



5142 LANKERSHIM BLVD, NORTH HOLLYWOOD CA 91601

RETAIL STOREFRONT

FOR SALE

OFFERING MEMORANDUM





● SITE DESCRIPTION

Storefront/Office Property for Sale – 5142 Lankershim Blvd,
North Hollywood

IKON Properties is pleased to offer a prime storefront/office building for sale at 5142 Lankershim Blvd, located in the heart of the North Hollywood Arts District. This 4,295 SF freestanding commercial property presents a rare opportunity to acquire a highly visible and adaptable asset in one of Los Angeles' most dynamic and creative neighborhoods.

The property features a flexible layout currently configured with an open auditorium, stage, seating, backstage area, and lobby — ideal for owner-users or investors seeking a property suited for retail, office, gallery, studio, or creative uses. A 10-foot roll-up door offers easy access for deliveries, equipment, or reconfiguration needs.

With strong pedestrian and vehicle traffic, excellent signage visibility, and a location surrounded by entertainment, dining, and arts venues, this property is perfectly positioned for businesses looking to establish a strong presence in a thriving area.

FOR SALE



PROPERTY TYPE
Retail

SALES PRICE
\$2,750,000

BUILDING
4,295 SF

LOT
5,823 SF

PARCEL
2353-005-016

ZONING
LAC4

PROPERTY HIGHLIGHTS

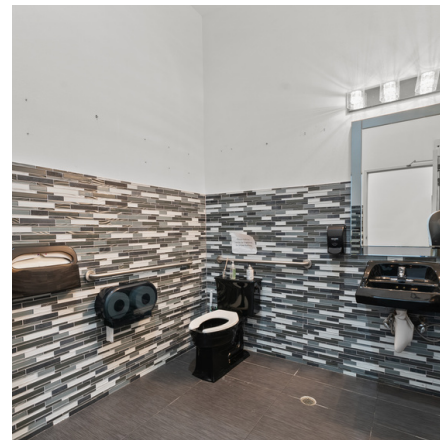
- Prime Location in the heart of the NoHo Arts District
- Ideal for owner user - 10% down SBA Financing
- Excellent Visibility & Signage available
- Strong Traffic and Demographic Counts
- Open auditorium layout with stage, seating, backstage area, and lobby
- Property comes with a 10 ft roll up door for easy access
- Ideal use would be a gallery, studio, fitness, event space, or office





TENANT	Monthly Rents	Lease Expiration
Cloud 9 Nails	\$3,500.00 Gross	October 2025
WACO Theatre Center	\$7,000.00 Gross	October 2025

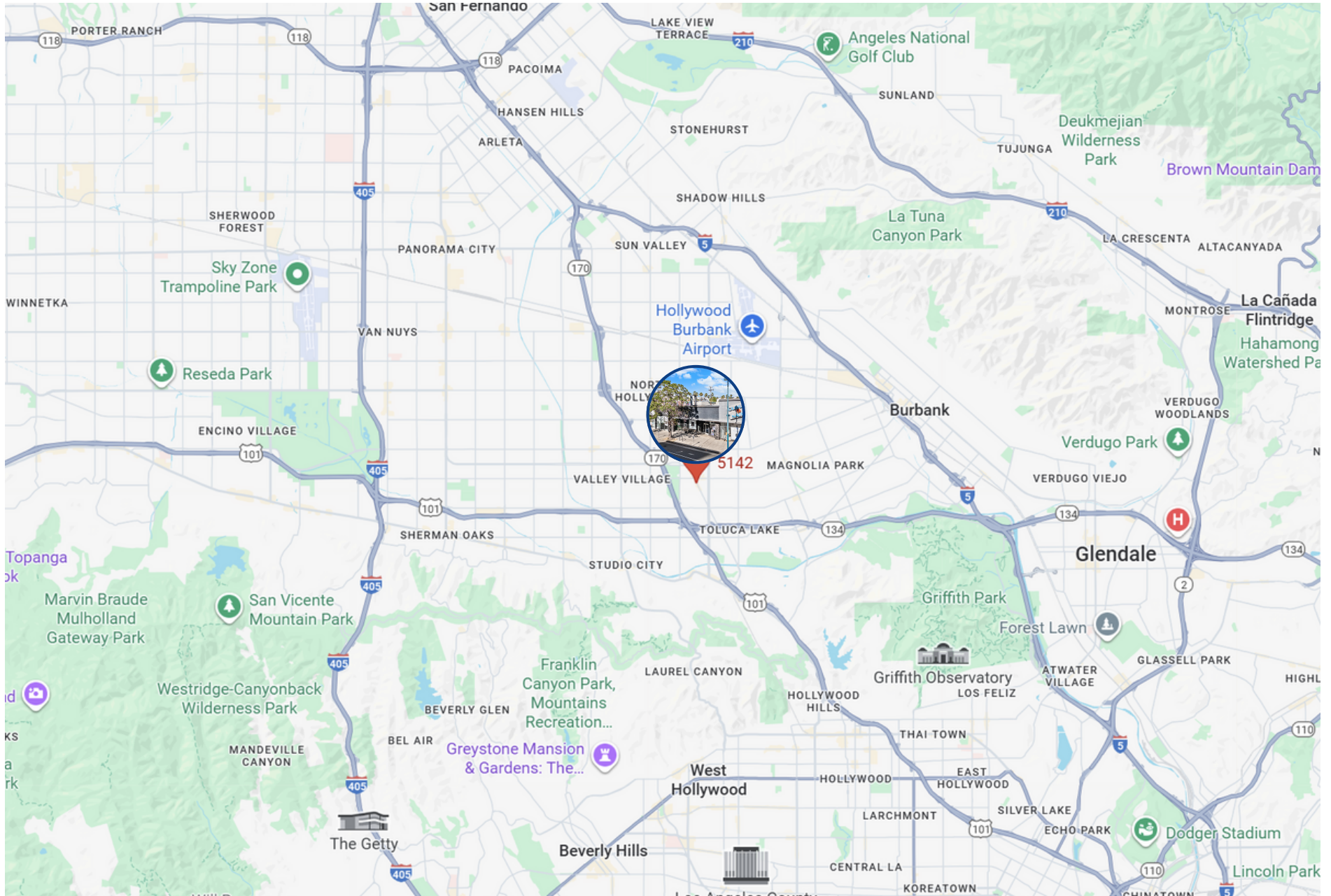
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	45,980	245,521	591,823
2029 Population	45,167	238,928	575,848
Pop Growth 2024-2029	-1.77%	-2.69%	-2.70%
Average Age	38.00	39.80	40.20
2024 Total Households	21,928	103,239	243,399
HH Growth 2024-2029	-1.86%	-2.86%	-2.84%
Median Household Income	\$67,352	\$80,944	\$77,835
Avg Household Size	2.10	2.30	2.40
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$863,333	\$935,690	\$926,182
Median Year Built	1978	1966	1965



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