14,000 SF Box **Available for Lease** Valley Plaza

NEQ Victory Blvd & 170 Fwy, North Hollywood, CA



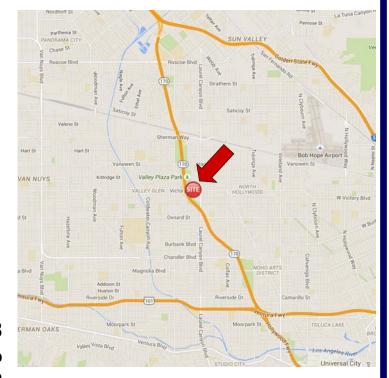


Project Features

- **Existing Fallas Paredes**
- High-profile end cap location with plentiful parking in rear
- Two major redevelopments planned for the trade area
- Asking Rent = 27.00 / NNN = +/- 2.25 psf
- Traffic Counts Over 38,000 CPD

Demographics

(2018 Estimates)	<u> 1 Mile</u>	3 Mile	<u> 5 Mile</u>
Population	44,116	324,499	706,743
Avg. HH Income	\$68,469	\$83,007	\$94,376
Daytime Population	9,303	93,941	275,508



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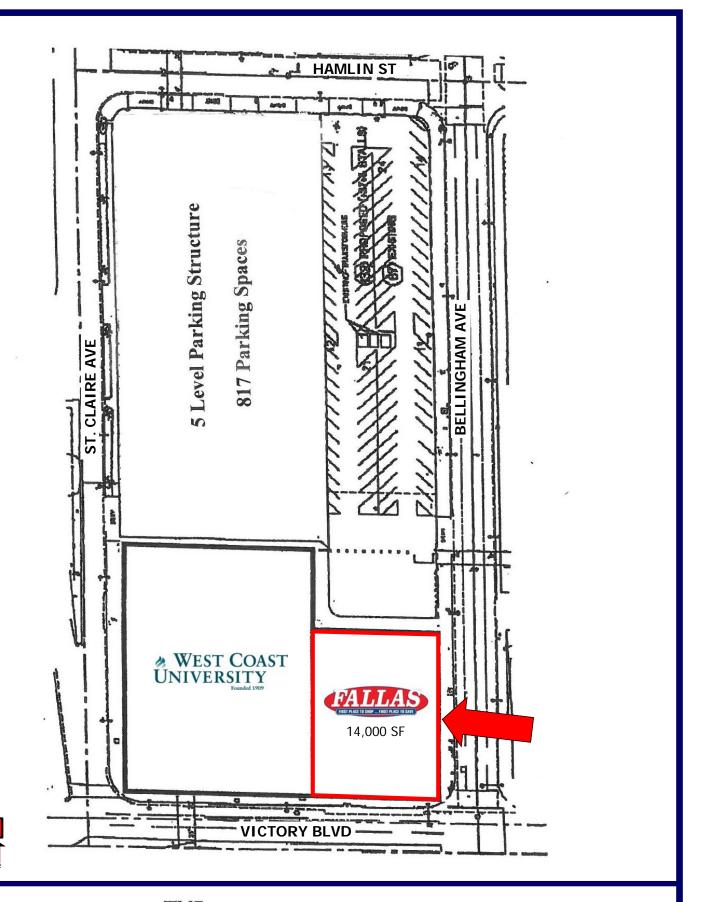


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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements and other facts shown are approximate, and should be independently verified by you and may not be relied upon as a precise representation by this office.







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