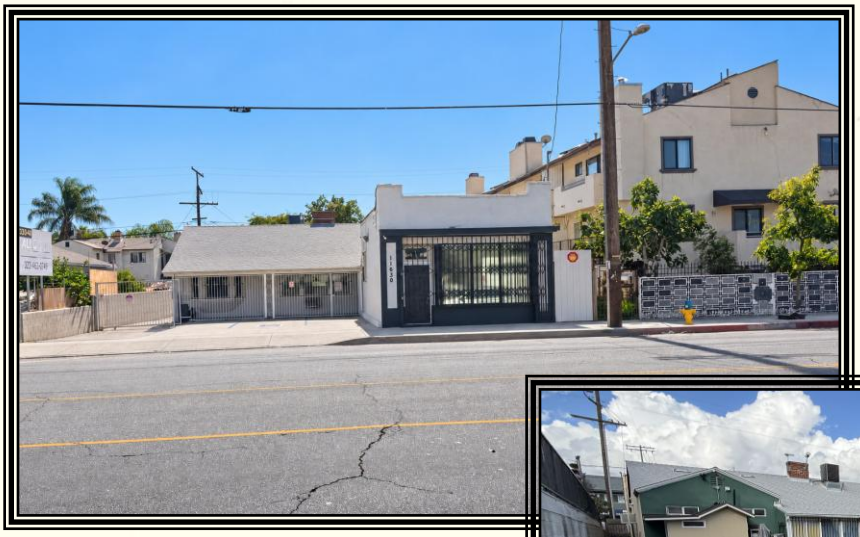
Paley
COMMERCIAL REAL ESTATE, INC.

"PRIME" NORTH HOLLYWOOD
RETAIL/OFFICE/COMMERCIAL BUILDING
FOR SALE
$1,495,000.00

2,021* +/- SQ. FT. OF BUILDING ON 7,023* +/- SQ. FT. OF LAND





11630 VICTORY BOULEVARD, NORTH HOLLYWOOD, CA 91606

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley
richard@paleycommercial.com
DRE: 00966353

Alex S. Paley
alex@paleycommercial.com
DRE: 02073925

Benjamin L. Paley
ben@paleycommercial.com
DRE: 02074047

(818) 343-3000

***Buyer to Verify**

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

19507 Ventura Boulevard
Tarzana, California 91356
Tel. (818) 343-3000 • FAX (818) 343-3311
www.paleycommercial.com

Paley
COMMERCIAL REAL ESTATE, INC.

"PRIME" NORTH HOLLYWOOD
RETAIL/OFFICE/COMMERCIAL BUILDING
FOR SALE

LOCATION:	11628-30 Victory Boulevard North Hollywood, Ca 91606 (Just East of Lankershim Boulevard)
TENANCY/CURRENT USE:	Property will be delivered Vacant / General Office & Retail Unit
BLDG. & LOT SIZE:	2,021* +/- sq. ft. of building on 7,023* +/- sq. ft. of land (Retail Unit / Office Unit / Subterranean Storage**)
A.P.N. #:	2335-026-006*
PRICE & TERMS:	$1,495,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LA-C1/1VL*/1942
PARKING:	Two (2) spaces in front parking lot (one ADA and one regular) and six (6) spaces in gated parking lot. Ample Street parking is also available.
COMMENTS:	This property offers a rare opportunity for an owner-user to operate their business from a well-positioned location just east of prominent Lankershim Boulevard and close to the 170 Freeway. Currently configured as general office space and a Store front retail unit. The property features great visibility and signage, a gated rear parking lot, and is located within a half mile of a major transit stop. A storage basement is also included with access from the rear parking area**. The property is also designated within a Transit Priority Area (ZI 2452*). A Must See!

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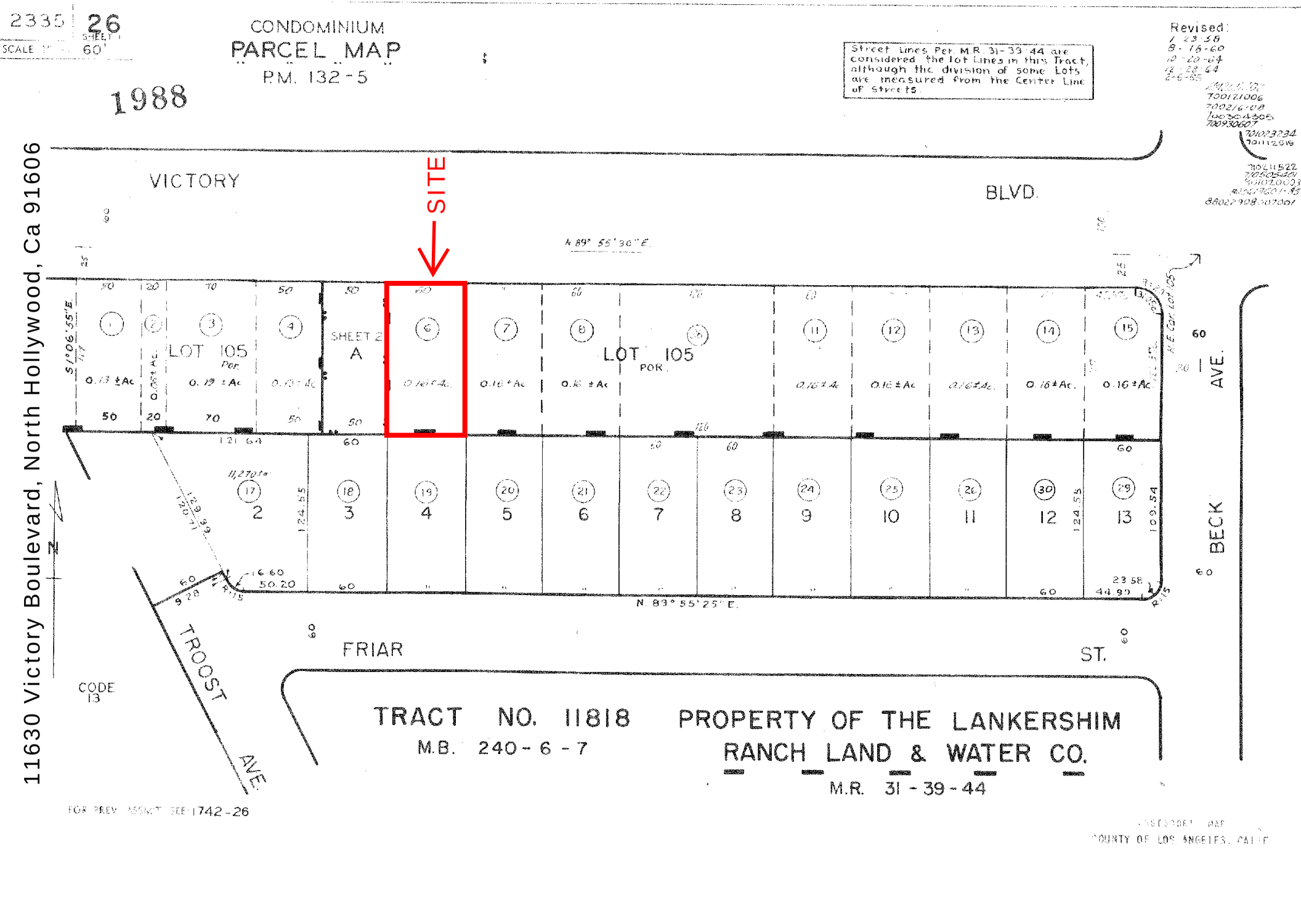
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***Buyer to Verify/**May not be permitted**

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2335
26
SHEET
SCALE 1" = 60'
CONDOMINIUM
PARCEL MAP
P.M. 132-5
1988
Street Lines Per M.R. 31-39-44 are considered the lot Lines in this Tract, although the division of some Lots are measured from the Center Line of Streets
Revised:
1-23-58
8-16-60
10-20-64
12-28-64
2-6-65
11630 Victory Boulevard, North Hollywood, Ca 91606
VICTORY
BLVD.
SITE
N 89° 55' 30" E
S 1°06'55" E
LOT 105
Por.
SHEET 2
A
LOT 105
POR.
BECK
AVE.
FRIAR
ST.
TROOST
AVE.
CODE
13
N 89° 55' 25" E
TRACT NO. 11818
M.B. 240-6-7
PROPERTY OF THE LANKERSHIM
RANCH LAND & WATER CO.
M.R. 31-39-44
FOR PREV. ASSM'T SEE 1742-26
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.