



## For Lease

12711 Sherman Way  
North Hollywood, CA

### Property Specifications

ANCHOR OPPORTUNITY AVAILABLE

± 40,000 SF

### 2025 Demographics

1 MILE

31,900

Population

27,881

Total Daytime  
Population

\$97,185

Average Household  
Income

3 MILES

313,832

Population

265,560

Total Daytime  
Population

\$104,078

Average Household  
Income

5 MILES

721,353

Population

662,725

Total Daytime  
Population

\$123,065

Average Household  
Income



### About the Property

- Grocery-anchored center
- Strong trade area demographics with over 437,000 residents
- Excellent access to Hwy 170 with nearby on/off ramps
- Prominent signage opportunities including pylon/monument signage

### Traffic Counts

Sherman Way

51,538 CPD

Belaire Ave

9,829 CPD

Year: 2025 | Source: Costar

### Contact

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# Aerial Overview

12711 Sherman Way | North Hollywood, CA





