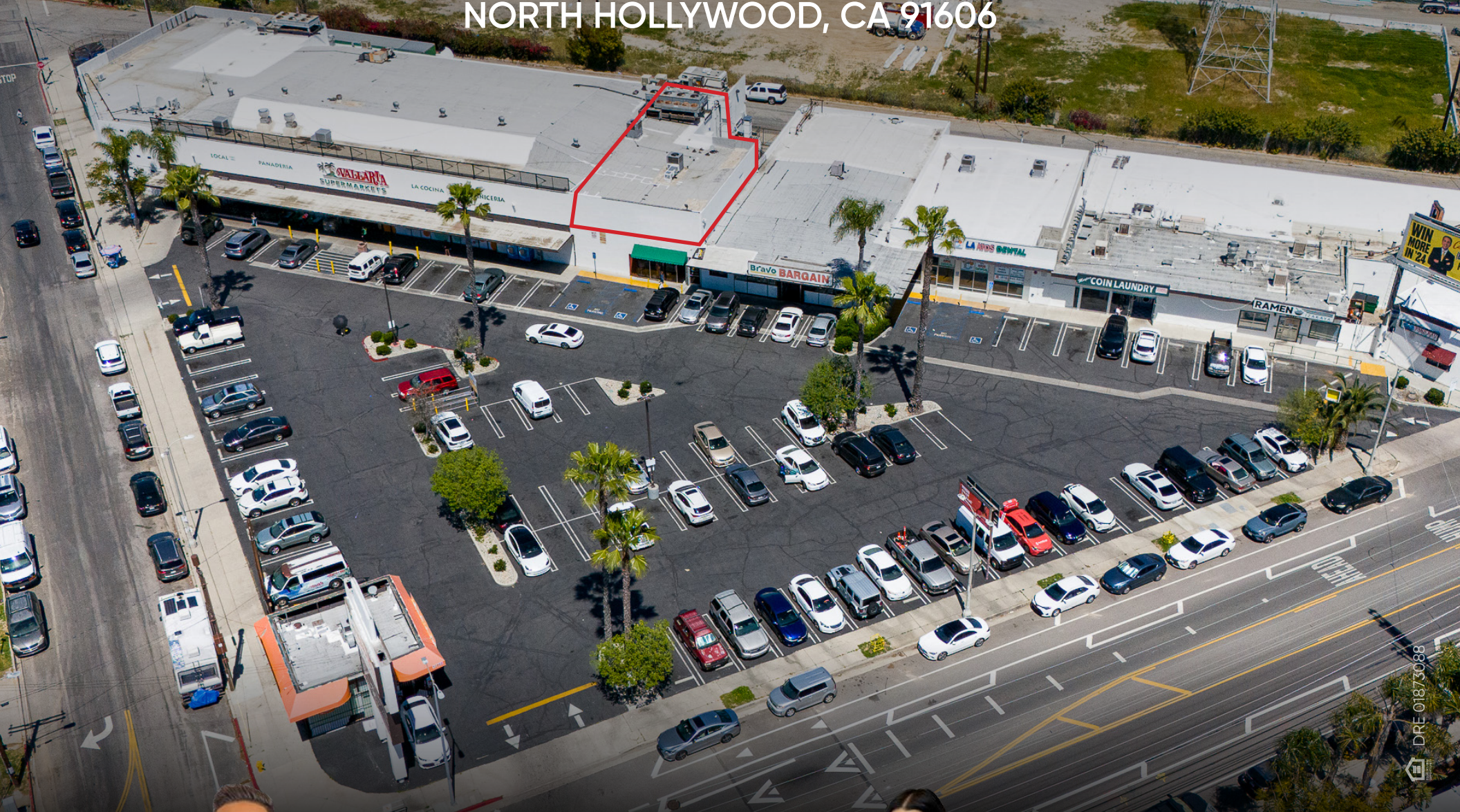


10847 OXNARD ST

NORTH HOLLYWOOD, CA 91606



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PROPERTY SUMMARY

10847 OXNARD ST



3,026 SQFT RBA



DANCE STUDIO



CONTROLLED
LIGHTING

10847 OXNARD ST

Embrace an exceptional opportunity in prime North Hollywood's dynamic shopping district: a meticulously designed space perfect for a dance studio. Positioned on the second floor of a vibrant commercial hub, this lease opportunity features controlled lighting to enhance ambiance and functionality. With a tailored layout for dance aficionados, creativity and movement flourish amidst the convenience of a lively shopping center locale. Plus, ample parking ensures seamless accessibility for patrons. Seize the chance to elevate your business in this thriving community.



HIGH VISIBILITY

Prime Location on Oxnard St, Within Shopping Center



BUILT OUT

Area Is Configured For Use As A Dance Studio



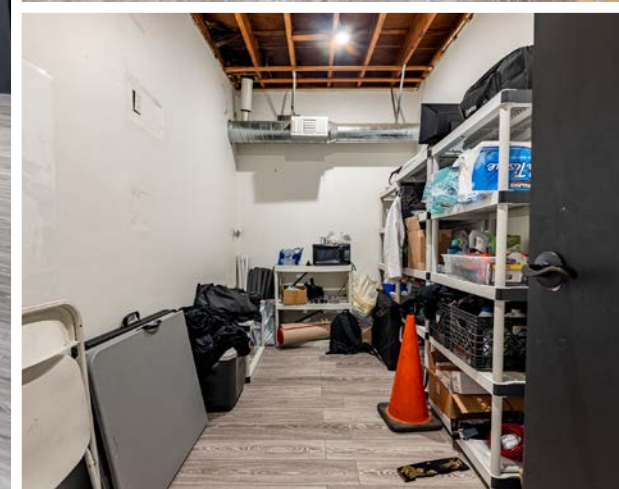
PARKING

Ample Parking



RETAIL

Shopping and Retail Close By



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LA KIDS DENTAL

RAMEN

LAUNDRY

10847 OXNARD ST

VALLEARIA
SUPERMARKETS

DOWNTOWN
BURBANK

OXNARD ST

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DEMOGRAPHICS

OVERVIEW

There are 71,231 residents in North Hollywood, with a median age of 37. Of this, 49.55% are males and 50.45% are females. US-born citizens make up 62.4% of the resident pool in North Hollywood, while non-US-born citizens account for 23.67%. Additionally, 13.93% of the population is represented by non-citizens. A total of 63,148 people in North Hollywood currently live in the same house as they did last year.



37

MEDIAN AGE



~71k

POPULATION



26%

RATE
OF HOMEOWNERSHIP



~\$81k

AVERAGE
HOUSEHOLD INCOME



7.8%

YEAR GROWTH
IN INCOME

2020 TO 2021



2%

YEAR-OVER-
YEAR GROWTH

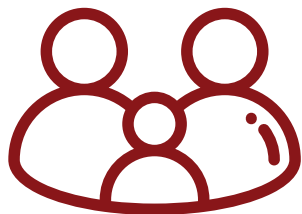
FEB 2022 - FEB 2023



85%

U.S. CITIZENS

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2023 PER CAPITA	5 MILE 2023 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$936	\$2,508
HEALTH CARE	\$601	\$1,611
TRANSPORTATION & MAINTENANCE	\$3,128	\$8,382
HOUSEHOLD	\$676	\$1,812
FOOD & ALCOHOL	\$3,544	\$9,499
ENTERTAINMENT, HOBBIES & PETS	\$1,829	\$4,900
APPAREL	\$660	\$1,769

NEIGHBORHOOD OVERVIEW

10847 Oxnard St in North Hollywood, CA, offers a dynamic urban experience with diverse cultural attractions, entertainment venues, and culinary delights. Residents enjoy easy access to public transportation, vibrant community events, and ample green spaces, fostering a strong sense of community and belonging.



GAS

SHELL

CHEVRON

COFFEE

STARBUCKS

MOBYS COFFEE & TEA

BANKS

CITIBANK

WELLS FARGO



RESTAURANTS

MCDONALDS

DEL TACO

BARs

THE GOOD NITE

THE BULLET BAR

THEATRES/SHOWS

LAEMMLE NOHO 7

AMC



MUSEUM

BURBANK AVIATION

FITNESS

FITIQITY

24 HOUR FITNESS

SPAS

LITTLE HOUSE SPA

J&J FOOT MASSAGE



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
VINELAND AVE	OXNARD ST S	29,341	0.17 mi
VINELAND AVE	OXNARD ST N	27,135	0.18 mi
OXNARD ST	ENSIGN AVE W	15,670	0.20 mi
CALIFA ST	CRANER AVE E	1,018	0.21 mi
VINELAND AVE	CALIFA ST S	23,747	0.22 mi
VINELAND AVE	EMELITA ST S	19,605	0.26 mi
CALIFA ST	VINELAND AVE E	696	0.28 mi
VINELAND AVE	ERWIN ST S	24,264	0.28 mi
OXNARD ST	WILLOWCREST AVE W	9,219	0.30 mi
ERWIN ST	WILLOWCREST AVE E	814	0.32 mi

AREA LAYOUT

North Hollywood, CA, is a vibrant neighborhood in the San Fernando Valley known for its diverse population, artistic community, and lively atmosphere. With a mix of entertainment venues, cultural attractions, and dining options, residents enjoy a dynamic urban experience. Easy access to public transportation, ample green spaces, and a strong sense of community make North Hollywood an appealing destination for residents and visitors alike.



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