

THE HARTSOOK

11043-11103 HARTSOOK STREET, NORTH HOLLYWOOD, CA 91601



PROPERTY DESCRIPTION

Welcome to Sofi, a distinctive residential experience where the fusion of modern living and artistic energy meets urban convenience. Our community offers 138 meticulously designed units, each reflecting a commitment to high-quality living and attention to detail.

Nestled in the pulsating heart of the NoHo arts district, Sofi places you within arm's reach of a vibrant tapestry of culture, art, and expression. With a remarkable walking score of 96, every errand or leisure activity is just a stroll away. Immerse yourself in the local scene with a myriad of retail stores and restaurants offering everything from essential shopping to exotic culinary adventures.

For those who find solace in the serene spin of a bicycle wheel, our bike score of 67 indicates a bike-friendly environment, allowing for a healthier lifestyle and a

OFFERING SUMMARY

Sale Price:	\$8,950,000
Number of Units:	138
Lot Size:	0.69 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,116	9,767	22,180
Total Population	4,745	16,434	40,736
Average HH Income	\$56,066	\$70,792	\$80,340



ONE

Each office independently owned and operated

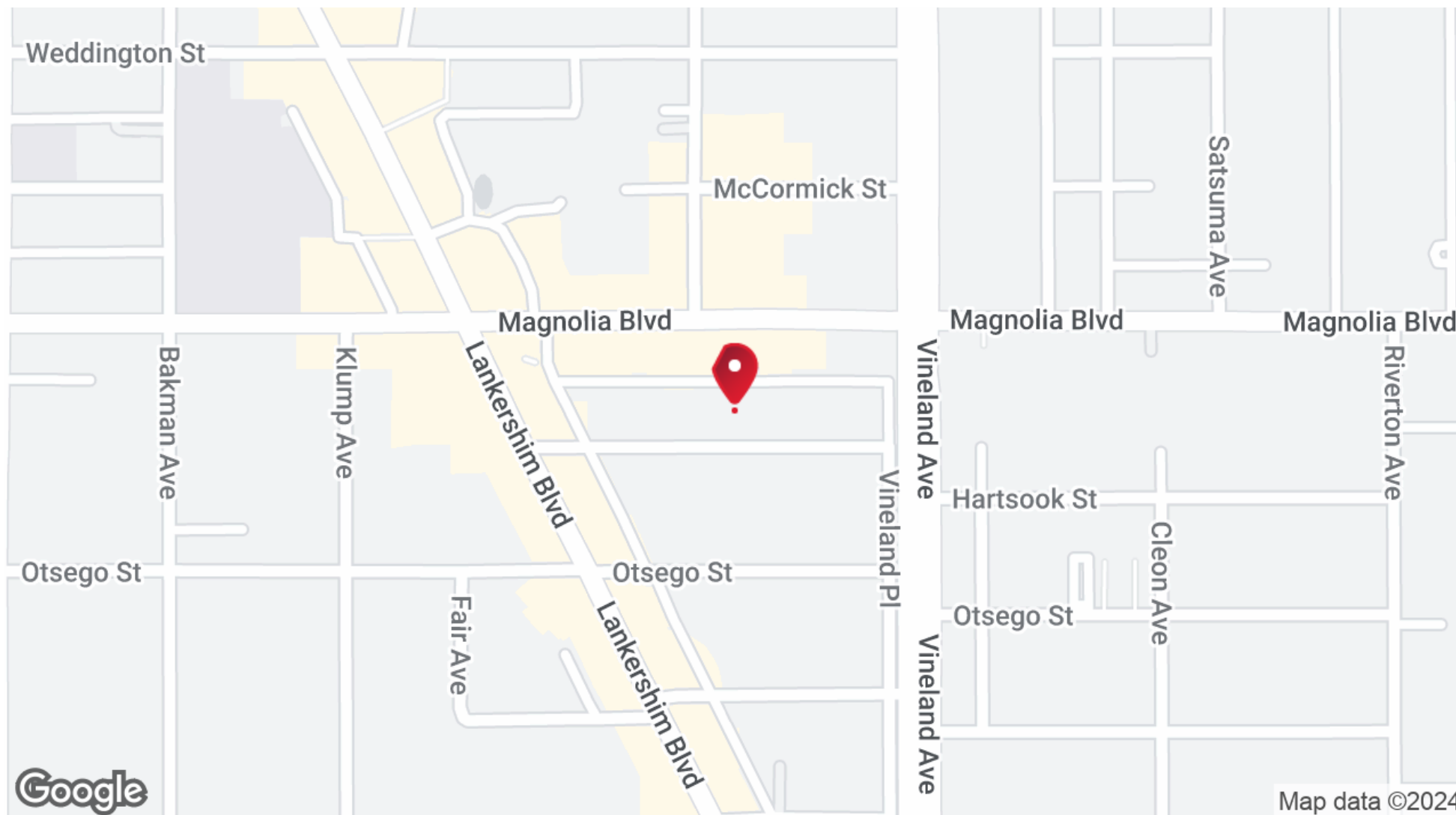
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6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

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FOR SALE | LAND

ADDITIONAL PHOTOS

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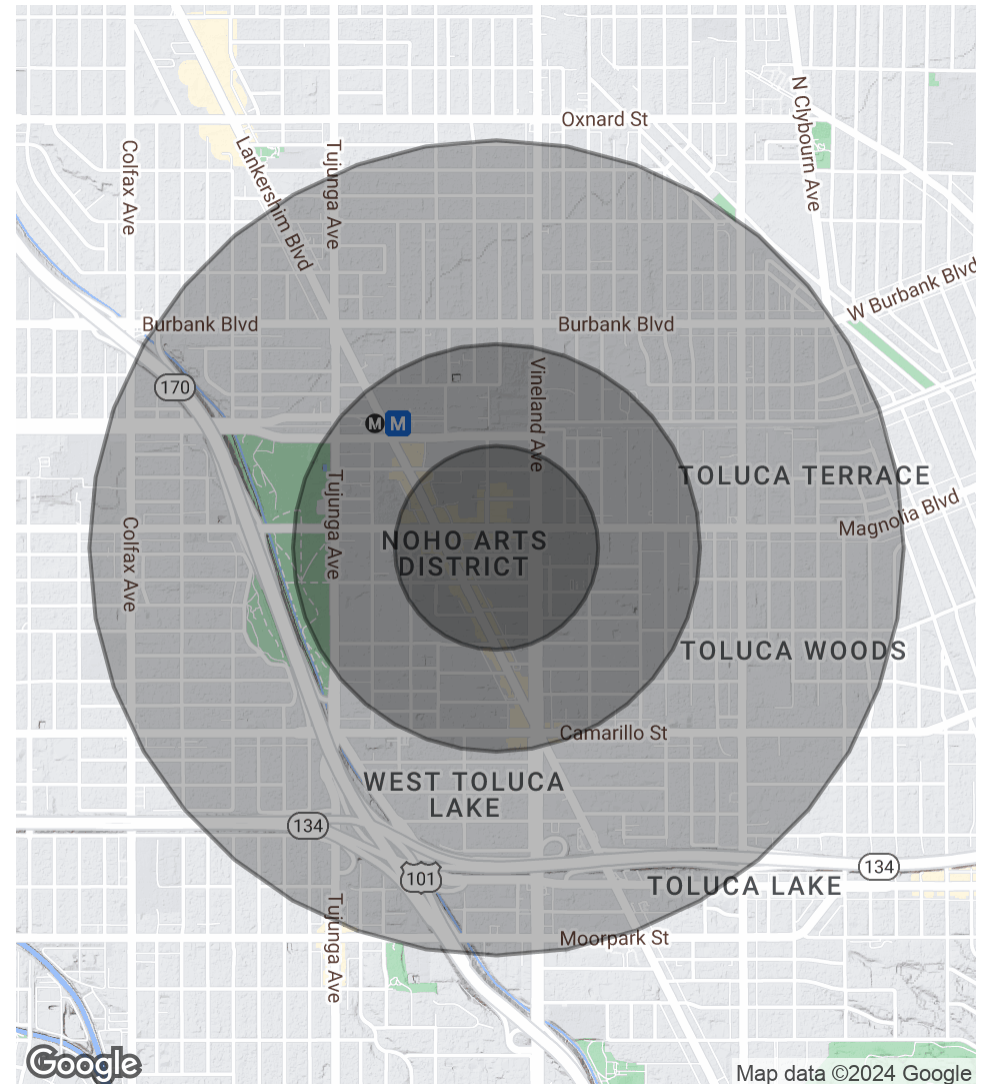
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,745	16,434	40,736
Average Age	31.8	33.5	36.5
Average Age (Male)	30.7	32.7	36.2
Average Age (Female)	34.4	34.6	36.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,116	9,767	22,180
# of Persons per HH	1.5	1.7	1.8
Average HH Income	\$56,066	\$70,792	\$80,340
Average House Value	\$129,598	\$262,819	\$507,083

* Demographic data derived from 2020 ACS - US Census



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