



# 12806 Oxnard Street

North Hollywood, CA



**RAFFI SOULIAN**

REALTOR® DRE 01887303

**818.464.5819**

RAFFI@JHRE.COM  
RAFFISHOMES.COM

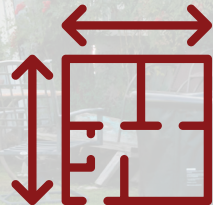


# PROPERTY SUMMARY

12806 OXNARD STREET | NORTH HOLLYWOOD, CA



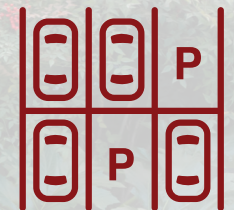
**BUILDING SIZE**  
3,148 SQFT



**LOT SIZE**  
7,180 SQFT



**PROPERTY TYPE**  
TRIPLEX



**3 DEDICATED  
PARKING SPACES**

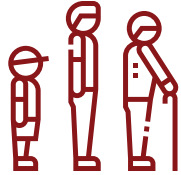
## 12806 OXNARD STREET | NORTH HOLLYWOOD, CA

Exceptional investment opportunity in the heart of North Hollywood! This well-maintained triplex at 12806 Oxnard Street features three spacious 2-bedroom, 1-bath units offering a total of 3,148 square feet of living space on a generous 7,180 square foot lot. Each unit provides functional floor plans with comfortable living areas, well-sized bedrooms, and ample natural light. The property includes a detached 3-car garage. Situated in a highly desirable North Hollywood location with convenient access to shopping, dining, entertainment, and major freeways, this property is ideal for both investors and owner-users looking to capitalize on strong rental demand in the area. Don't miss this excellent opportunity to own a multi-unit property in one of the Valley's most sought-after neighborhoods.

# DEMOGRAPHICS

## OVERVIEW

The area around 12806 Oxnard Street in North Hollywood offers a vibrant, well-established residential community with a stable population and steady household growth. Residents span a broad range of ages, creating a balanced mix of young professionals, families, and long-term community members. Household sizes are typical for urban Los Angeles neighborhoods, and incomes align with surrounding parts of Los Angeles. With convenient transit access, walkability, and proximity to employment centers, the neighborhood supports an active, connected urban lifestyle.



38

**MEDIAN AGE**



43k

**POPULATION**



33%

**RATE OF HOMEOWNERSHIP**



\$67k

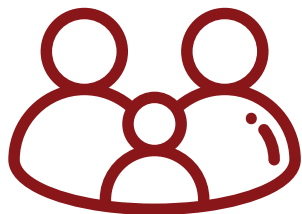
**AVERAGE HOUSEHOLD INCOME**



64%

**EMPLOYED**

# DEMOGRAPHICS



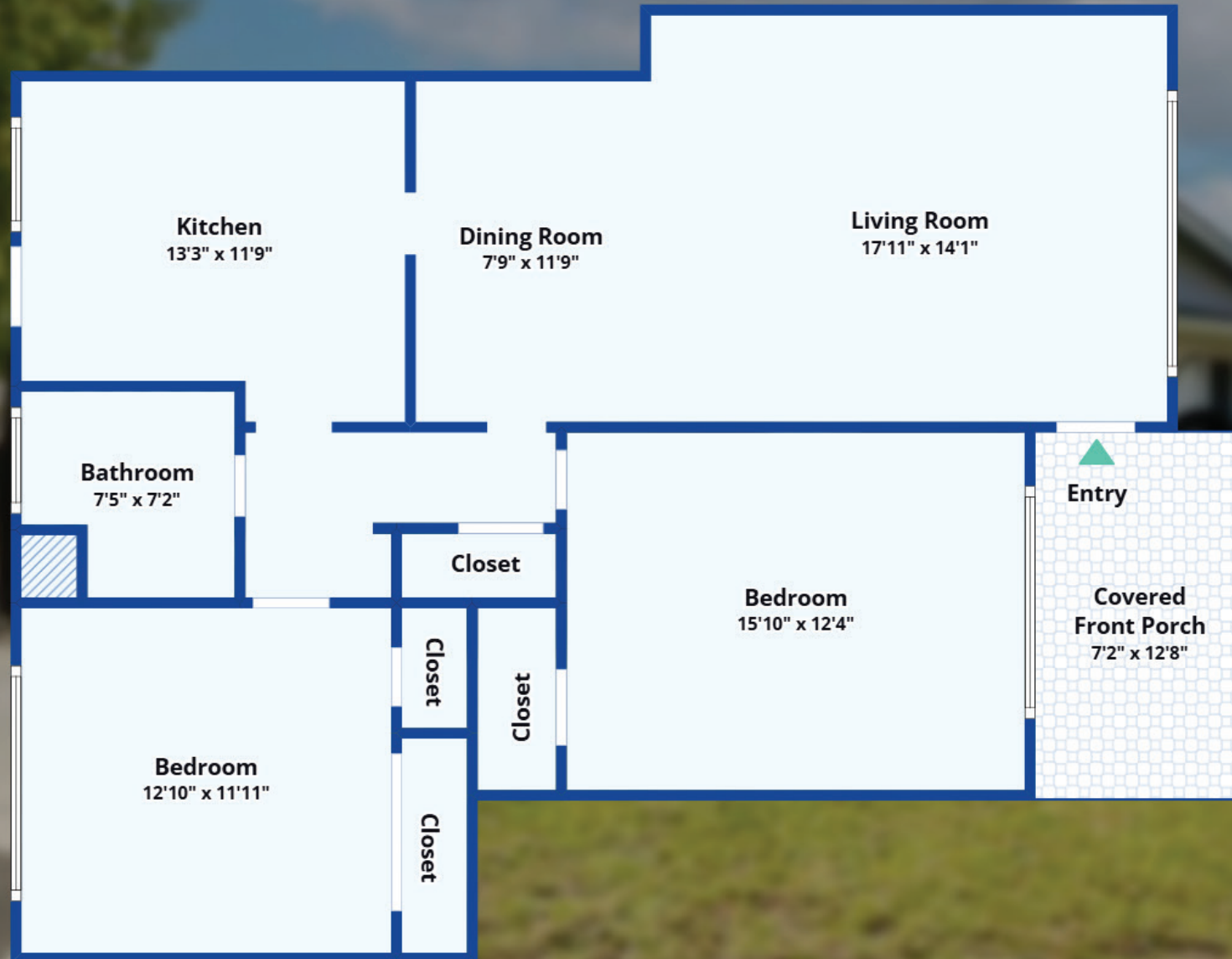
**MAJORITY  
FAMILY-OCCUPIED**



**MAJORITY  
ATTENDED COLLEGE**

	<b>5 MILE 2024 PER CAPITA</b>	<b>5 MILE 2024 AVG HOUSEHOLDS</b>
EDUCATION & DAYCARE	\$853	\$2,359
HEALTH CARE	\$560	\$1,549
TRANSPORTATION & MAINTENANCE	\$2,982	\$8,240
HOUSEHOLD	\$631	\$1,743
FOOD & ALCOHOL	\$3,391	\$9,372
ENTERTAINMENT, HOBBIES & PETS	\$1,704	\$4,708
APPAREL	\$644	\$1,779

# FLOOR PLANS



# UNITS AND FINANCIALS

## INCOME 2025

UNIT 1	UNIT 2	UNIT 3
\$2,336	\$1,940	\$1,691

---

**TOTAL MONTHLY GROSS RENTS \$5,967 | TOTAL YEARLY GROSS RENTS \$71,604**

---

## EXPENSES 2025

INSURANCE	LADWP	PROPERTY TAX	LAHD	GARDENER
\$4,230/YEAR	\$688/MONTH	\$14,937/YEAR	\$320/YEAR	\$200/MONTH

---

**TOTAL MONTHLY EXPENSES \$2,511 | TOTAL YEARLY EXPENSES \$30,143**

---

**YEARLY NET INCOME \$41,461**



# NEIGHBORHOOD OVERVIEW

The area near 12806 Oxnard Street in North Hollywood features a lively mix of local businesses and amenities that add convenience and personality to the neighborhood, from casual dining and shopping to services and leisure. NOHO West is a popular local shopping destination offering a variety of retail and dining options, while eateries like The Stand - American Classics Redefined and Birrieria San Marcos provide satisfying, well-reviewed food choices nearby. For those looking to relax or socialize, La Casa Cigar Lounge offers a cozy lounge atmosphere. There's also a range of service-oriented businesses in the vicinity supporting everyday needs, making the neighborhood both convenient and inviting for residents and visitors alike.



## GAS

SHELL

SINCLAIR GAS STATION

## COFFEE SHOPS

CARA VANA COFFEE SHOP

AMP COFFEE LA

## BANKS

U.S. BANK

BANK OF AMERICA



## RESTAURANTS

THE STAND

RISKY BUSINESS

## BARs

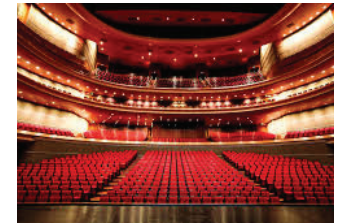
CHELA'S KARAOKE & SPORTS BAR

BLAQHAUS NOHO

## THEATRES

CINEMARK NORTH HOLLYWOOD

EL PORTAL THEATRE



## MUSEUMS

MUSEUM OF DEATH

LANKERSHIM ARTS CENTER

## FITNESS

24 HOUR FITNESS

SPEAKEASY FITNESS

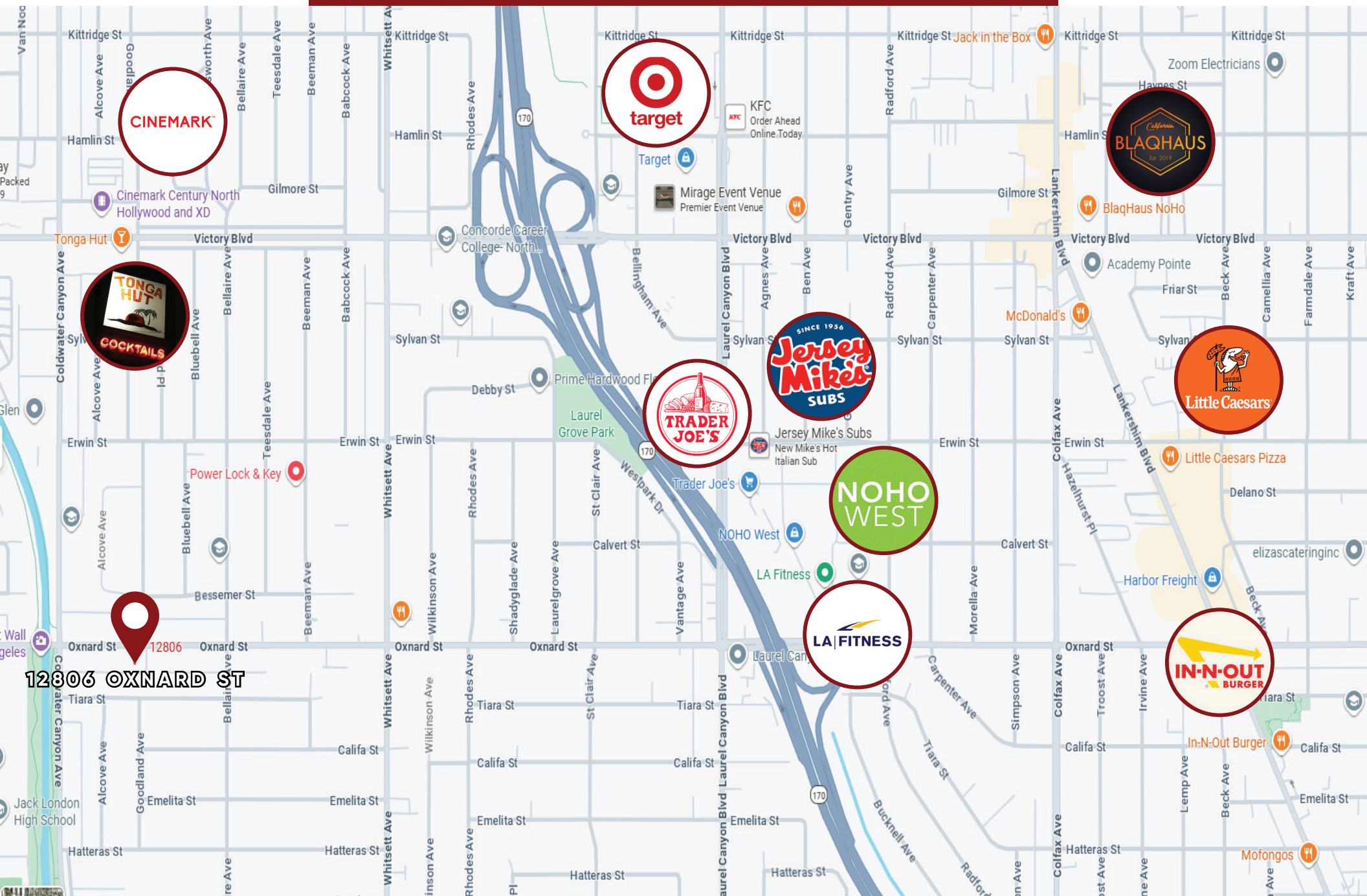
## SPAS

THE NOW MASSAGE

BURKE WILLIAMS DAY SPA



# AREA LAYOUT



12806 OXNARD ST

# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Coldwater Canyon Ave	Tiara St S	17,823	0.12 mi
Coldwater Canyon Ave	Erwin St N	18,038	0.19 mi
Oxnard St	Ethel Ave W	24,046	0.25 mi
Oxnard St	Beeman Ave W	28,064	0.30 mi
Coldwater Canyon Ave	Erwin St S	20,739	0.35 mi
Whitsett Ave	Califa St S	18,608	0.37 mi
Whitsett Ave	Oxnard St S	18,039	0.38 mi
Oxnard St	Whitsett Ave W	28,359	0.39 mi
Oxnard St	Atoll Ave W	23,473	0.46 mi
Coldwater Canyon Ave	Sylvan St S	21,698	0.47 mi

# 12806 Oxnard Street

North Hollywood, CA 91104

**RAFFI SOUALIAN**

REALTOR® DRE 01887303

**818.464.5819**

RAFFI@JHHRE.COM

RAFFISHOMES.COM

RS | RAFFI SOUALIAN

**JOHNHART**  
COMMERCIAL · RE

DRE 01873088



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JohnHart Commercial and should not be made available to any other person or entity without the written consent of JohnHart Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. JohnHart Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, JohnHart Commercial has not verified, and will not verify, any of the information contained herein, nor has JohnHart Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and JohnHart Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.