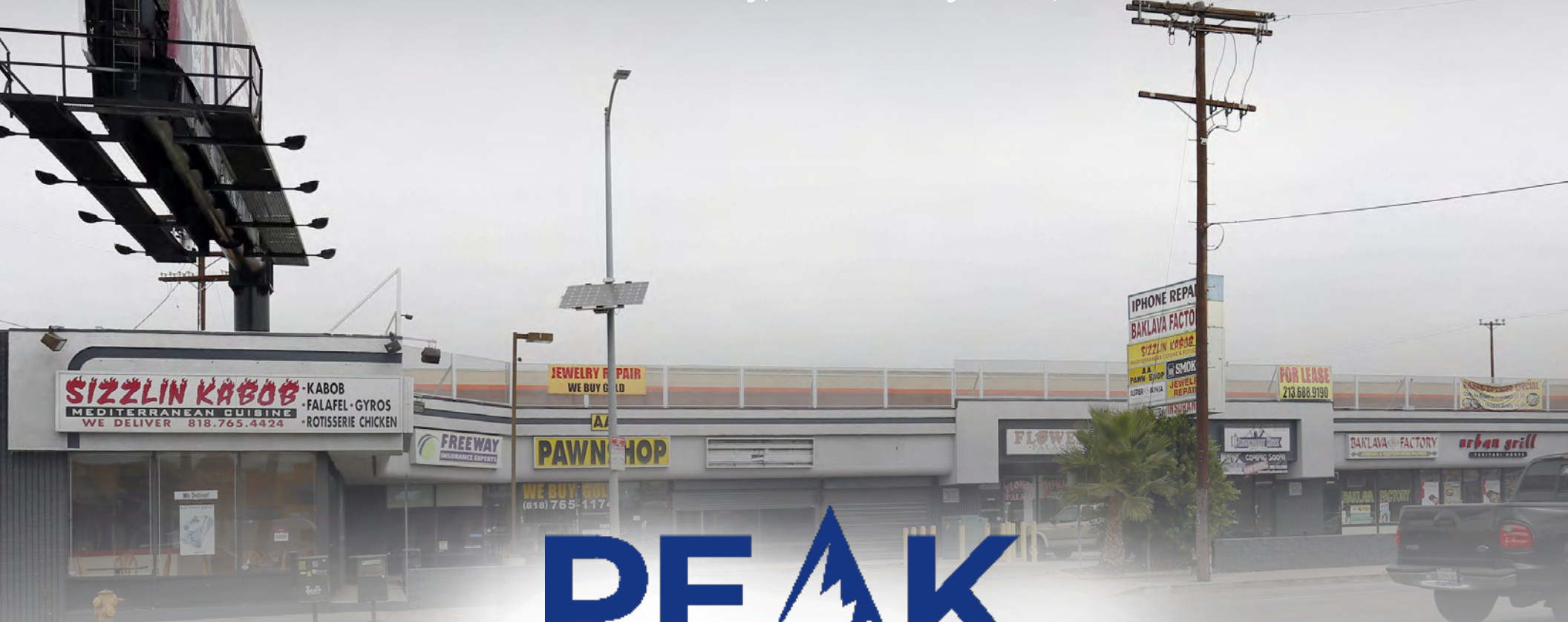


# RETAIL SPACE AVAILABLE FOR SUBLEASE

## 12907 SHERMAN WAY

12901-12925 Sherman Way, North Hollywood, CA 91605



**PEAK**  
C O M M E R C I A L

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Property Info &  
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Demographic Analysis

12907  
SHERMAN  
WAY

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## PROPERTY INFORMATION

<b>MONTHLY RENT</b>		<b>ANNUAL RENT</b>
<b>\$4,900</b>		<b>\$58,800.00</b>

### PROPERTY ADDRESS

*12901-12925 Sherman Way, North  
Hollywood, CA 91605*

### YEAR BUILT

**1985**

### RENTABLE AREA

**1,000 Sq. Ft.**

# 12907 SHERMAN WAY



**12901-12925 Sherman Way  
North Hollywood, CA  
91605**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# PROPERTY OVERVIEW

Attention all aspiring restaurateurs! An exciting opportunity has just opened up in North Hollywood, CA. A fully built restaurant space is now available for sublease, providing the perfect opportunity for anyone looking to start their own culinary venture.

Located in the heart of North Hollywood, this space boasts a prime location with high foot traffic and easy access to public transportation. The restaurant is fully equipped with a commercial kitchen, dining area.

This sublease opportunity not only saves you the hassle and cost of building a restaurant from scratch, but also allows you to customize the space to fit your unique vision and concept.



12901-12925 Sherman Way, North Hollywood, CA 91605

# PROPERTY PHOTOS



## 12907 SHERMAN WAY

12901-12925 Sherman Way, North Hollywood, CA 91605

**PEAK**  
COMMERCIAL

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# PROPERTY PHOTOS



## 12907 SHERMAN WAY

12901-12925 Sherman Way, North Hollywood, CA 91605

**PEAK**  
COMMERCIAL

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# PROPERTY PHOTOS



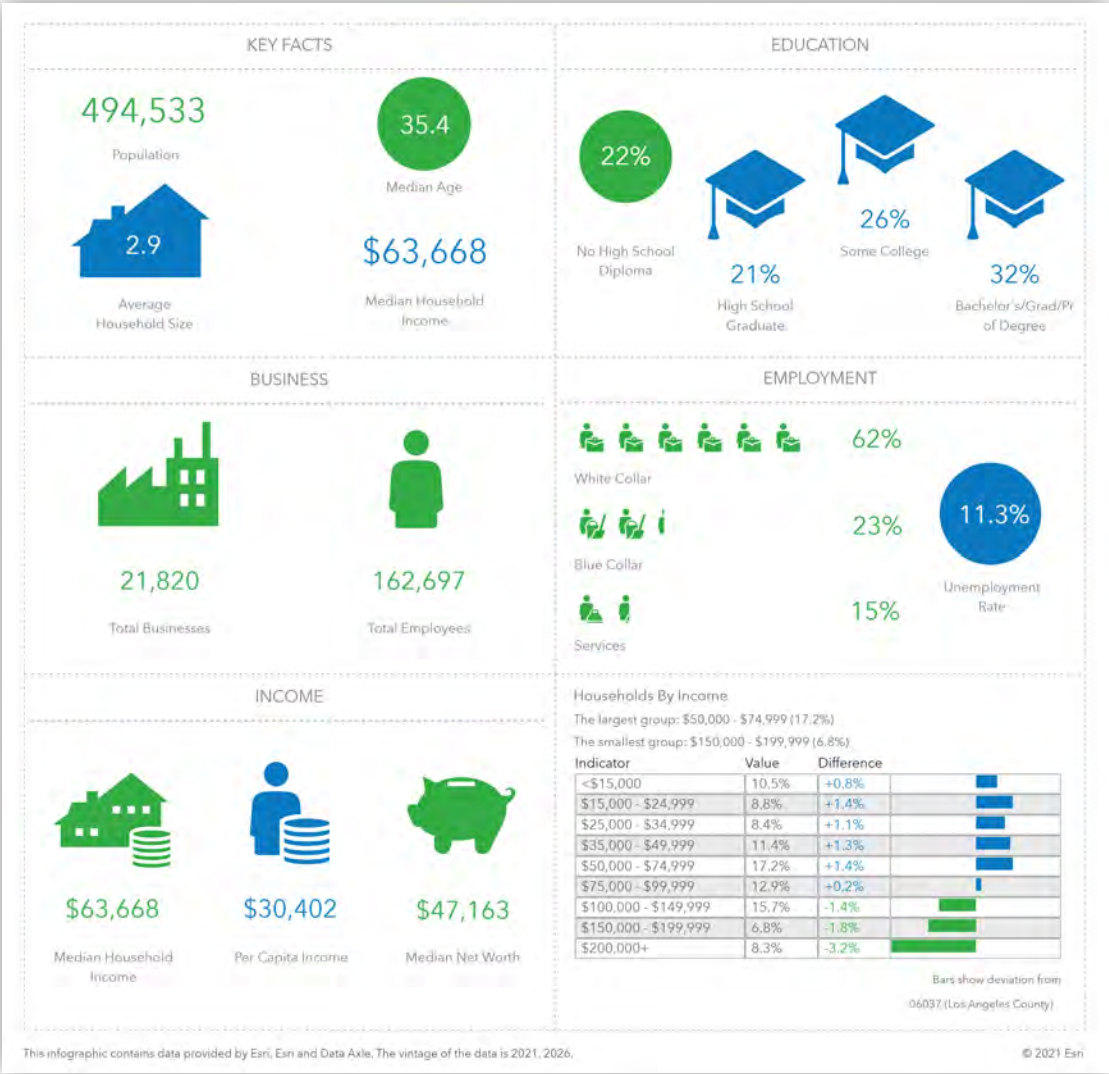
## 12907 SHERMAN WAY

12901-12925 Sherman Way, North Hollywood, CA 91605

**PEAK**  
COMMERCIAL

PROPERTY PHOTO | Page: 7

# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)



## COMMUNITY PROFILE

**494,533** **0.3%** **2.9** **84.4** **35.4** **\$63,668** **\$47,163** **\$676,171** **22%** **67%** **11%**  
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



**14.7%**  
Service Workers

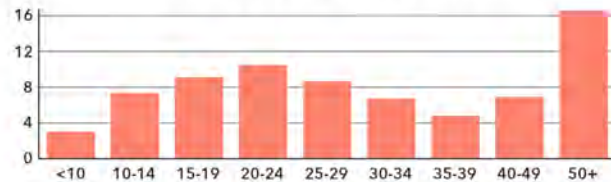


**23.2%**  
Blue Collar Workers

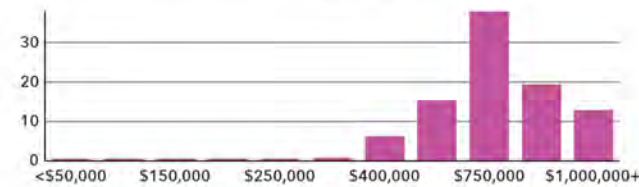


**62.1%**  
White Collar Worker

Mortgage as Percent of Salary



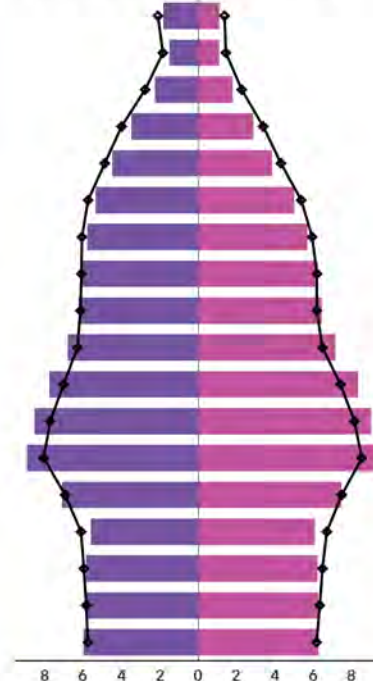
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to 06037 (Los Angeles County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



1939 and earlier 1940-49 1950-59  
 1960-69 1970-79 1980-89  
 1990-99 2000-09 2010-14  
 2015+

Educational Attainment



Less than High School High School Graduate  
 Some College Bachelor's Degree  
 Postgraduate

Commute Time: Minutes



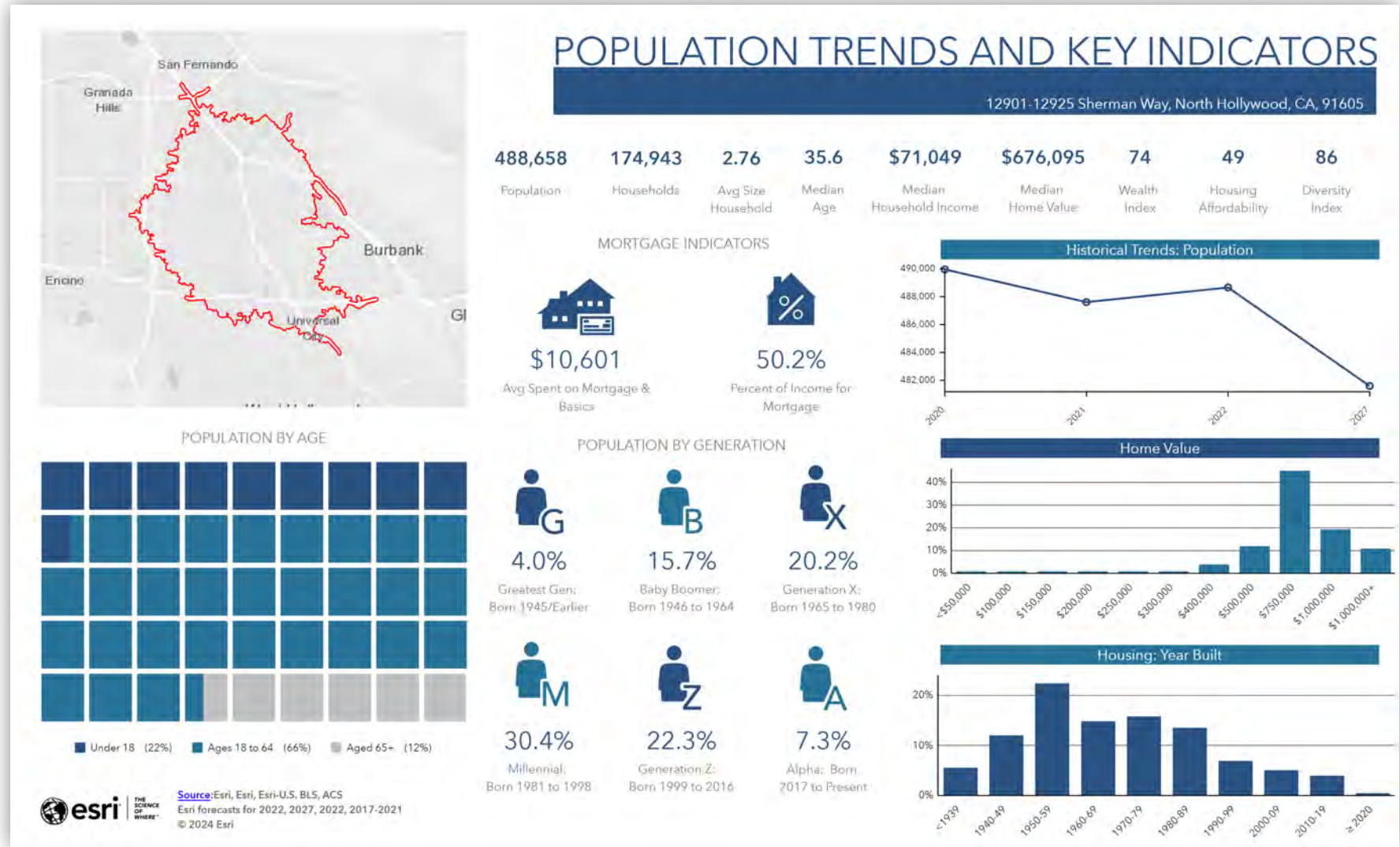
0-5 5-9 10-14  
 15-19 20-24 25-29  
 30-34 35-39 40-44  
 45-59 60-89 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1, Encl. Estimates for 2011 and 2010.



**12907 SHERMAN WAY**  
12901-12925 Sherman Way, North Hollywood, CA, 91605

# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)



**12907 SHERMAN WAY**  
12901-12925 Sherman Way, North Hollywood, CA, 91605

CONTACT



## 12907 SHERMAN WAY

12901-12925 Sherman  
Way North Hollywood,  
CA 91605



### Eric Kates

Commercial Director  
818.836.6704  
[ekates@peakcommercial.com](mailto:ekates@peakcommercial.com)  
DRE#00884515

### Darya Matt

Elite Realty & Mortgage Inc.  
818.983.9779  
DRE#01901057