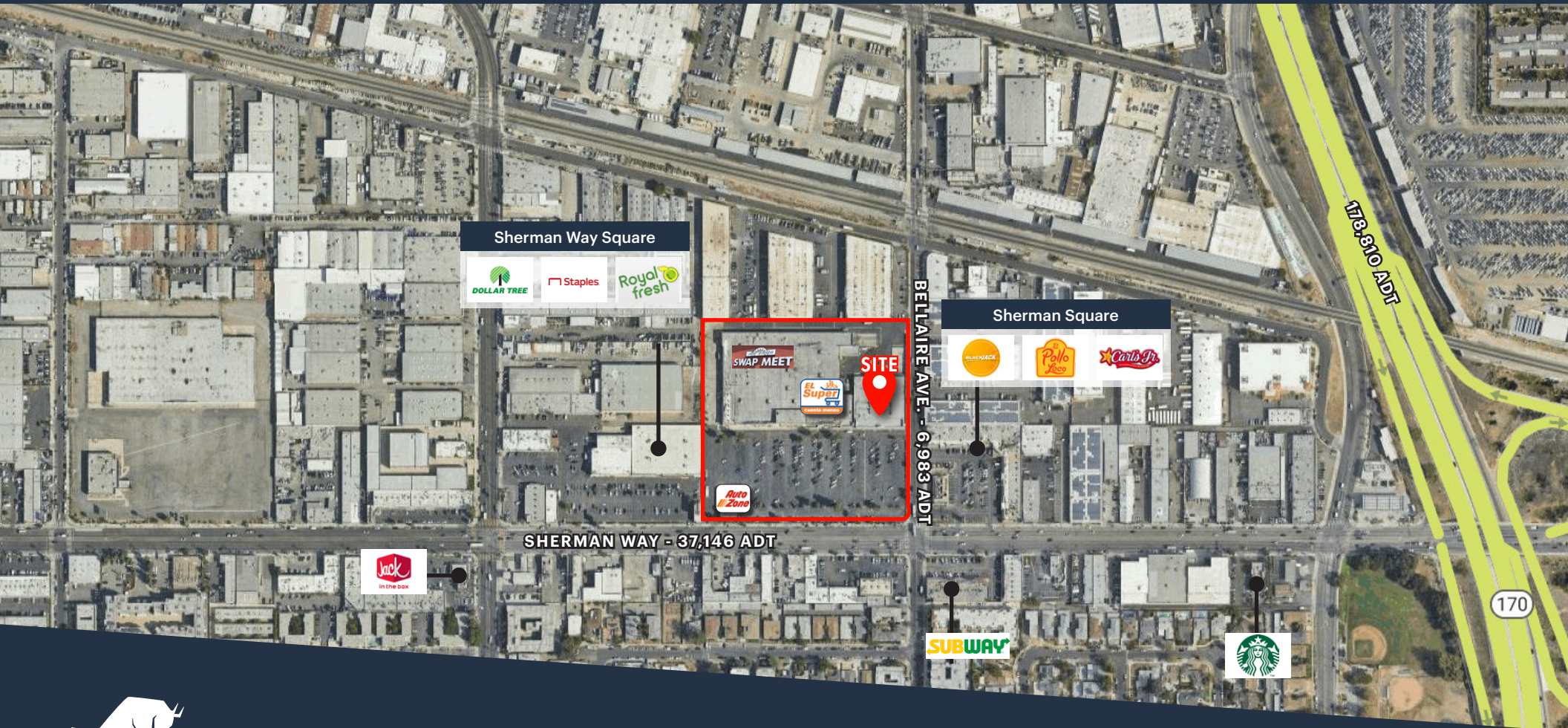


# ±23,200 SF PROMINENT RETAIL OPPORTUNITY

## 12711 SHERMAN WAY

### NORTH HOLLYWOOD, CALIFORNIA



# LOCKEHOUSE



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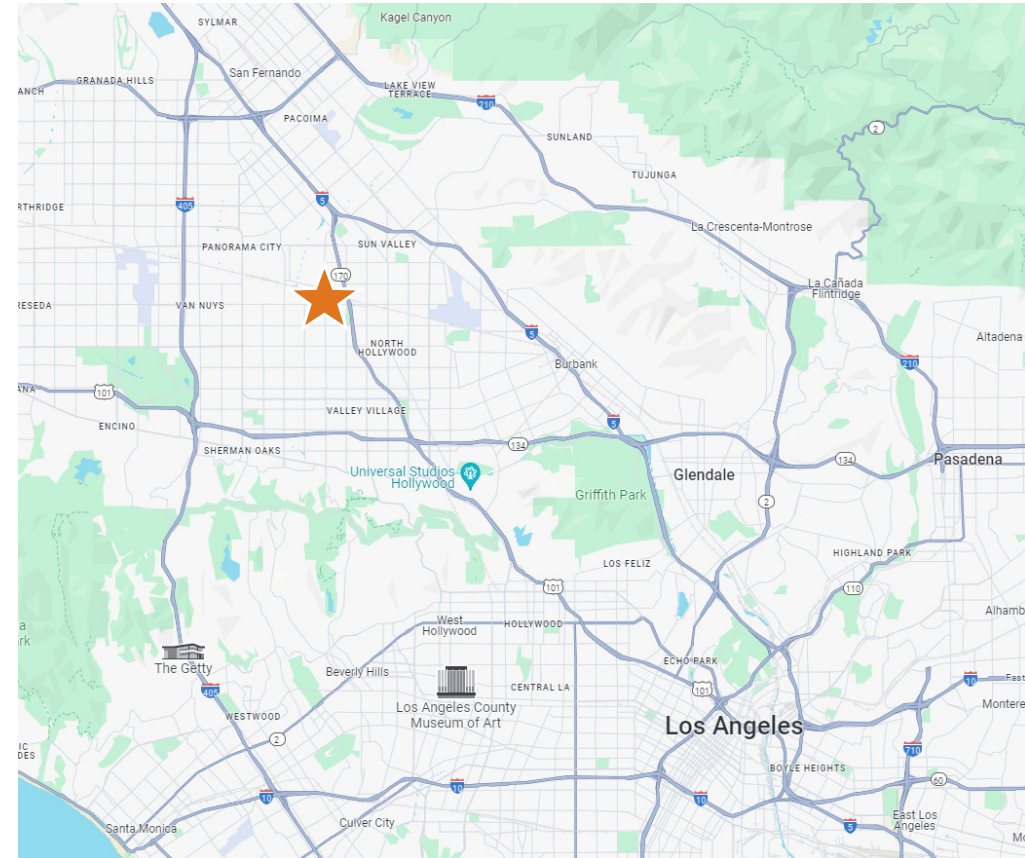
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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

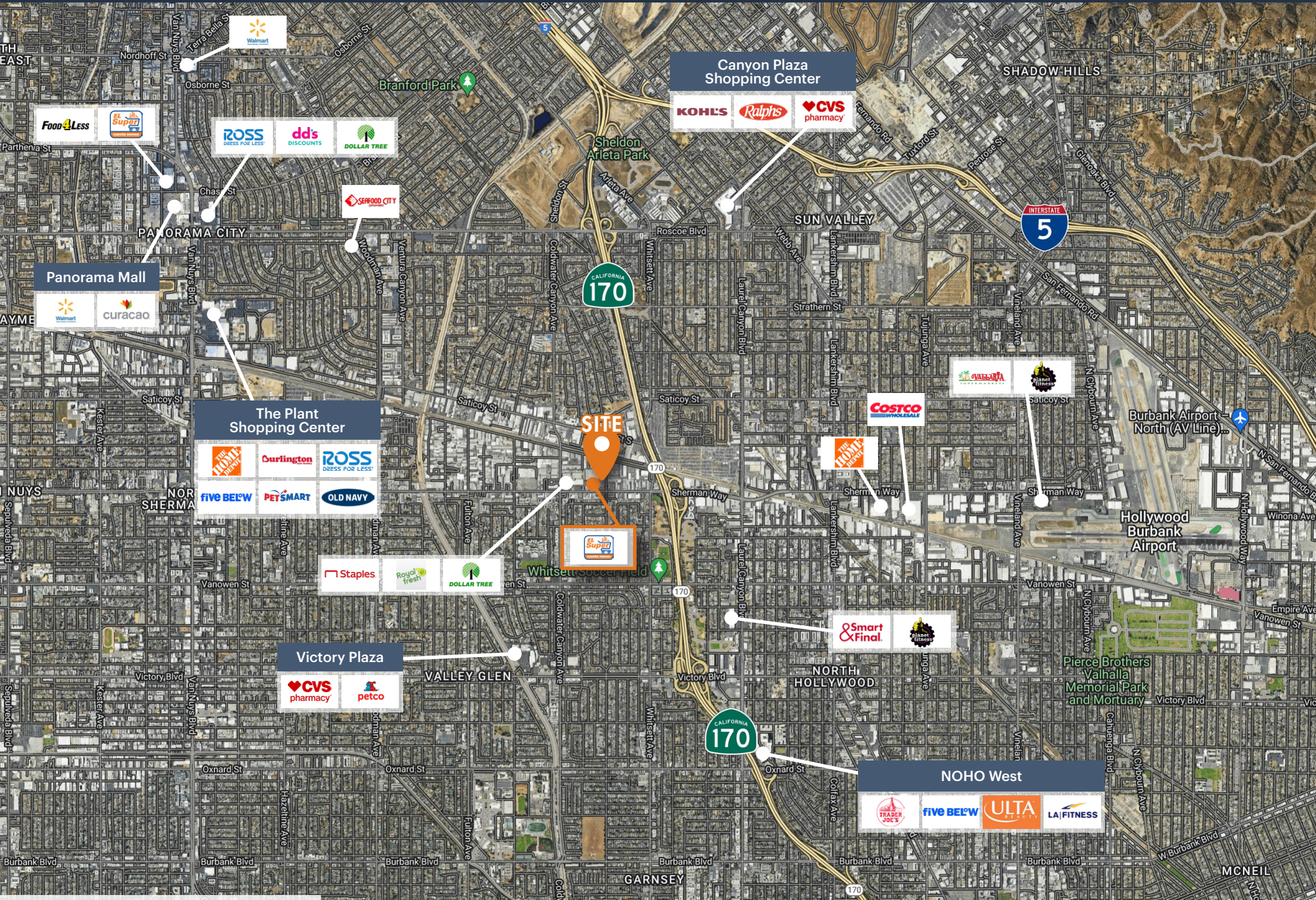


## PROPERTY PROFILE

<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Big Box Retail Opportunity</li> <li>• Close Proximity to Hwy 170 On/Off-Ramp</li> <li>• Grocery Anchored Center</li> <li>• Strong Demographics</li> <li>• Over 437K People in the Trade Area</li> <li>• 3 Million Shopping Center Visits Per Year</li> </ul>							
	<b>TRAFFIC COUNTS</b>	<table border="1"> <tr> <td>Sherman Way</td> <td>37,146 ADT</td> </tr> <tr> <td>Bellaire Avenue</td> <td>6,983 ADT</td> </tr> <tr> <td>Highway 170</td> <td>168,365 ADT</td> </tr> </table>	Sherman Way	37,146 ADT	Bellaire Avenue	6,983 ADT	Highway 170	168,365 ADT
	Sherman Way	37,146 ADT						
	Bellaire Avenue	6,983 ADT						
	Highway 170	168,365 ADT						
<b>AVAILABLE SPACE</b>	±23,200 SF							
<b>ASKING RENT</b>	Contact Leasing Agents							



# MARKET AERIAL



\*Traffic Counts Source: Sites USA REGIS Online 6/25/24



**SWAP MEET**

**EL Super**  
cuesta menos

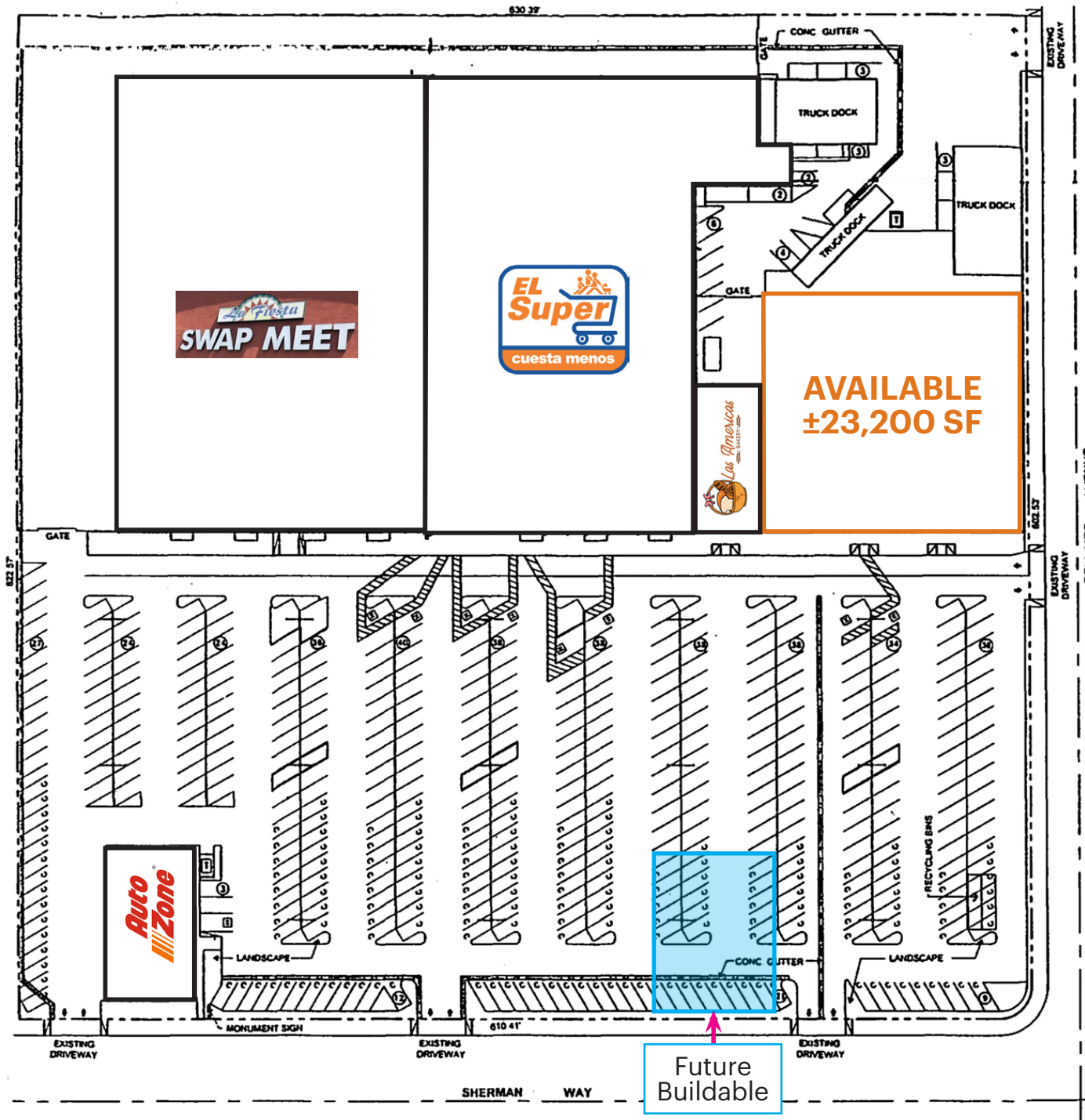
**AVAILABLE  
±23,200 SF**

LAS AMERICAS  
BAKERY

**BELLAIRE AVE. - 6,983 ADT**

**Auto  
Zone**

**SHERMAN WAY - 37,146 ADT**



# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILES	5 MILES
31,871	313,669	718,273



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$102,259	\$103,259	\$125,309



## HOUSEHOLD INCOME DISTRIBUTION > 200K

1 MILE	3 MILES	5 MILES
%10.3	10.9%	14.2%



## HOME VALUES > \$750K

1 MILE	3 MILES	5 MILES
36.4%	29.1%	26.5%



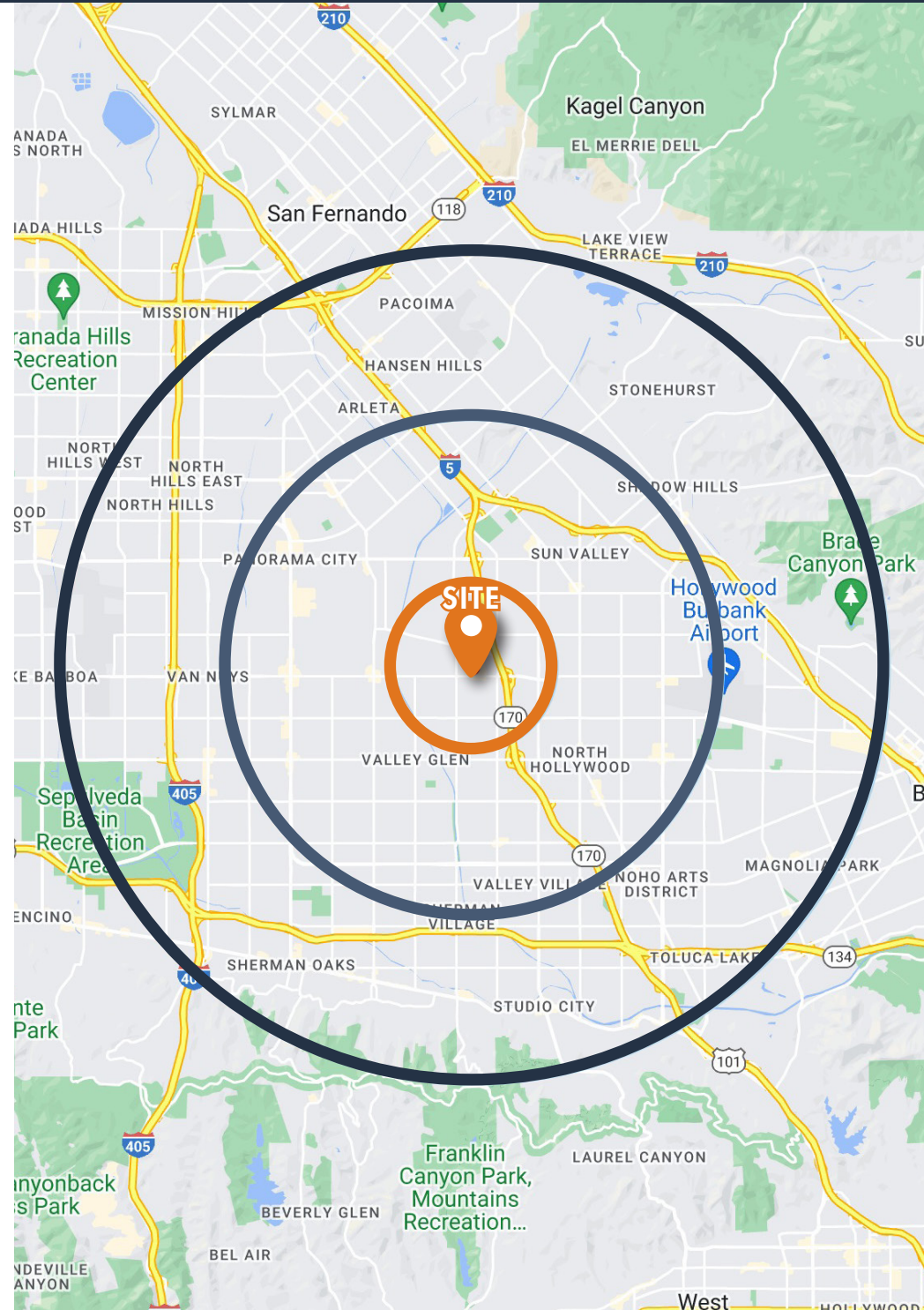
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
27.1%	27.8%	33.3%



## TOTAL HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$355.68 M	\$3.54 B	\$9.89 M



\*Demographics Source: Sites USA REGIS Online 6/25/24