

# For Lease

78,650 SF

ANCHOR SPACE OPORTUNITY



SERITAGE  
GROWTH PROPERTIES

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Valley Plaza

12121 Victory Blvd. | North Hollywood, CA

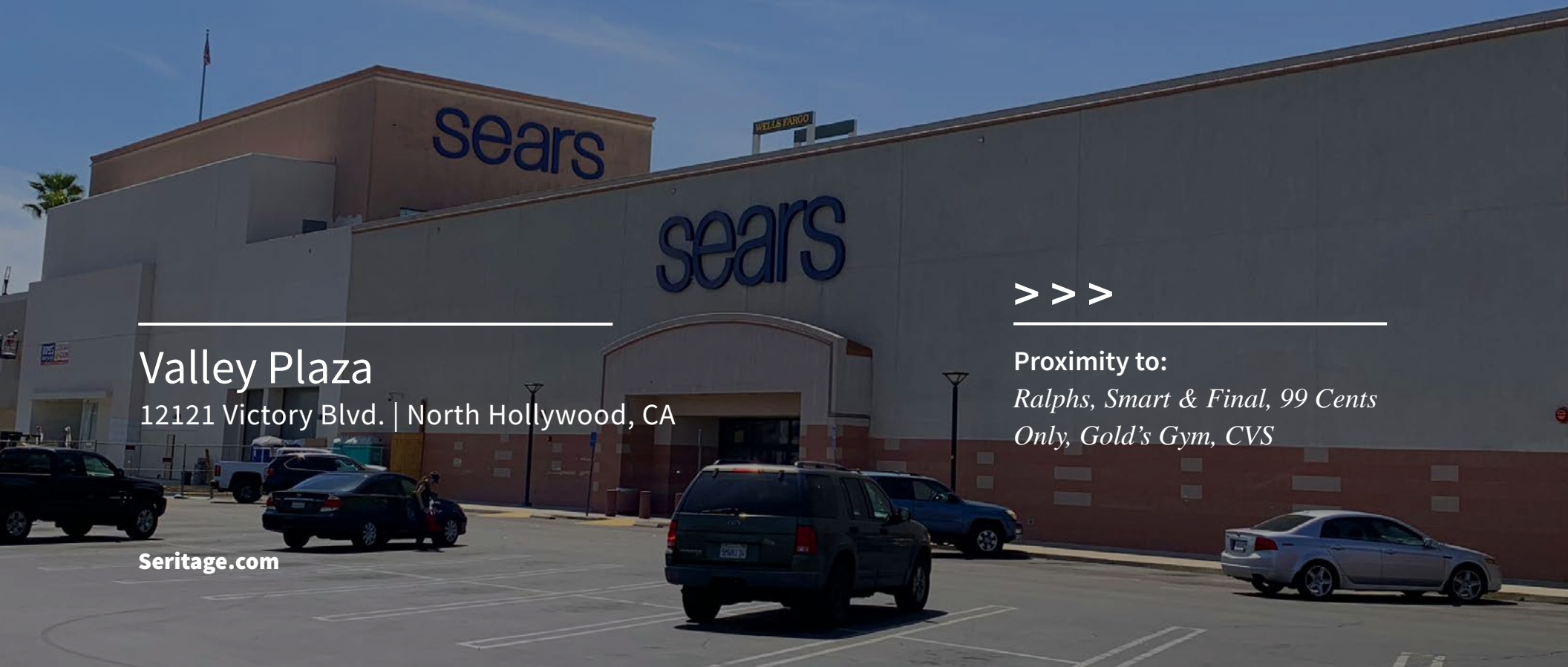
[Seritage.com](http://Seritage.com)

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Proximity to:

*Ralphs, Smart & Final, 99 Cents  
Only, Gold's Gym, CVS*





## Valley Plaza

78,650 SF Available  
on Two Levels (Divisible)



## Property Highlights

- 78,650 SF available on two levels
- Hard corner location coupled with building height provides excellent visibility from Victory Blvd., Laurel Canyon Blvd., and the 170 Freeway
- Lack of existing box space in the North Hollywood trade area
- Large dedicated parking fields on the east and west sides of the building with entrances from both lots
- Continued growth in the trade area. Existing Macy's location is slated to be redeveloped as a new mixed use project called NoHo West

## Strenght of the Market



# Site Plan



# Area Demographics



**320,728 | 700,887 | 2,178,847**  
3 mile ----- 5 miles ----- 10 miles

**Total Population**



**\$578,179 | \$609,890 | \$673,202**  
3 mile ----- 5 miles ----- 10 miles

**Median Home Value**

**2.79 | 2.85 | 2.66**

3 mile ----- 5 miles ----- 10 miles

**Average Household Size**



**\$83,690 | \$92,489 | \$100,729**

3 mile ----- 5 miles ----- 10 miles

**Average Household Income**

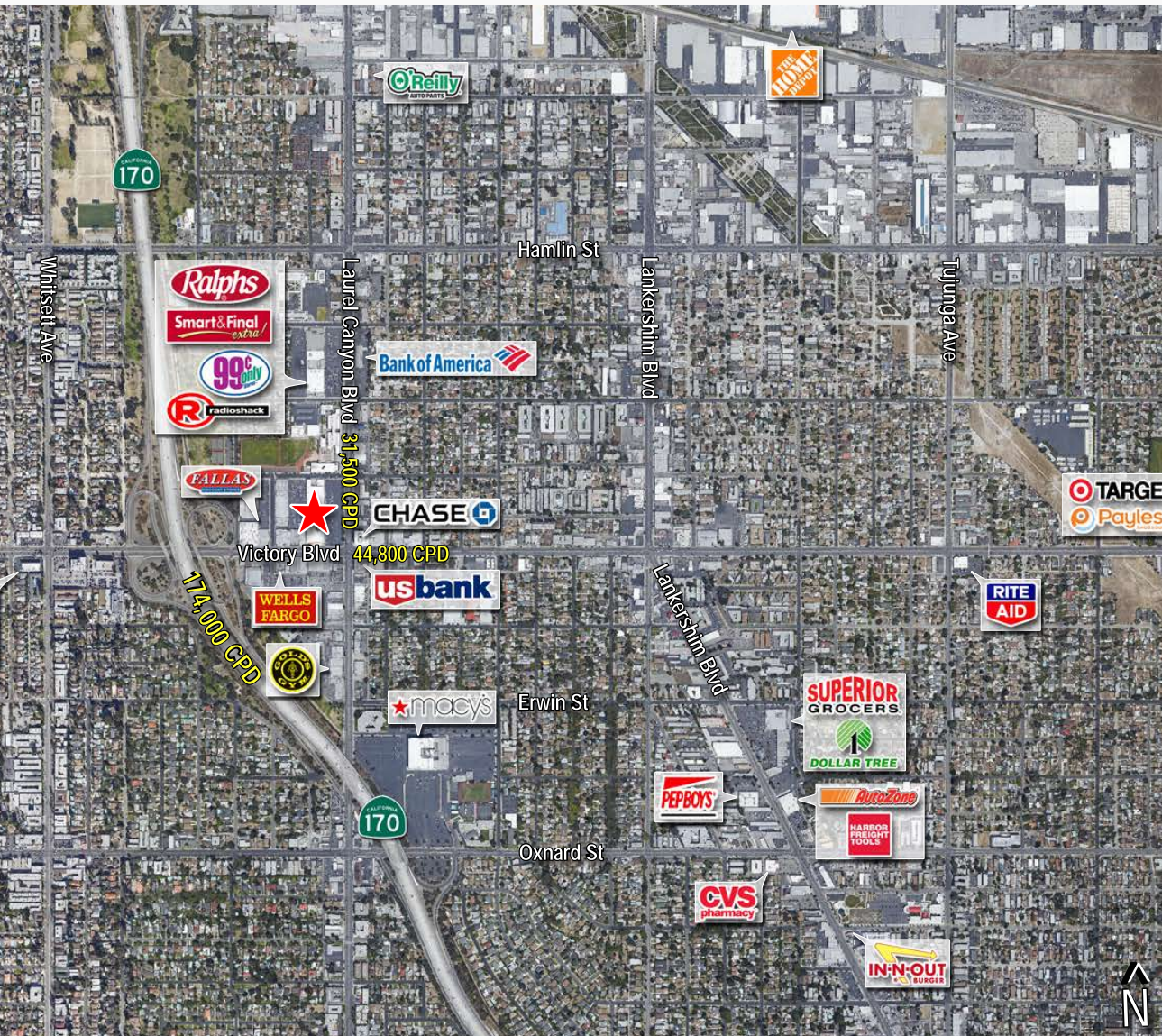


# Area Retailers

**TRAFFIC COUNT:**  
**Over 174,000 Cars Per Day**  
at the Intersection of the  
Hollywood Freeway and N Laurel  
Canyon Blvd.

**Over 76,000 Cars Per Day**  
**Freeway Count**  
**Victory Blvd & Laurel Canyon Blvd**

(Per ESRI Traffic Count Profile)



# The Team

Our retail advisors are here to support your business goals. Let our expertise guide you in brokerage, investments, management, development and more.



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