

11702 Victory Boulevard

North Hollywood, CA. 91606

+/- 10,800 SF Prime Medical Space for Lease



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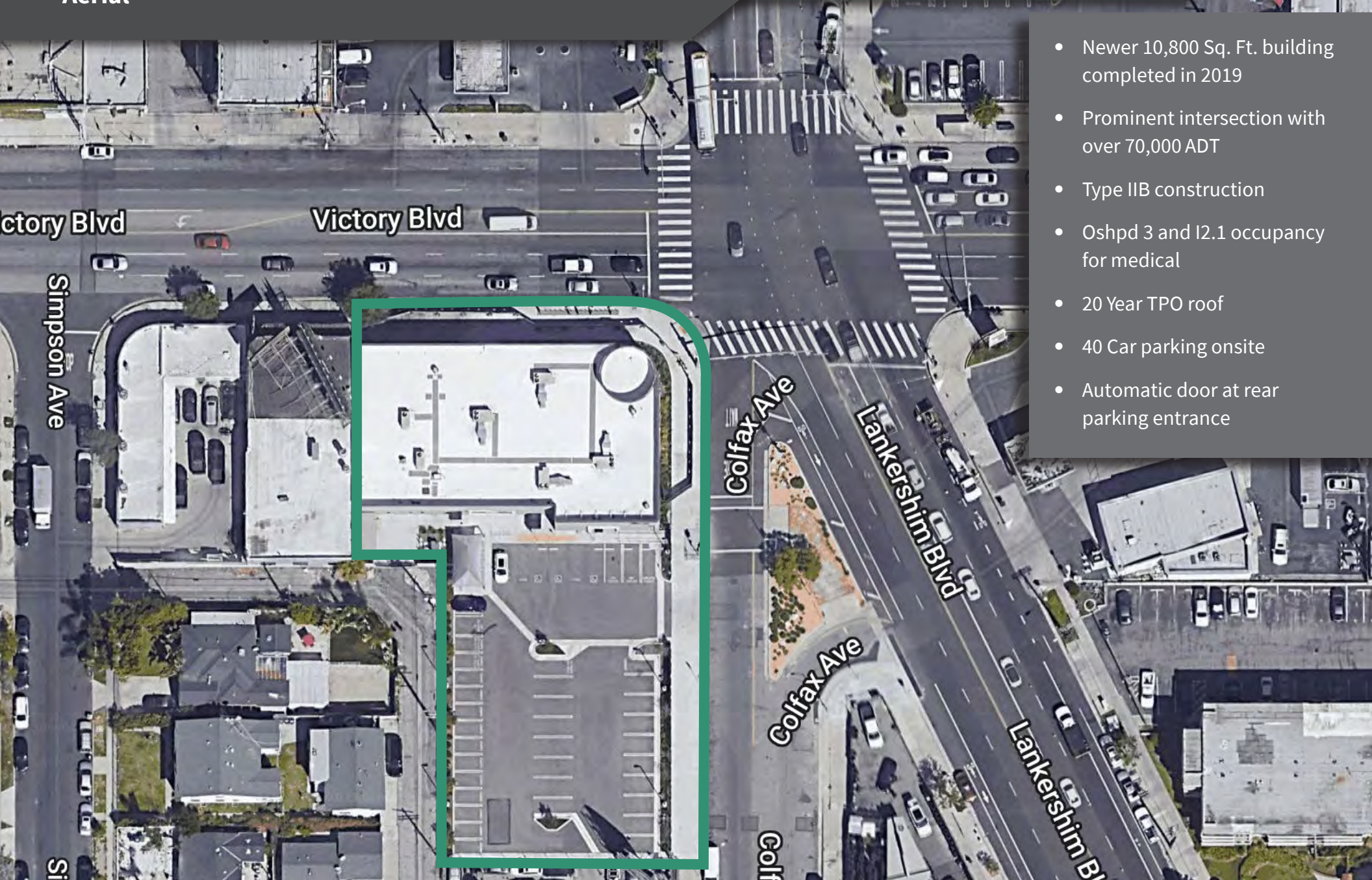
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Aerial

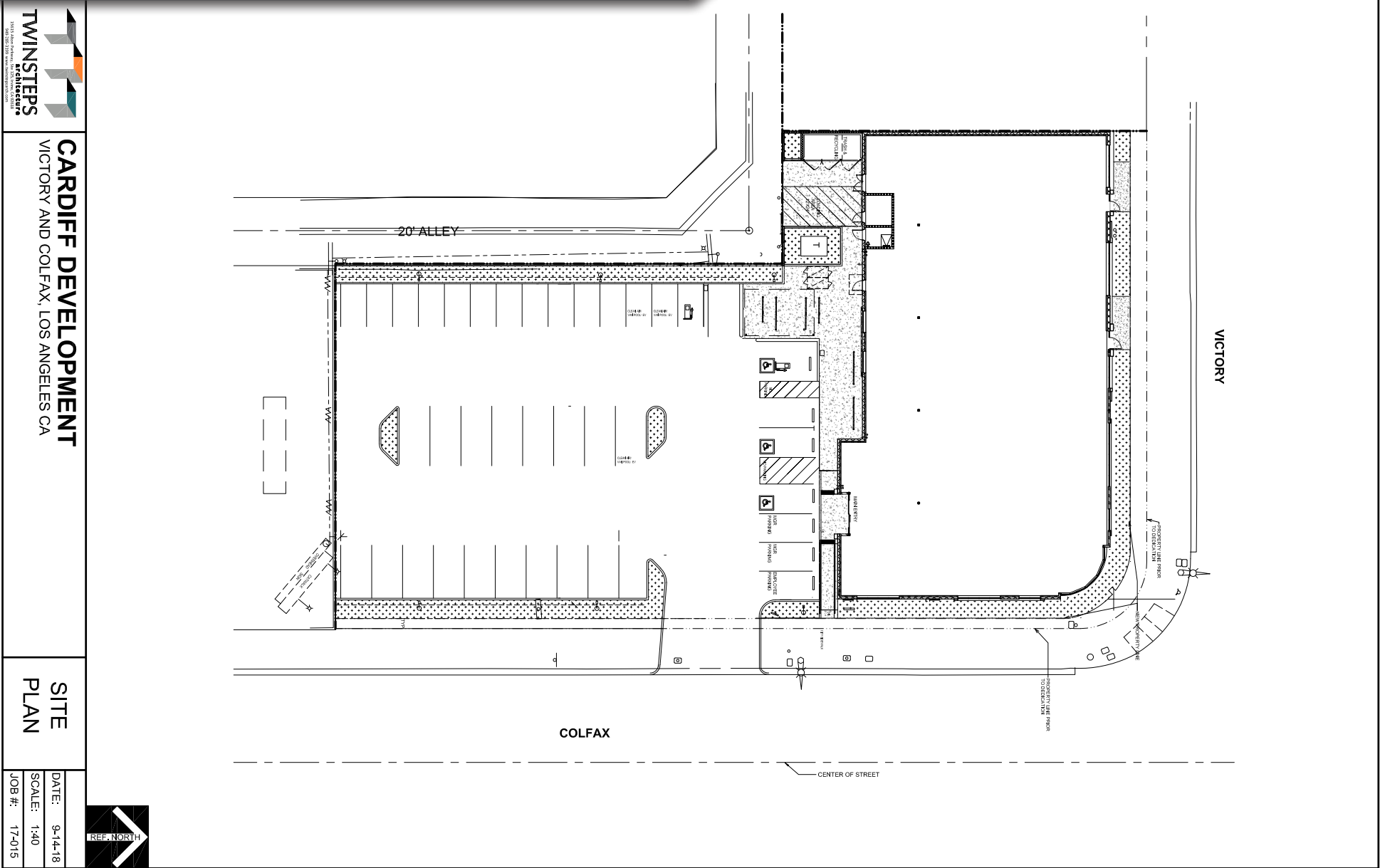


- Newer 10,800 Sq. Ft. building completed in 2019
- Prominent intersection with over 70,000 ADT
- Type IIB construction
- Oshpd 3 and I2.1 occupancy for medical
- 20 Year TPO roof
- 40 Car parking onsite
- Automatic door at rear parking entrance

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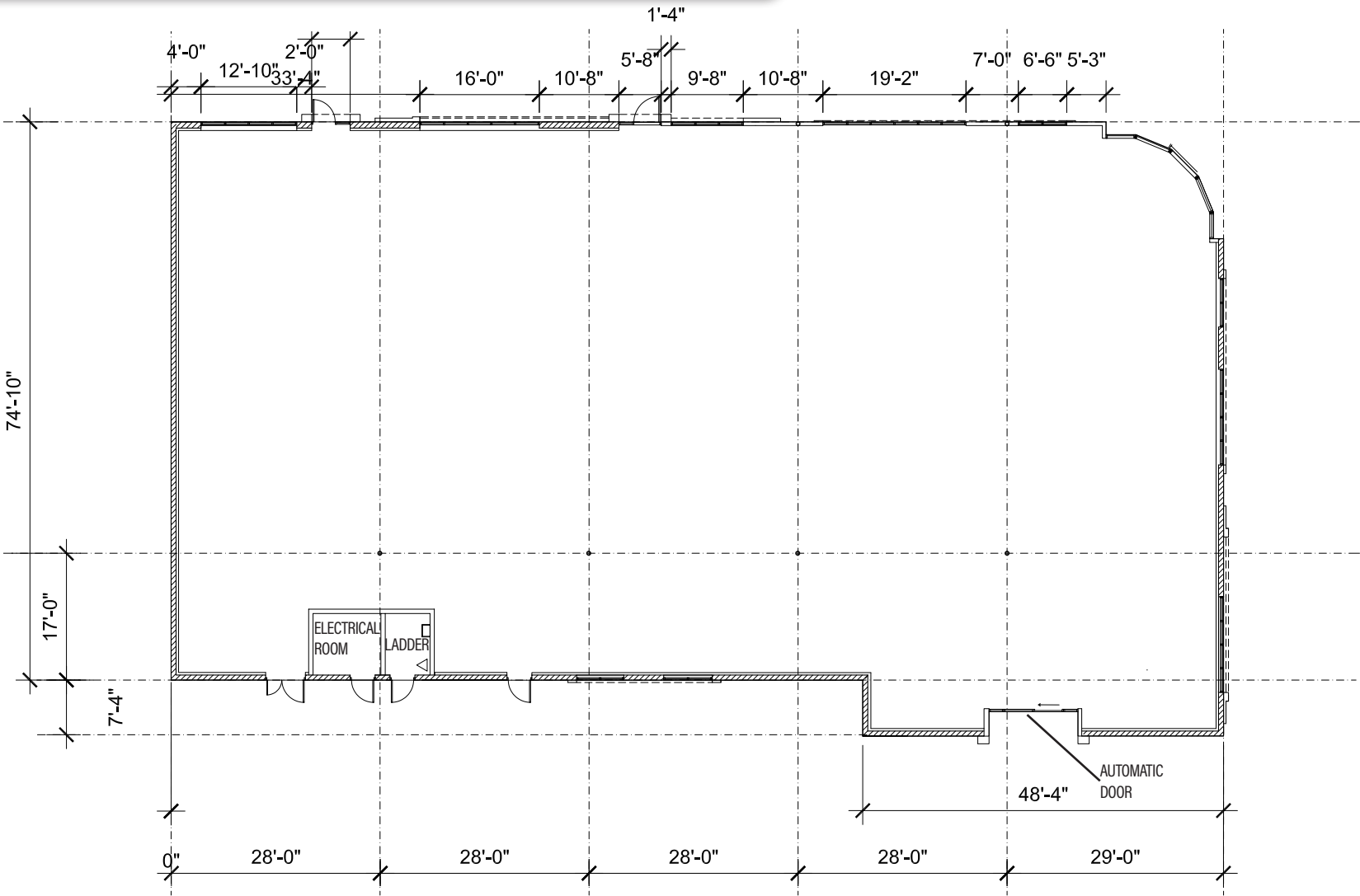
Site Plan



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Floor Plan



SCI	DA	SC	JO
CARDIFF DEVELOPMEN TM 11702 VICTORY BLVD., LOS ANGELES CA			
 TWINSTEPS Architecture 1100 N. Hollywood Blvd., Suite 200, Los Angeles, CA 91606 Tel: 310.480.1234 Fax: 310.480.1235 Email: info@twinsteps.com			

FLOOR PLAN

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Demographics

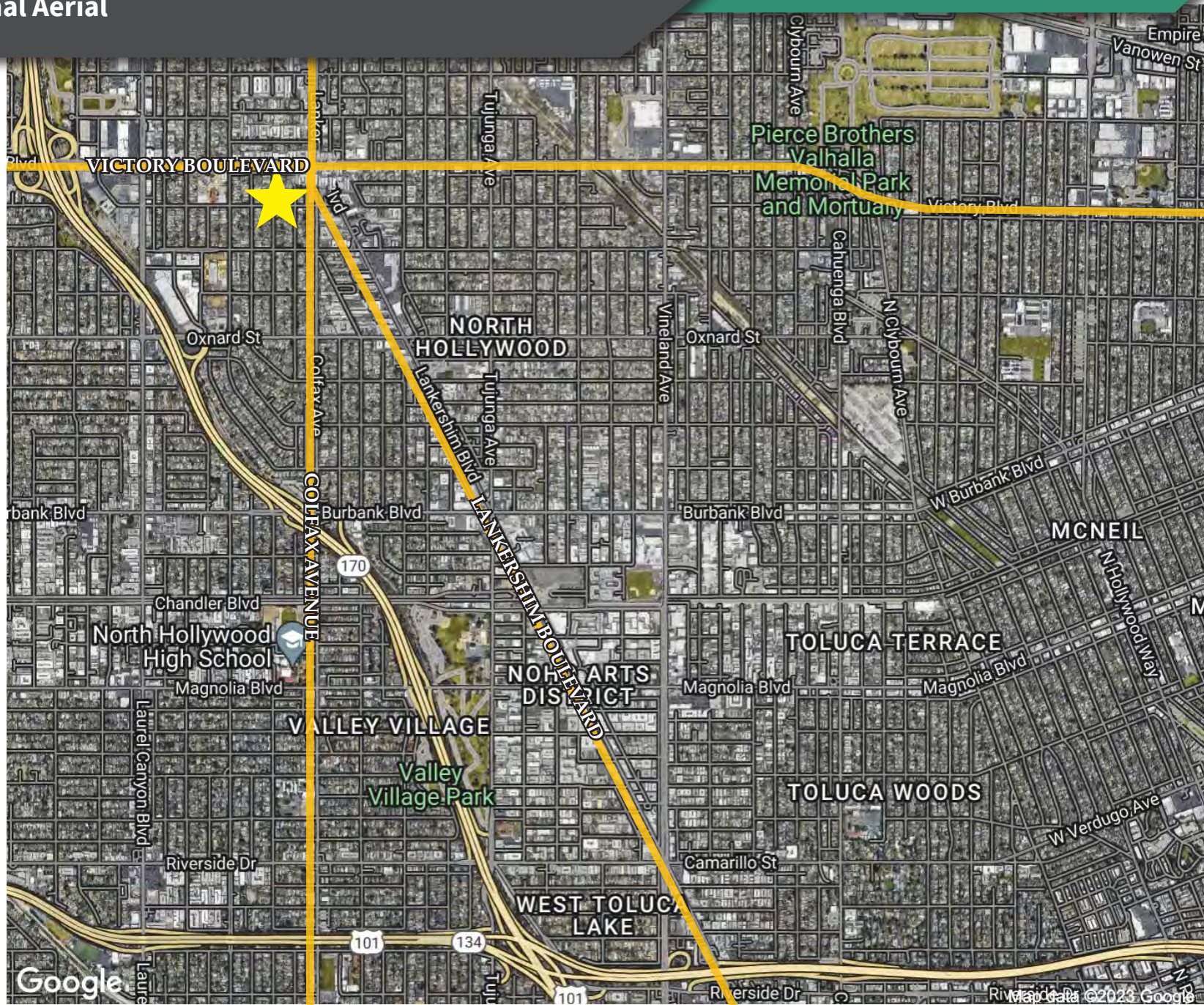
	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	40,787	154,677	295,563
2028 Projected Population	40,871	154,560	294,669
2020 Census Population	41,684	157,779	302,035
2023 Median Age	35.0	35.6	36.6
Households			
2023 Estimated Households	14,095	56,851	112,402
2028 Projected Households	14,338	57,527	113,421
2020 Census Households	14,204	57,303	113,495
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.2%
Race and Ethnicity			
2023 Estimated White	37.5%	41.4%	45.5%
2023 Estimated Black or African American	6.1%	6.4%	5.7%
2023 Estimated Asian or Pacific Islander	7.7%	8.9%	9.4%
2023 Estimated American Indian or Native Alaskan	1.9%	1.5%	1.3%
2023 Estimated Other Races	46.8%	41.8%	38.1%
2023 Estimated Hispanic	56.6%	49.8%	45.0%

	1 mi radius	2 mi radius	3 mi radius
Income			
2023 Estimated Average Household Income	\$86,444	\$97,309	\$117,149
2023 Estimated Median Household Income	\$67,481	\$73,737	\$81,733
2023 Estimated Per Capita Income	\$29,994	\$35,909	\$44,699
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	14.3%	12.0%	10.4%
2023 Estimated Some High School (Grade Level 9 to 11)	10.8%	9.1%	7.7%
2023 Estimated High School Graduate	20.2%	19.0%	18.5%
2023 Estimated Some College	19.4%	18.8%	18.9%
2023 Estimated Associates Degree Only	8.2%	8.9%	8.3%
2023 Estimated Bachelors Degree Only	21.0%	24.1%	26.1%
2023 Estimated Graduate Degree	6.2%	8.2%	10.2%
Business			
2023 Estimated Total Businesses	1,823	7,426	16,169
2023 Estimated Total Employees	11,291	44,680	100,452
2023 Estimated Employee Population per Business	6.2	6.0	6.2
2023 Estimated Residential Population per Business	22.4	20.8	18.3

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Regional Aerial



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