LUCRUM

Offering Memorandum

11311 Burbank Blvd.

11311 Burbank Blvd. North Hollywood, CA 91601
Mixed-Use Investment Property

FOR SALE

PROPERTY WEBSITE

lucrumre.com

EQUITY UNION COMMERCIAL

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11311 Burbank Blvd.

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EQUITY UNION COMMERCIAL

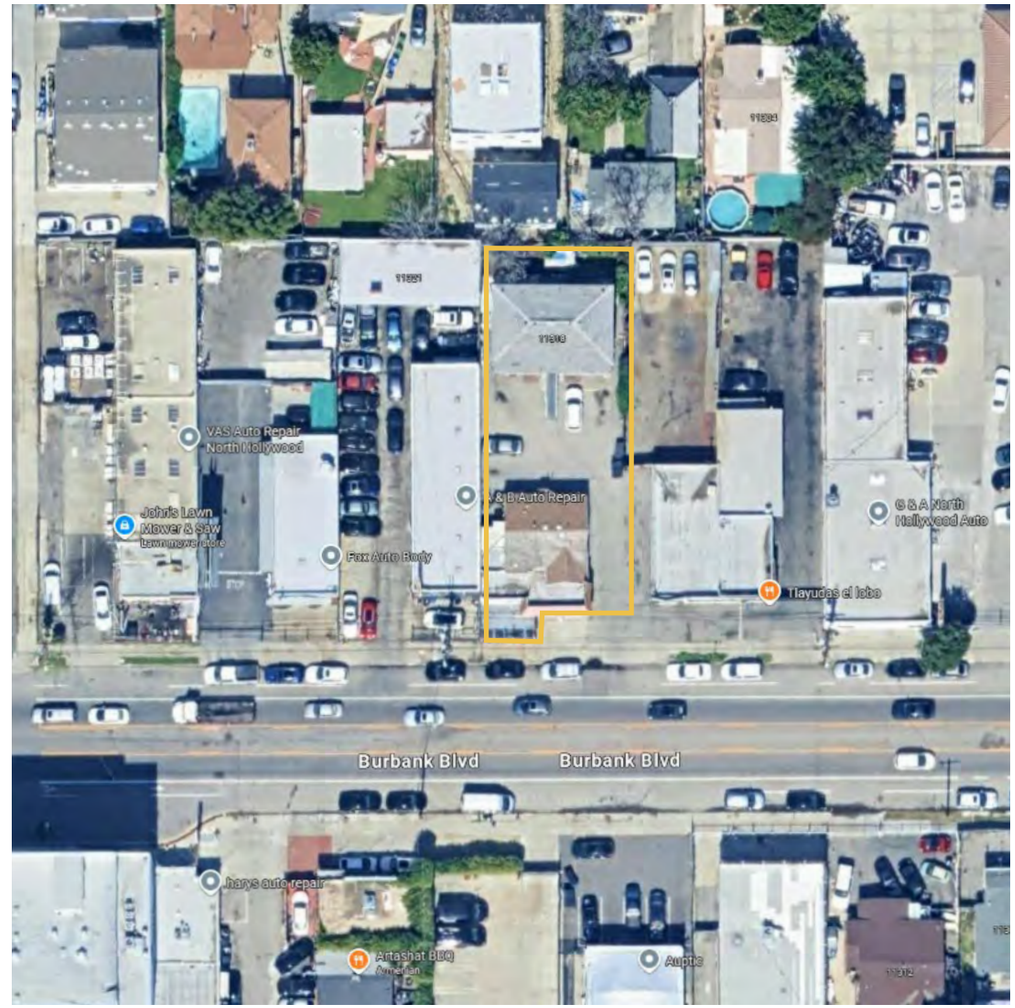
11311 Burbank Blvd.

01. PROPERTY OVERVIEW

11311 Burbank Blvd.

Property Overview

Street Address:	11311 Burbank Blvd.
City:	North Hollywood
State:	California
Zip Code:	91601
APN:	2337-038-028
Rentable Square Feet:	±3,130 SF
Lot Size:	±7,351 SF
Year Built:	1940
Number of Units:	6
Number of Buildings:	2
Number of Stories:	2
Water:	Master-Metered
Electric:	Individually-Metered
Gas:	Individually-Metered
Construction:	Wood Frame
Roof:	Pitched
Parking:	6 (1 Front & 5 Rear)
Zoning:	LAC2
Unit Mix:	(4) 1 Bed/1 Bath | (1) 1 Bed/1 Bath (NC)
	(1) 2 Beds/2 Baths (NC)



11311 Burbank Blvd.

Property Description

Lucrum Group is excited to introduce an exceptional 4-unit mixed-use investment property, currently configured as 6 units, located at 11311 Burbank Blvd in the heart of the vibrant NoHo Arts District in North Hollywood, CA. Built in 1940, this two-story property spans ±3,130 square feet on a ±7,351-square-foot lot, zoned LAC2, and offers a unique blend of residential and commercial spaces. The building features a mix of one-bedroom units and a non-conforming commercial space, currently configured as a vacant one-bedroom, one-bath residence and a spacious two-bedroom, two-bath residence, presenting an ideal opportunity for conversion through the ADU program.

Priced attractively at a 10.05 GRM, this investment delivers strong cash flow and excellent income potential. Tenant amenities further enhance the property's appeal, featuring on-site laundry facilities, assigned parking spaces, and private gated rear yards for select units—fostering a comfortable and desirable living experience. The property's major systems are in excellent condition, with recently upgraded electrical panels and no current issues reported, though buyers are advised to verify all details. Select units boast remodeled interiors, and all windows have been replaced with energy-efficient vinyl windows, while lower-level residences feature private rear yards for added tenant comfort.

Strategically positioned in the thriving NoHo Arts District, this property offers both stability and growth potential. With ±23.8% rental upside potential, investors can enjoy immediate income while capitalizing on long-term value creation. The LAC2 zoning further enhances the opportunity, allowing for potential expansion or redevelopment, making this a compelling investment for those seeking a balance of immediate returns and future growth in one of Los Angeles' most dynamic neighborhoods.

Location Description

Situated at 11311 Burbank Blvd., this property enjoys a prime position in the heart of the NoHo Arts District, a vibrant and culturally rich neighborhood in North Hollywood, CA. Known for its dynamic blend of artistic, commercial, and residential energy, the NoHo Arts District has emerged as one of Los Angeles' most sought-after destinations for creatives, professionals, and investors alike. The property is strategically located along Burbank Boulevard, a bustling corridor that offers excellent visibility and accessibility, making it ideal for both residential tenants and potential commercial ventures.

The NoHo Arts District is renowned for its thriving arts and entertainment scene, boasting over 20 professional theaters, art galleries, and performance spaces within a compact, walkable area. Residents and visitors are drawn to iconic venues like the El Portal Theatre, which hosts a variety of performances ranging from live theater to comedy shows. The neighborhood's creative spirit is complemented by a diverse array of dining, shopping, and nightlife options, including trendy cafes, boutique eateries, and popular bars along Lankershim Boulevard, just minutes from the property.

Accessibility is a key highlight, with the property located near major transportation hubs. The North Hollywood Metro Station, servicing the B Line (Red Line) and G Line (Orange Line), is less than a mile away, providing seamless connectivity to Downtown Los Angeles, Hollywood, and beyond. Major thoroughfares, including the 101 and 134 freeways, are easily accessible, ensuring convenient commutes across the Greater Los Angeles area. The property's proximity to Burbank and Studio City further enhances its appeal, offering access to major studios, employment centers, and entertainment hubs like Universal Studios Hollywood.

The surrounding neighborhood is a blend of urban convenience and community charm, with local parks like the North Hollywood Recreation Center and green spaces nearby, providing opportunities for outdoor activities. The area is also home to a growing number of creative businesses, recording studios, and production companies, fostering a dynamic economic environment that supports both residential and commercial growth. With its LAC2 zoning, the property is well-positioned to capitalize on the district's ongoing development and revitalization, making it an attractive investment in a neighborhood poised for continued appreciation.

11311 Burbank Blvd.

Property Highlights

+ **Prime Location in NoHo Arts District:** Situated at 11311 Burbank Blvd, this property thrives in the vibrant and culturally rich NoHo Arts District of North Hollywood, CA, offering strong appeal for tenants and investors alike.

+ **Attractive Investment Metrics:** Priced at an attractive 10.05 GRM, this property delivers robust, ideal for investors seeking immediate returns with the potential for development.

+ **Versatile Mixed-Use Configuration:** The 4-unit property, spanning ±3,130 square feet on a ±7,351 square foot LAC2-zoned lot, includes one-bedroom units and a non-conforming commercial space, currently configured as vacant one and two-bedroom residences, perfect for ADU conversion.

+ **Tenant-Focused Amenities:** Features on-site laundry facilities, assigned parking spaces, and private gated rear yards for select units, enhancing tenant comfort and lifestyle.

+ **Modern Upgrades and Solid Condition:** Boasts recently upgraded electrical panels, remodeled interiors in select units, and energy efficient vinyl windows throughout, with major systems in excellent condition (buyer to verify).

+ **Significant Growth Potential:** Offers ±23.8% rent upside potential and opportunities for expansion or redevelopment due to LAC2 zoning, making it a compelling choice for long-term value creation in a dynamic neighborhood.

11311 Burbank Blvd.

Location Highlights

+ **Vibrant NoHo Arts District:** Located in the heart of the NoHo Arts District, known for its thriving arts scene with over 20 professional theaters, galleries, and performance spaces, fostering a creative and dynamic community atmosphere.

+ **Prime Burbank Boulevard Address:** Positioned along bustling Burbank Boulevard, offering excellent visibility and accessibility for both residential tenants and potential commercial ventures.

+ **Proximity to Cultural Landmarks:** Steps away from iconic venues like the El Portal Theatre providing residents with easy access to live theater, comedy shows, and cultural events.

+ **Exceptional Transit Connectivity:** Less than a mile from the North Hollywood Metro Station (B Line and G Line), ensuring seamless travel to Downtown Los Angeles, Hollywood, and beyond, with easy access to the 101 and 134 freeways.

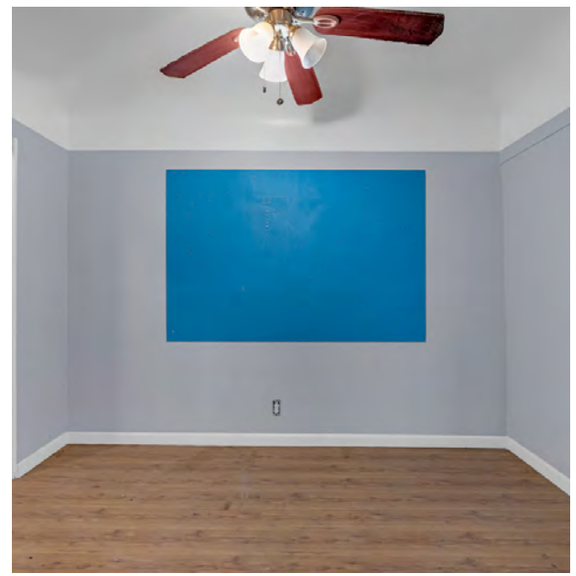
+ **Diverse Dining and Entertainment:** Surrounded by trendy cafes, boutique eateries, and vibrant nightlife options along nearby Lankershim Boulevard, catering to a variety of lifestyles and preferences.

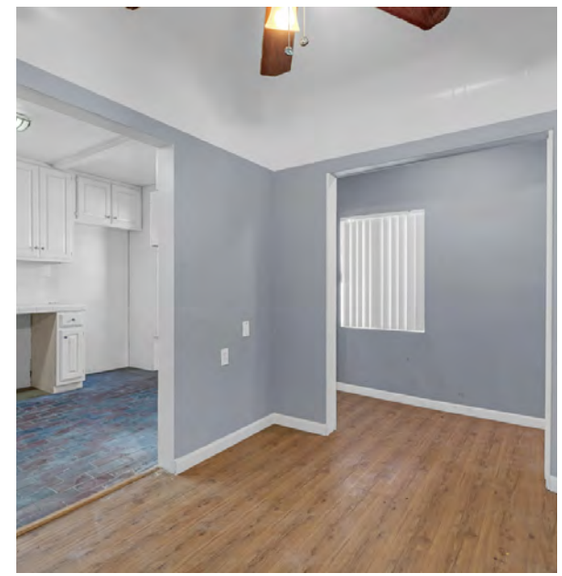
+ **Growth and Investment Potential:** Situated in a neighborhood with growing creative businesses, proximity to major studios, and LAC2 zoning, ideal for capitalizing on the area's ongoing development and economic vitality.

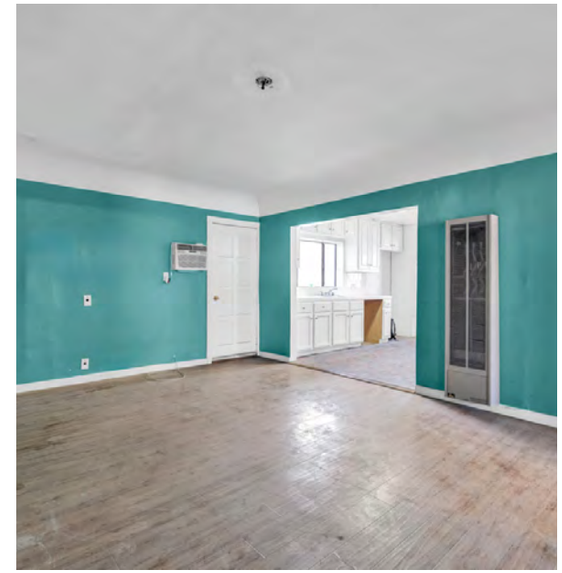
11311

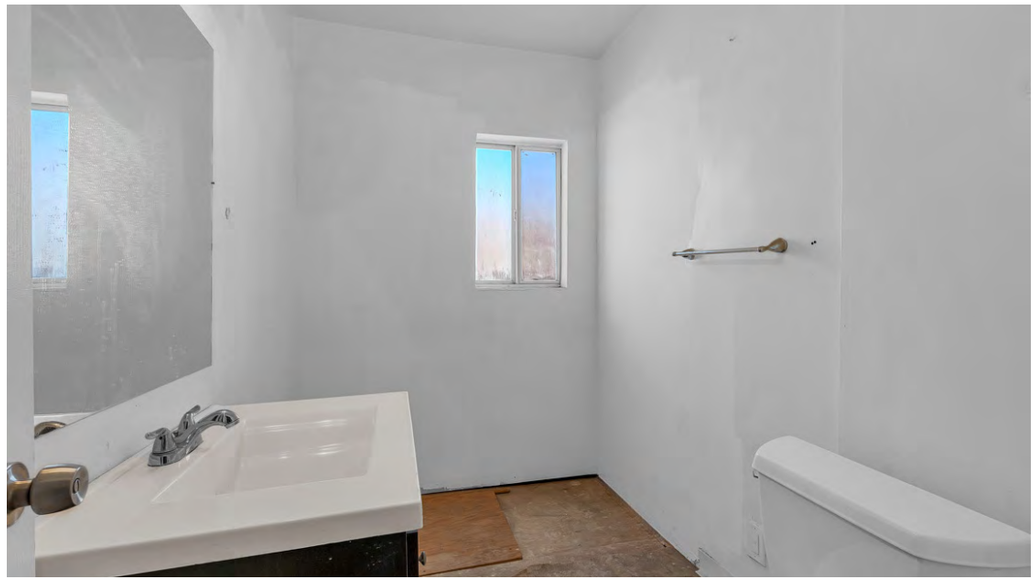
A-B
AUTO REPAIR

SAMSUNG
Danby

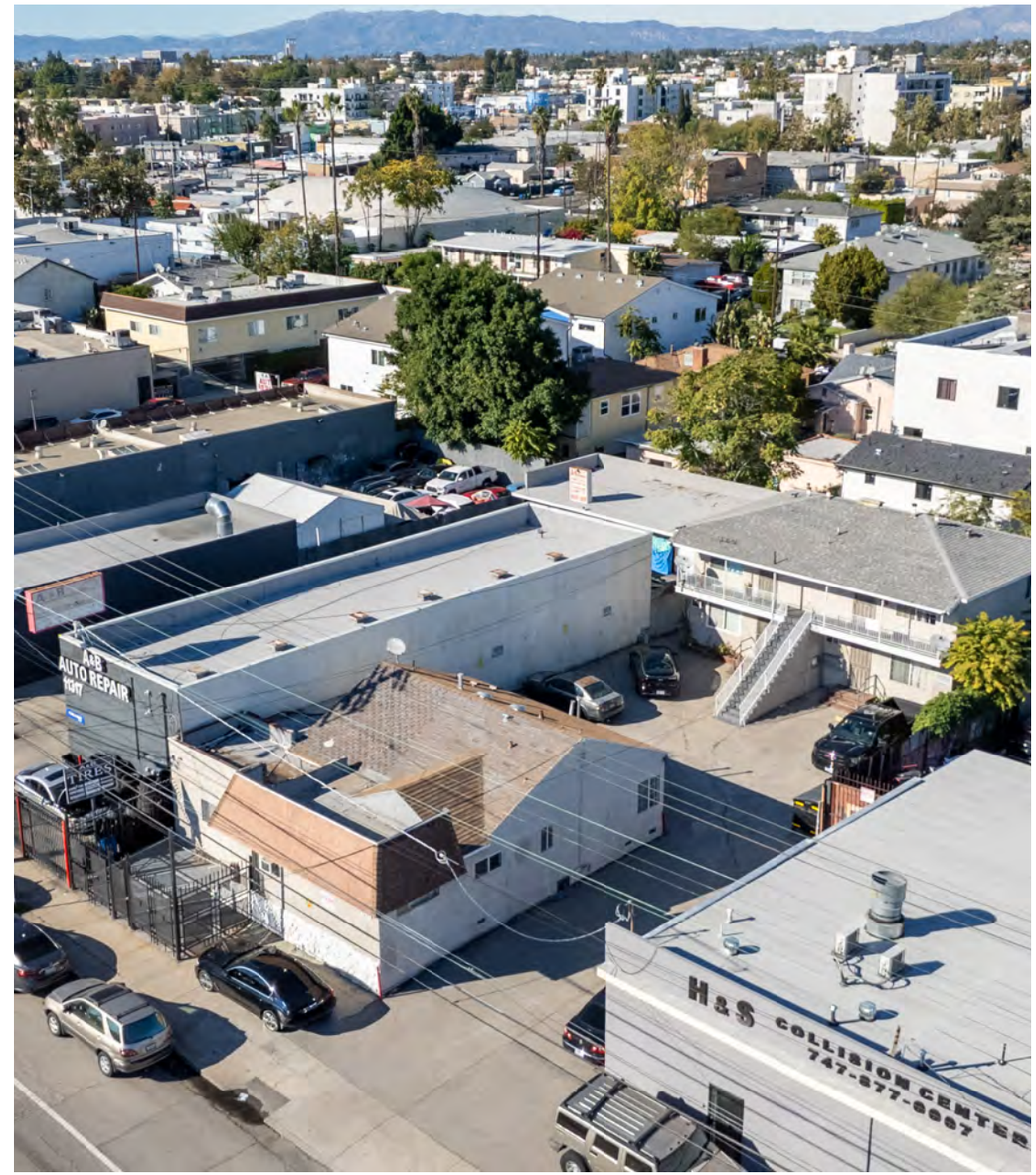




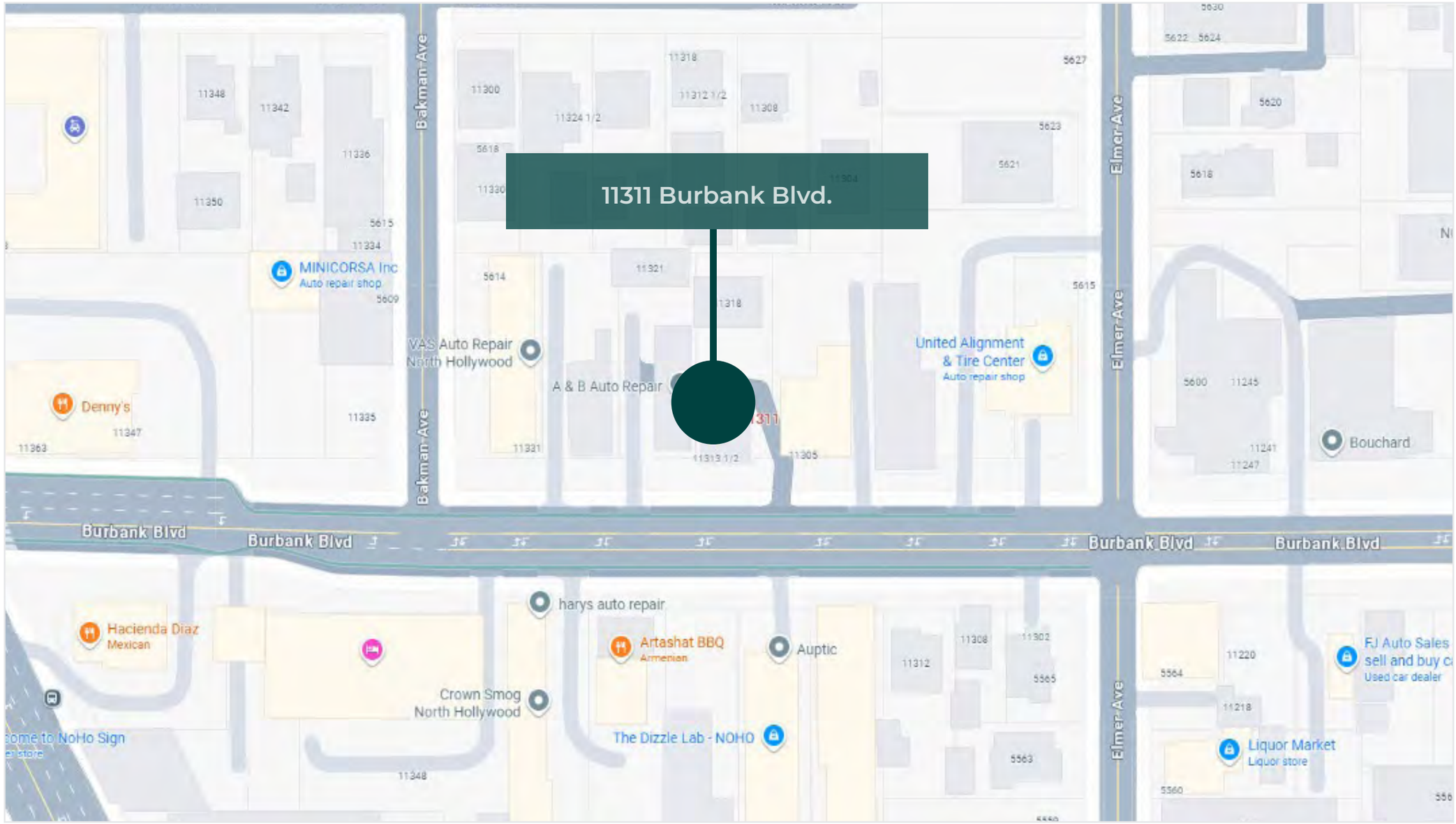




FOX
AUTO Body
H&S


A&B
AUTO REPAIR
H&S COLLISION CENTER
747-877-0007

Street Map


11311 Burbank Blvd.
Bakman Ave
Elmer Ave
Burbank Blvd
MINICORSA Inc
Auto repair shop
VAS Auto Repair
North Hollywood
A & B Auto Repair
United Alignment
& Tire Center
Auto repair shop
Denny's
Bouchard
harys auto repair
Hacienda Diaz
Mexican
Artashat BBQ
Armenian
Auptic
Crown Smog
North Hollywood
The Dizzle Lab - NOHO
Liquor Market
Liquor store
Used car dealer

Satellite Map (3D)

11311 Burbank Blvd.

02. FINANCIALS

Financials Pricing Details

Price	$1,150,000
Number of units	6
Price per unit	$191,667
Price per Square Foot	$367.41
Gross Square Footage	±3,130
Lot Size	±7,351 SF
Year Built	1940

Returns	Current	Pro Forma
CAP Rate	5.85%	8.12%
GRM	10.05	8.14

Rent Roll Summary

# of Units	Unit Type	AVG Current	Pro Forma
4	1 Bed + 1 Bath	$1,333	$1,895
1	1 Bed + 1 Bath (NC)	$1,695	$1,695
1	2 Beds + 2 Baths (NC)	$2,395	$2,395

Financials Operating Data

Annual Income		Current		Pro Forma
Scheduled Gross Income		$114,380		$141,336
Less: Vacancy/Deductions	3.00%*	($3,431)	3.00%*	($4,240)
Gross Operating Income		$110,948		$137,096
Less: Expenses	38.22%*	($43,710)	30.93%*	($43,710)
Net Operating Income		$67,238		$93,386
Pre-Tax Cash Flow	5.85%**	$67,238	8.12%**	$93,386

Expenses	
Real Estate Taxes	$14,375
Insurance	$3,756
Utilities	$9,060
Rubbish	$3,905
Maintenance & Repairs	$4,500
Landscaping	$960
Misc	$1,500
Off-Site Management	$5,654
Total Expenses	$43,710
Per Square Foot	$13.96
Per Unit	$7,285.07

* As a percentage of Scheduled Gross Income.

** As a percentage of Down Payment.

Financials Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
A	1 Bed/1 Bath	--	$1,875.00	--	$1,895.00	--	--
B	1 Bed/1 Bath	--	$1,141.35	--	$1,895.00	--	--
C	1 Bed/1 Bath	--	$1,175.93	--	$1,895.00	--	--
D	1 Bed/1 Bath	--	$1,141.35	--	$1,895.00	--	--
E	2 Beds/2 Baths	--	$2,395.00	--	$2,395.00	--	Vacant (Non-Conforming)
F	1 Bed/1 Bath	--	$1,695.00	--	$1,695.00	--	Vacant (Non-Conforming)
	Totals	**--**	**$9,423.63**	**--**	**$11,670.00**	**--**	**--**

Financials Rent Roll

Other Income	--	Monthly Income	--	Pro Forma Income	--	Note
Laundry Income	--	$61.00	--	$61.00	--	--
Parking Income	--	$47.00	--	$47.00	--	--
Total Other Income	--	$108.00	--	$108.00	--	--
Monthly SGI	**--**	**$9,531.63**	**--**	**$11,778.00**	**--**	**--**

Financials Loan Options

Indicative Loan Pricing	11311 Burbank Blvd.	
Loan Product	**Option 1** **3-Year Fixed Bridge**	**Option 2** **Floating Bridge-ARM**
Loan Amount	$752,500	$752,500
Down Payment	$322,500	$322,500
Amortization	Interest-Only	Interest-Only
Loan Term	36 Months	12 Months
Prepay	3-2%	1%
Debt Coverage Ratio (DCR)	1.20	1.20
Max Loan to Value	70%	70%
Estimated Interest Rate	6.50%	7.02%
Monthly Payment	$4,076	$4,402
Recourse	Yes	Yes
Loan Fee	1.25%	1.25%
Appraisal/Due Diligence	$10,000	$10,000
Closing/Processing/Underwriting	Included Above	Included Above

The interest rates listed above and any spreads derived there f rom are subject to market influences, which may impact loan proceeds. All terms are subject to review and approval by the lender and are subject to change until rate/spread lock. This analysis is based upon information provided by Convoy Capital. Final terms and conditions are subject to change. | October 2025.

11311 Burbank Blvd.

03. COMPARABLES

Active Comparables

#	Address	Sale Price	Year Built	Units	SF	$/Unit	$/SF	Cap Rate	GRM	List Date
1	5335 Harmony Ave. North Hollywood, CA 91601	$1,345,000	1955	8	5,297	$168,125	$253.92	7.53%	8.70	September 06, 2025
2	5950 Fulcher Ave. North Hollywood, CA 91601	$2,595,000	1958	13	6,950	$199,615	$373.38	6.22%	10.92	September 04, 2025
3	5919 Whitnall Hwy. North Hollywood, CA 91601	$999,000	1953	6	3,520	$166,500	$283.81	4.89%	12.25	August 22, 2025
	Average	**$1,646,333**	**1955**	**9**	**5,256**	**$178,080**	**$303.70**	**6.21%**	**10.62**	--
	11311 Burbank Blvd. North Hollywood, CA 91601	**$1,150,000**	**1940**	**6**	**3,130**	**$191,667**	**$367.41**	**5.85%**	**10.05**	--

* Subject property recommended list price assuming an all cash purchase.

Active Comparables

11311 Burbank Blvd.

North Hollywood, CA 91601

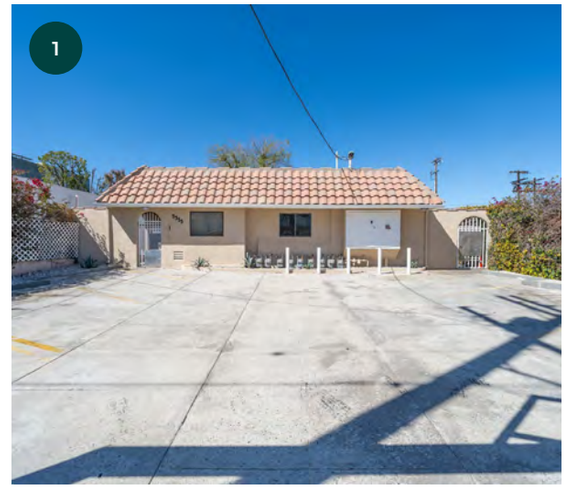
List Date	-
List Price	$1,150,000
Cap Rate	5.85%
GRM	10.05
Number of Units	6
Year Built	1940
Price Per Square Foot	$367.41
Price Per Unit	$191,667

Unit Mix

(4) 1 Bed/1 Bath

(1) 1 Bed/1 Bath (NC)

(1) 2 Beds/2 Baths (NC)



5335 Harmony Ave.

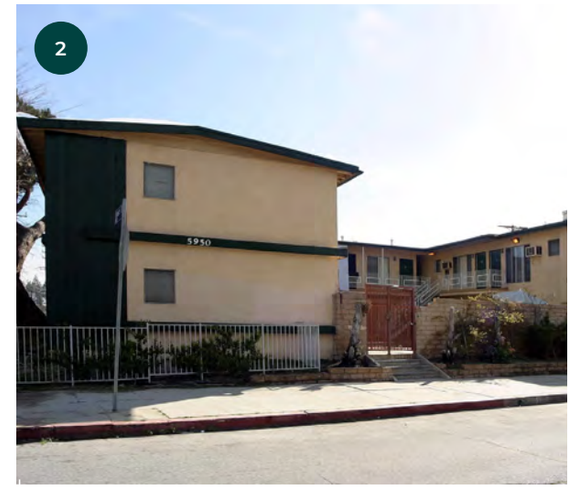
North Hollywood, CA 91601

List Date	September 06, 2025
List Price	$1,345,000
Cap Rate	7.53%
GRM	8.70
Number of Units	8
Year Built	1955
Price Per Square Foot	$253.92
Price Per Unit	$168,125

Unit Mix

(4) Studio/1 Bath

(4) 1 Bed/1 Bath



5950 Fulcher Ave.

North Hollywood, CA 91601

List Date	September 04, 2025
List Price	$2,595,000
Cap Rate	6.22%
GRM	10.92
Number of Units	13
Year Built	1958
Price Per Square Foot	$373.38
Price Per Unit	$199,615

Unit Mix

(2) Studio/1 Bath

(11) 1 Bed/1 Bath

Active Comparables

5919 Whitnall Hwy.

North Hollywood, CA 91601

List Date	August 22, 2025
List Price	$999,000
Cap Rate	4.89%
GRM	12.25
Number of Units	6
Year Built	1953
Price Per Square Foot	$283.81
Price Per Unit	$166,500

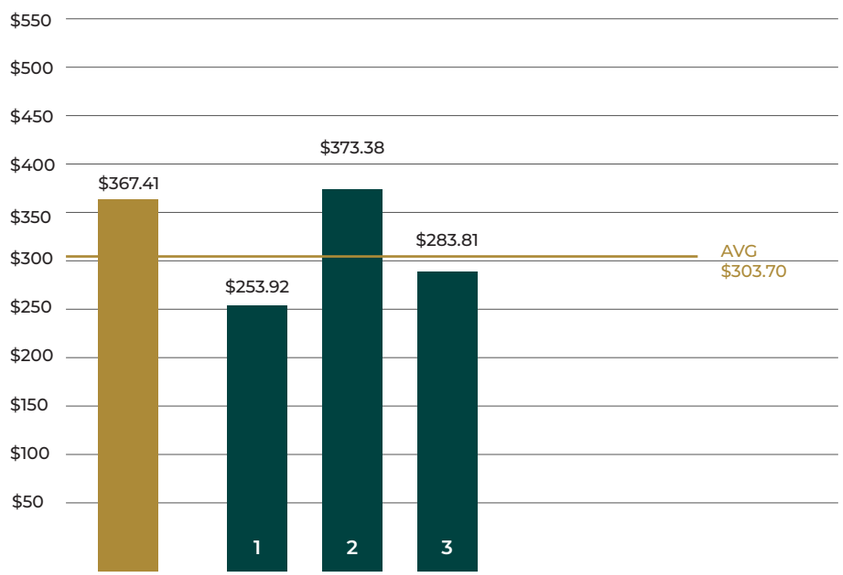
Unit Mix

(2) Studio/1 Bath

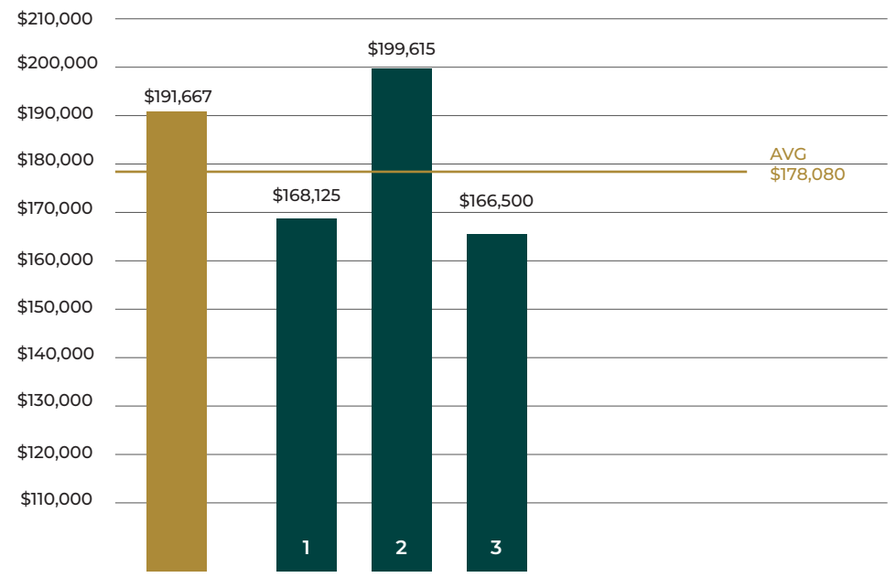
(4) 1 Bed/1 Bath

Active Comparables

Price Per SF

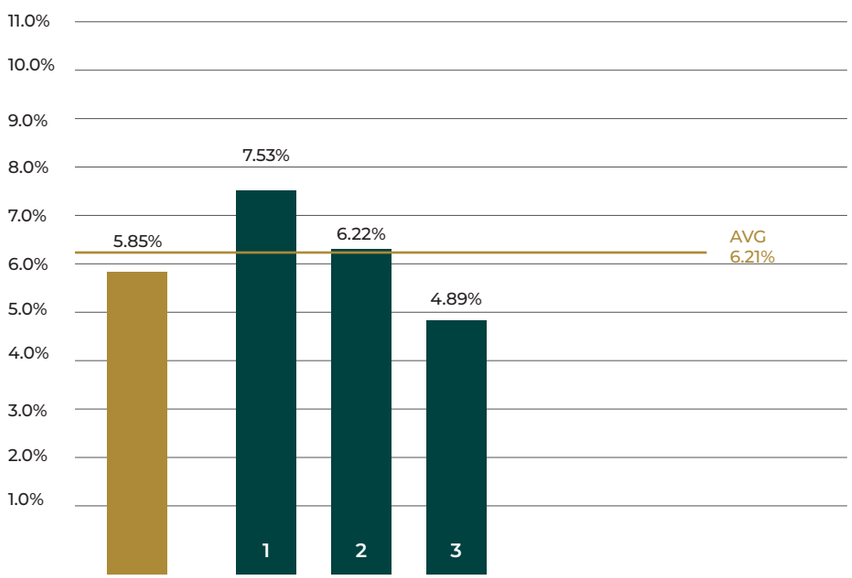


Price Per Unit

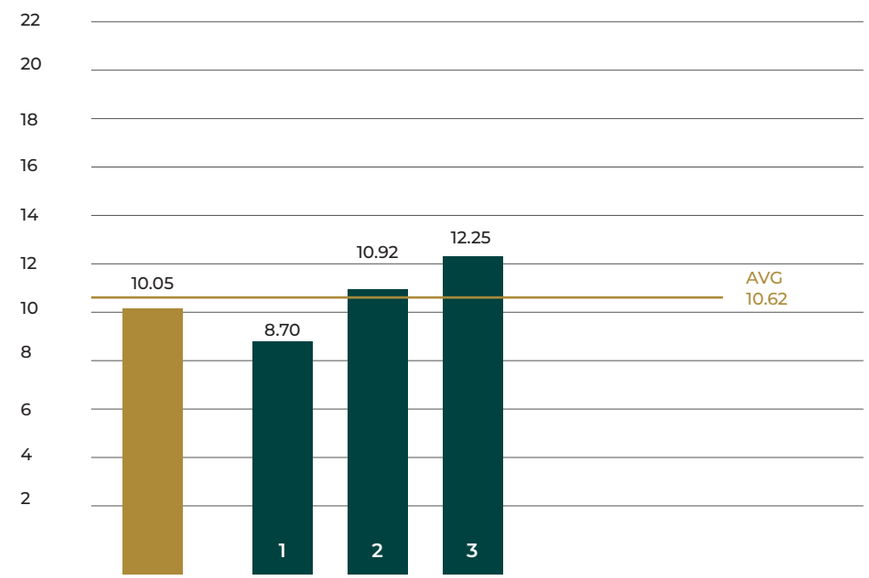


Active Comparables

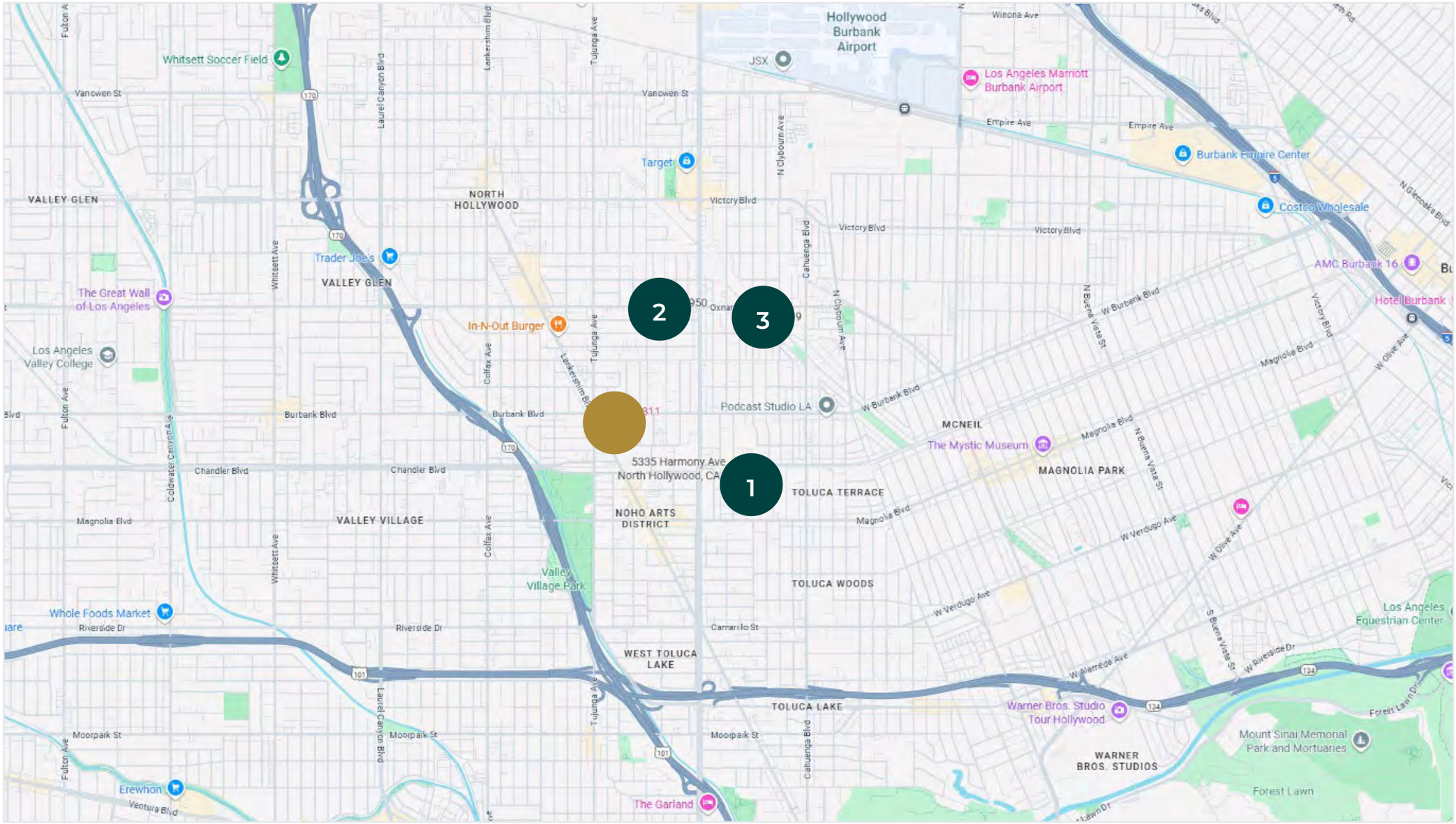
Cap Rate



GRM



Active Comparables



Sold Comparables

#	Address	Sale Price	Year Built	Units	SF	$/Unit	$/SF	Cap Rate	GRM	COE Date
1	5907-09 Cahuenga Blvd. North Hollywood, CA 91601	$1,000,000	1947	7	3,032	$142,857	$329.82	3.30%	14.55	October 30, 2024
2	5761 Fair Ave. North Hollywood, CA 91601	$1,250,000	1945	7	5,100	$178,571	$245.10	4.34%	13.80	April 11, 2025
3	5504 Camellia Ave. North Hollywood, CA 91601	$1,026,000	1952	6	3,574	$171,000	$287.07	4.00%	--	April 17, 2025
4	11461 Albers St. North Hollywood, CA 91601	$1,850,000	1964	12	9,747	$154,167	$189.80	--	--	February 24, 2025
5	11419 Cumpston St. North Hollywood, CA 91601	$1,225,000	1955	6	3,880	$204,167	$315.72	6.00%	10.36	May 29, 2025
	Average	**$1,270,200**	**1953**	**8**	**5,067**	**$170,152**	**$273.50**	**4.41%**	**12.90**	**--**
●	11311 Burbank Blvd. North Hollywood, CA 91601	**$1,150,000**	**1940**	**6**	**3,130**	**$191,667**	**$367.41**	**5.85%**	**10.05**	**--**

Sold Comparables

11311 Burbank Blvd.

North Hollywood, CA 91601

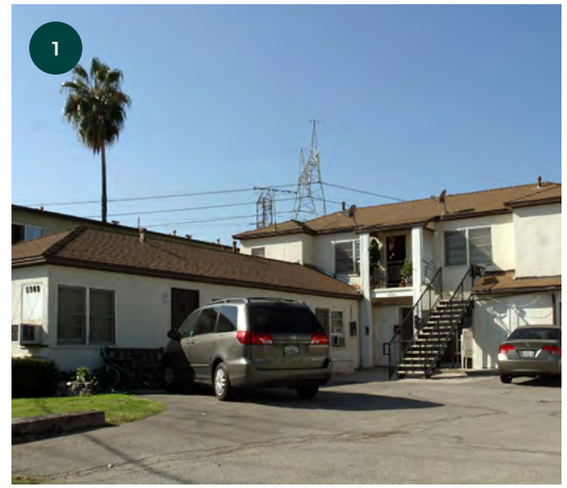
Close of Escrow	-
Sale Price	$1,150,000
Cap Rate	5.85%
GRM	10.05
Number of Units	6
Year Built	1940
Price Per Square Foot	$367.41
Price Per Unit	$191,667

Unit Mix

(4) 1 Bed/1 Bath

(1) 1 Bed/1 Bath (NC)

(1) 2 Beds/2 Baths (NC)



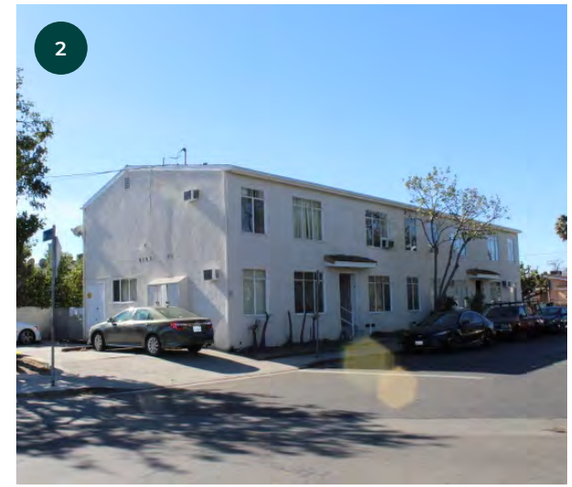
5907-09 Cahuenga Blvd.

North Hollywood, CA 91601

Close of Escrow	October 30, 2024
Sale Price	$1,000,000
Cap Rate	3.30%
GRM	14.55
Number of Units	7
Year Built	1947
Price Per Square Foot	$329.82
Price Per Unit	$142,857

Unit Mix

(7) 1 Bed/1 Bath



5761 Fair Ave.

North Hollywood, CA 91601

Close of Escrow	April 11, 2025
Sale Price	$1,250,000
Cap Rate	4.34%
GRM	13.80
Number of Units	7
Year Built	1945
Price Per Square Foot	$245.10
Price Per Unit	$178,571

Unit Mix

(6) Studio/1 Bath

(1) Bed/1 Bath

Sold Comparables

5504 Camellia Ave.

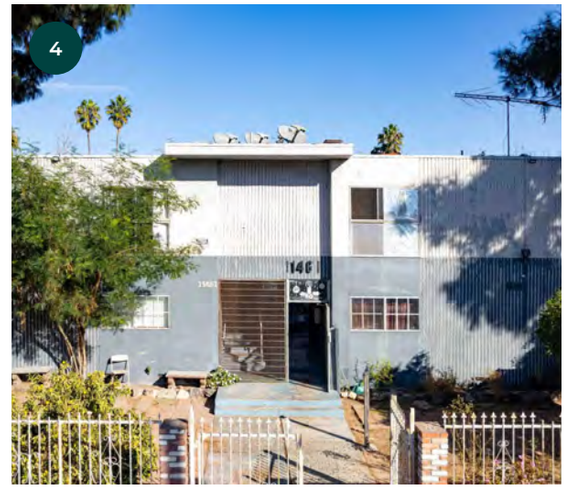
North Hollywood, CA 91601

Close of Escrow	April 17, 2025
Sale Price	$1,026,000
Cap Rate	4.00%
GRM	--
Number of Units	6
Year Built	1952
Price Per Square Foot	$287.07
Price Per Unit	$171,000

Unit Mix

(4) 1 Bed/1 Bath

(2) 2 Beds/1 Bath



11461 Albers St.

North Hollywood, CA 91601

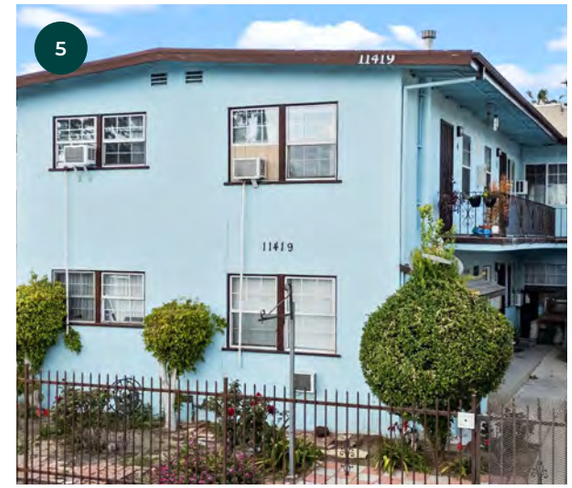
Close of Escrow	February 24, 2025
Sale Price	$1,850,000
Cap Rate	--
GRM	--
Number of Units	12
Year Built	1964
Price Per Square Foot	$189.80
Price Per Unit	$154,167

Unit Mix

(5) 1 Bed/1 Bath

(4) 2 Beds/1 Bath

(3) 2 Beds/2 Baths



11419 Cumpston St.

North Hollywood, CA 91601

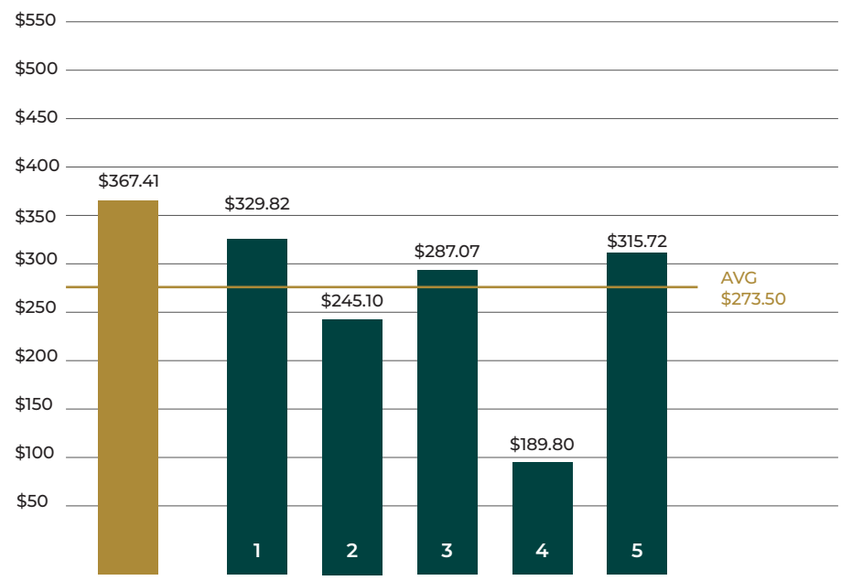
Close of Escrow	May 29, 2025
Sale Price	$1,225,000
Cap Rate	6.00%
GRM	10.36
Number of Units	6
Year Built	1955
Price Per Square Foot	$315.72
Price Per Unit	$204,167

Unit Mix

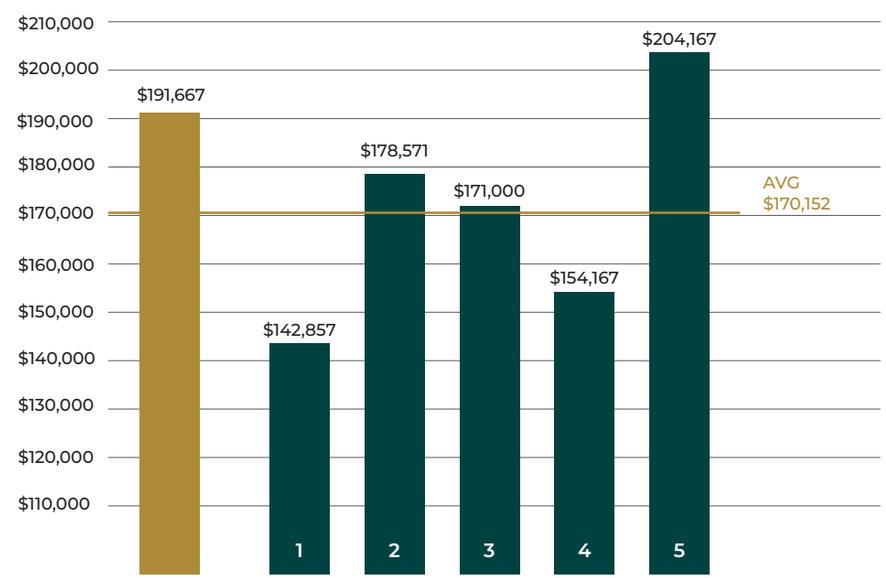
(6) 1 Bed/1 Bath

Sold Comparables

Price Per SF

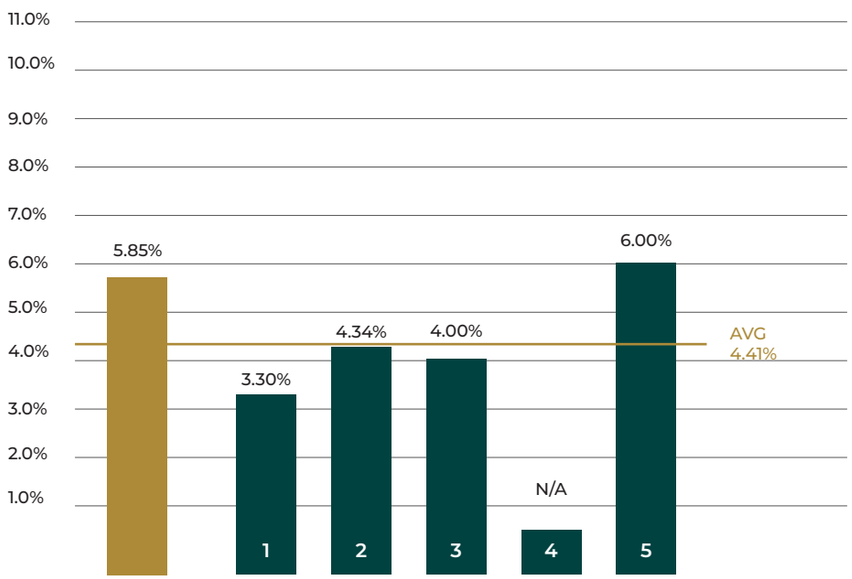


Price Per Unit

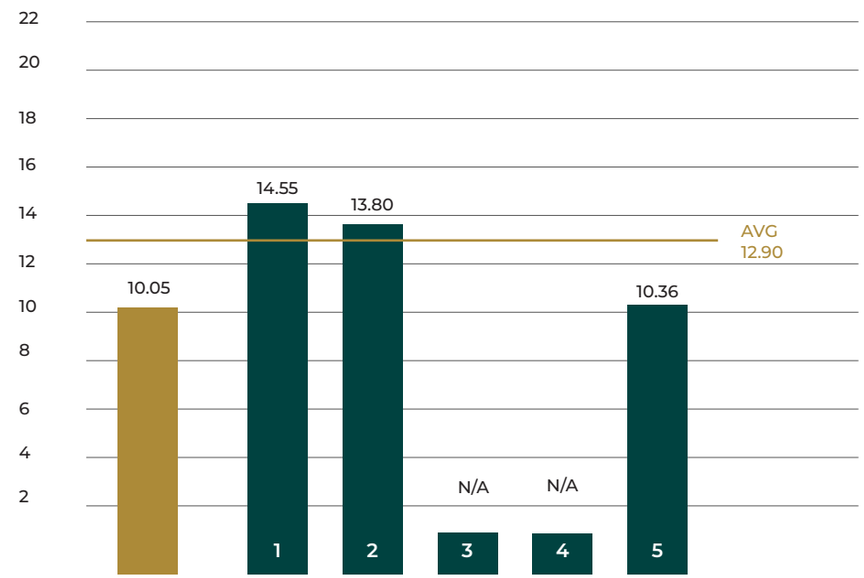


Sold Comparables

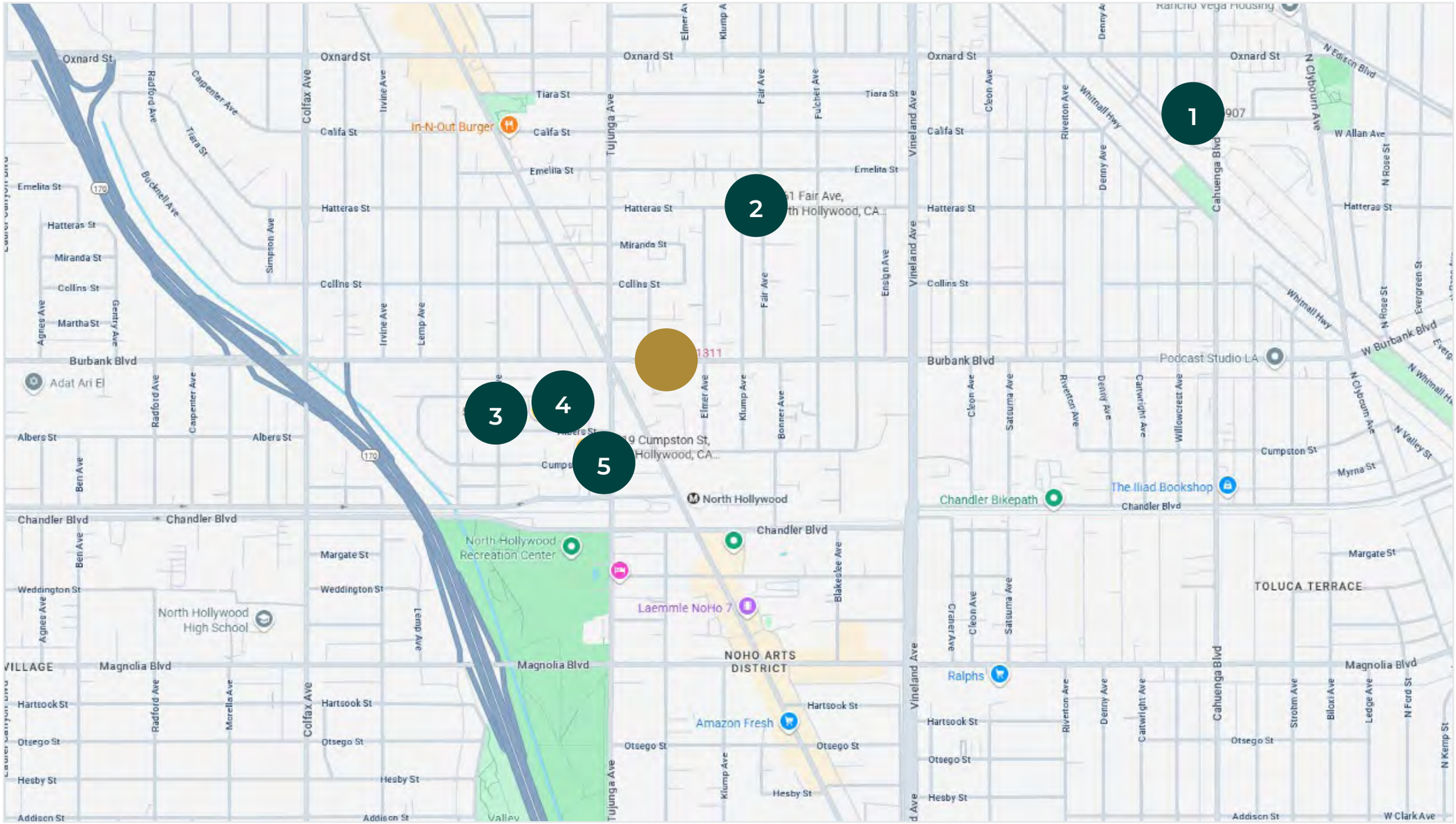
Cap Rate



GRM



Sold Comparables



Sold Land Comparables

#	Address	Sale Price	Zoning	Acres	SF	$/Acre	$/SF	--	--	COE Date
1	5150 Riverton Ave. North Hollywood, CA 91601	$2,700,000	LARD1.5	0.44	19,251	$6,136,364	$140.25	--	--	May 09, 2025
2	5709-13 Tujunga Ave. North Hollywood, CA 91601	$1,565,000	LAC2	0.17	7,502	$9,205,882	$208.61	--	--	March 27, 2025
3	5535 Elmer Ave. North Hollywood, CA 91601	$1,400,000	LAR4	0.17	7,257	$8,235,294	$192.92	--	--	November 07, 2024
4	5327 Riverton Ave. North Hollywood, CA 91601	$1,302,500	LAR3	0.19	8,100	$6,855,263	$160.80	--	--	April 10, 2024
5	11303 Burbank Blvd. North Hollywood, CA 91601	$1,650,000	LAC2	0.25	10,308	$6,600,000	$160.07	--	--	March 13, 2024
6	5625 Case Ave. North Hollywood, CA 91601	$2,250,000	LARD1.5	0.37	16,215	$6,081,081	$138.76	--	--	March 01, 2024
7	10812 Magnolia Blvd. North Hollywood, CA 91601	$1,550,000	LAC4	0.33	14,495	$4,696,970	$106.93	--	--	January 11, 2024
8	10721 Addison St. North Hollywood, CA 91601	$1,855,000	LARD1.5	0.26	11,300	$7,134,615	$164.16	--	--	December 28, 2023
	Average	**$1,784,063**	**--**	**0.27**	**11,804**	**$6,868,184**	**$159.06**	**--**	**--**	**--**
	11311 Burbank Blvd. North Hollywood, CA 91601	**$1,150,000**	**LAC2**	**0.17**	**7,351**	**$6,764,706**	**$156.44**	**--**	**--**	**--**

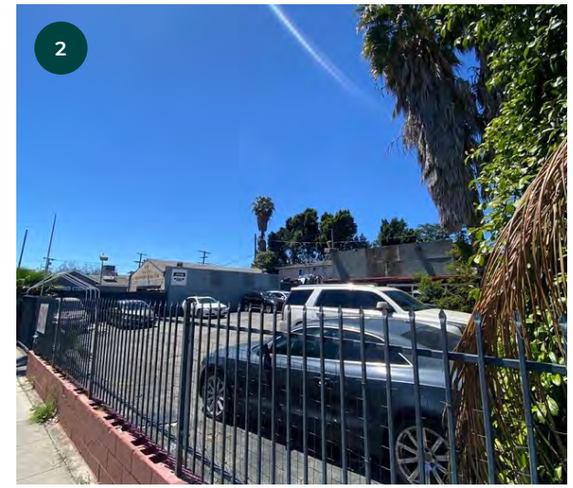
Sold Land Comparables

11311 Burbank Blvd.
North Hollywood, CA 91601

Close of Escrow	-
Sale Price	$1,150,000
Zoning	LAC2
Acres	0.17
Price Per Square Foot	$156.44
Price Per Acre	$6,764,706

5150 Riverton Ave.
North Hollywood, CA 91601

Close of Escrow	May 09, 2025
Sale Price	$2,700,000
Zoning	LARD1.5
Acres	0.44
Price Per Square Foot	$140.21
Price Per Acre	$6,136,364



5709-13 Tujunga Ave.
North Hollywood, CA 91601

Close of Escrow	March 27, 2025
Sale Price	$1,565,000
Zoning	LAC2
Acres	0.17
Price Per Square Foot	$208.61
Price Per Acre	$9,205,882

Sold Land Comparables

5535 Elmer Ave.
North Hollywood, CA 91601

Close of Escrow	November 07, 2024
Sale Price	$1,400,000
Zoning	LAR4
Acres	0.17
Price Per Square Foot	$192.92
Price Per Acre	$8,235,294

5327 Riverton Ave.
North Hollywood, CA 91601

Close of Escrow	April 10, 2024
Sale Price	$1,302,500
Zoning	LAR3
Acres	0.19
Price Per Square Foot	$160.80
Price Per Acre	$6,855,263

11303 Burbank Blvd.
North Hollywood, CA 91601

Close of Escrow	March 13, 2024
Sale Price	$1,650,000
Zoning	LAC2
Acres	0.25
Price Per Square Foot	$160.07
Price Per Acre	$6,600,000

Sold Land Comparables

5625 Case Ave.
North Hollywood, CA 91601

Close of Escrow	March 01, 2024
Sale Price	$2,250,000
Zoning	LARD1.5
Acres	0.37
Price Per Square Foot	$138.76
Price Per Acre	$6,081,081

10812 Magnolia Blvd.
North Hollywood, CA 91601

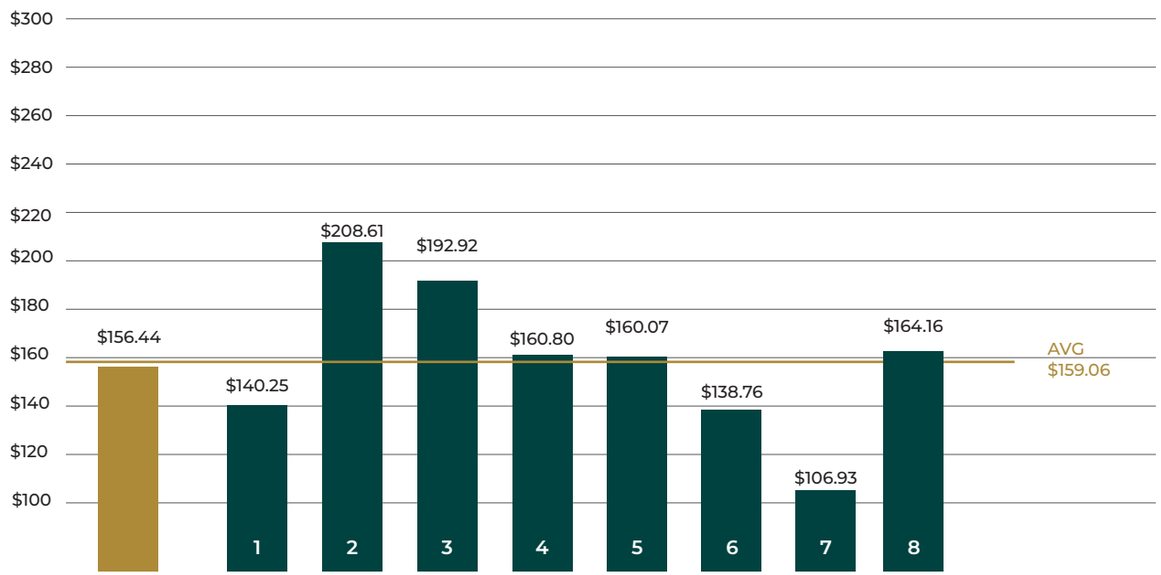
Close of Escrow	January 11, 2024
Sale Price	$1,550,000
Zoning	LAC4
Acres	0.33
Price Per Square Foot	$106.93
Price Per Acre	$4,696,970

10721 Addison St.
North Hollywood, CA 91601

Close of Escrow	December 28, 2023
Sale Price	$1,855,000
Zoning	LARD1.5
Acres	0.26
Price Per Square Foot	$164.16
Price Per Acre	$7,134,615

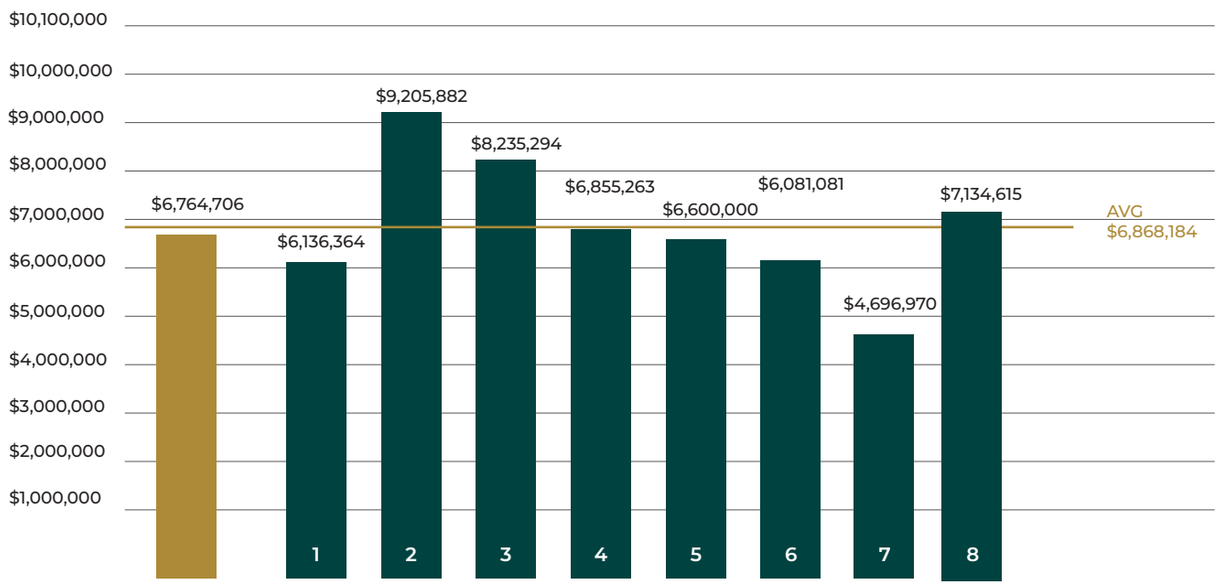
Sold Land Comparables

Price Per SF

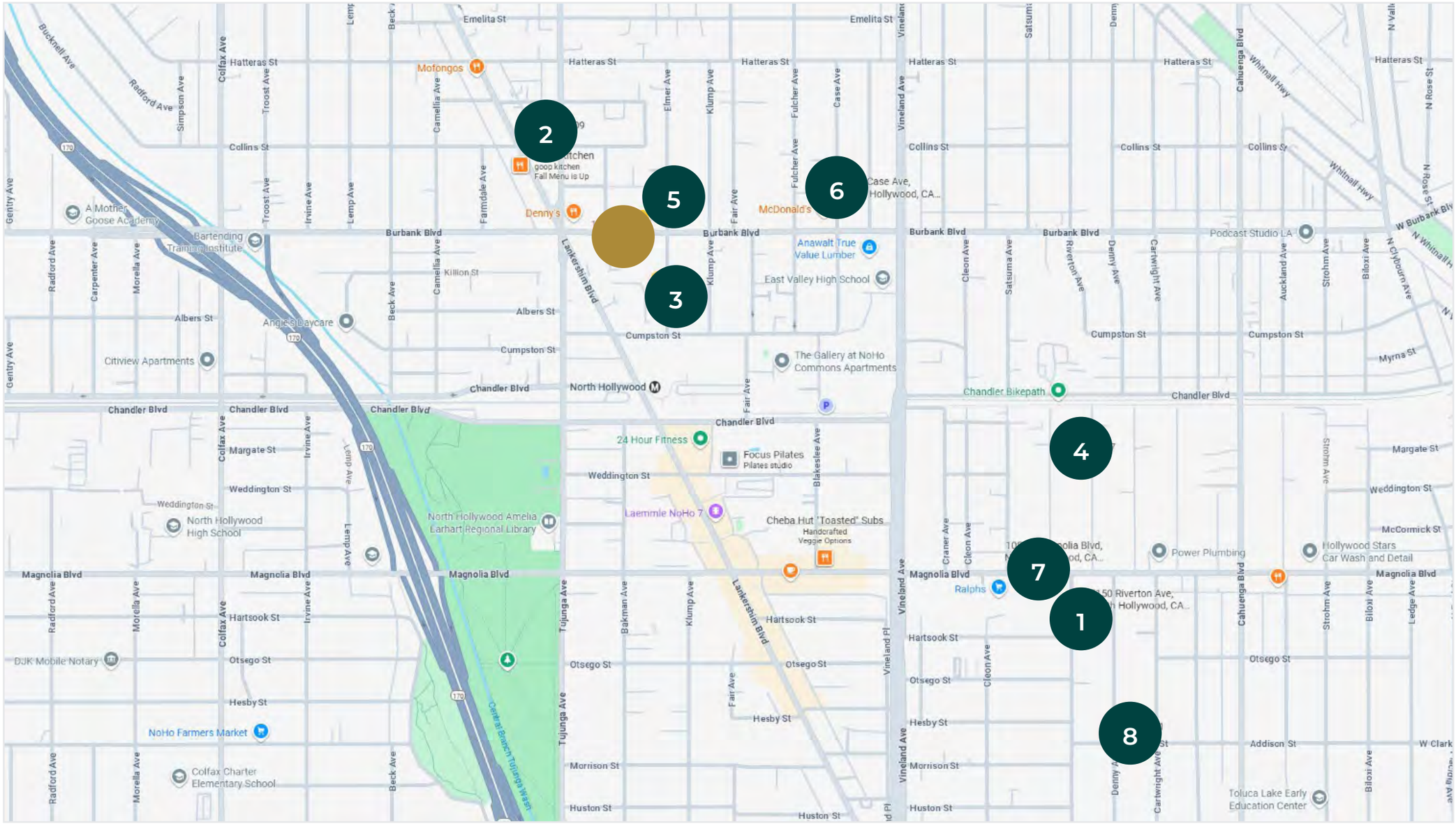


Sold Land Comparables

Price Per Acre



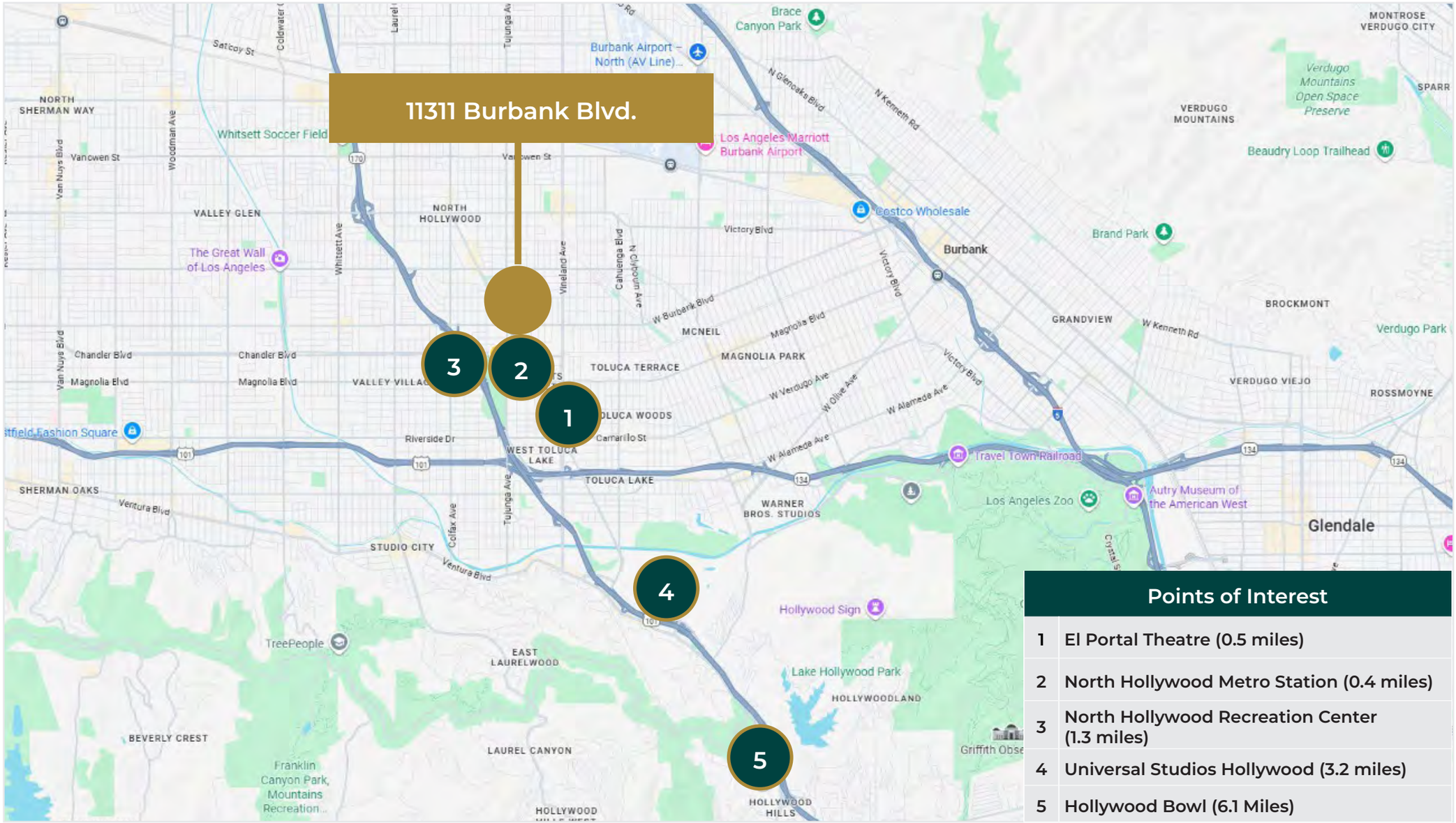
Sold Land Comparables



11311 Burbank Blvd.

04. AREA OVERVIEW

Points of Interest



Points of Interest	
1	El Portal Theatre (0.5 miles)
2	North Hollywood Metro Station (0.4 miles)
3	North Hollywood Recreation Center (1.3 miles)
4	Universal Studios Hollywood (3.2 miles)
5	Hollywood Bowl (6.1 Miles)

11311 Burbank Blvd.

Points of Interest

El Portal Theatre (0.5 miles)

A historic venue in the heart of the NoHo Arts District, renowned for hosting live theater performances, comedy shows, and cultural events, enriching the neighborhood's vibrant arts scene.

North Hollywood Metro Station (0.4 miles)

Less than a mile away, this major transit hub serves the B Line (Red Line) and G Line (Orange Line), offering convenient access to Downtown Los Angeles, Hollywood, and beyond.

North Hollywood Recreation Center (1.3 miles)

A local park near the property, offering green spaces and recreational facilities for outdoor activities, enhancing the community's lifestyle appeal.

Universal Studios Hollywood (3.2 miles)

Located in nearby Studio City, this iconic entertainment hub features a world-famous theme park, studio tours, and dining experiences, drawing visitors and supporting the area's creative and economic vitality.

Hollywood Bowl (6.1 Miles)

An iconic outdoor amphitheater hosting world-class performances, from classical to contemporary. It's one of LA's most beloved venues, offering a unique experience under the stars. Perfect for music lovers and concertgoers.

Local Developments

11338 W. Burbank Blvd.

A planned seven-story community featuring 70 modern apartments with basement and at-grade parking. Located just steps from the subject property, this project exemplifies the area's steady infill and housing demand.

5100 N. Bakman Ave.

This six-story development will deliver 65 new apartments, combining studios and larger units. Situated near Burbank Blvd, it adds density and vibrancy to the evolving neighborhood core.

5000 N. Vineland Ave.

A major mixed-use project introducing 139 residential units above ground-floor retail and restaurant space. This design-forward community strengthens the area's appeal for both residents and investors.

Local Developments

Harmony Senior Apartments – 11410 W. Burbank Blvd.

An upcoming five-story building offering 84 affordable senior housing units. This project highlights the district's balanced approach to housing—meeting diverse community needs while revitalizing Burbank Boulevard.

Sun Commons – North Hollywood

A 103-unit apartment community designed to serve working families and formerly unhoused residents. It reflects the city's ongoing investment in inclusive, high-quality multifamily housing near key transit lines.

NOHO West – 6150 Laurel Canyon Blvd.

A 25-acre mixed-use destination blending residences, retail, dining, and office space. As one of the region's most transformative redevelopments, NOHO West is redefining lifestyle and economic activity in North Hollywood.

Demographics

North Hollywood, Los Angeles, CA

North Hollywood (NoHo) is a vibrant San Fernando Valley neighborhood blending urban energy with residential charm. Popular with creatives and professionals, it offers a mix of single-family homes, multifamily investments, and live-work lofts. With ongoing revitalization, rising property values, and proximity to studios and transit, NoHo remains one of LA's most promising real estate markets.

Quick Facts:

+ NoHo Arts District is a cultural hub, home to over 20 theaters, art galleries, and creative studios.
+ The North Hollywood Metro Station connects directly to Downtown LA and other major areas, making commuting convenient.
+ Real estate values in North Hollywood have steadily appreciated, driven by strong demand and ongoing development.
+ The area features a mix of architectural styles—craftsman homes, mid-century apartments, and new construction multifamily buildings.

Average Household Income

$96,646

Median Age

36 years old

2023 Estimated Population

72,787

Total Households

30,534

Bachelors Degree or Higher

36%

Overview

Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportatio system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.

Investment Contacts

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