

FOR SALE

REDEVELOPMENT OPPORTUNITY IN PRIME NORTH HOLLYWOOD ON METRO BRT LINE

4900-4906 LANKERSHIM BLVD
NORTH HOLLYWOOD, CA 91601



PAUL HERMAN

DRE LIC. #02065550

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INVESTMENT HIGHLIGHTS

4900-4906 LANKERSHIM BLVD
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PHENOMENAL REDEVELOPMENT OPPORTUNITY IN PRIME NORTH HOLLYWOOD

9,945 SF BLDG / 12,008 SF LOT (SPANNING TWO PARCELS)

4900 Lankershim Boulevard is hard corner property positioned in the heart of North Hollywood's thriving Arts District. Situated on two contiguous parcels totaling 12,008 SF with 112 feet on frontage on Lankershim Boulevard, this unencumbered, vacant site is a variable gold mine redevelopment opportunity amid one of LA's most dynamic neighborhoods. Zoned C-4 and located within LA City Tier-3 TOC, the property is ideally positioned to benefit from state housing initiatives and transit-oriented development incentives, with its strategic location adjacent to the forthcoming LA Metro North Hollywood to Pasadena Bus Rapid Transit Project further enhancing long-term value and accessibility. Boasting a fee simple title and all-cash terms at close of escrow, this property offers turnkey project potential in a high-demand urban in-fill market.

Offered at: \$5,500,000



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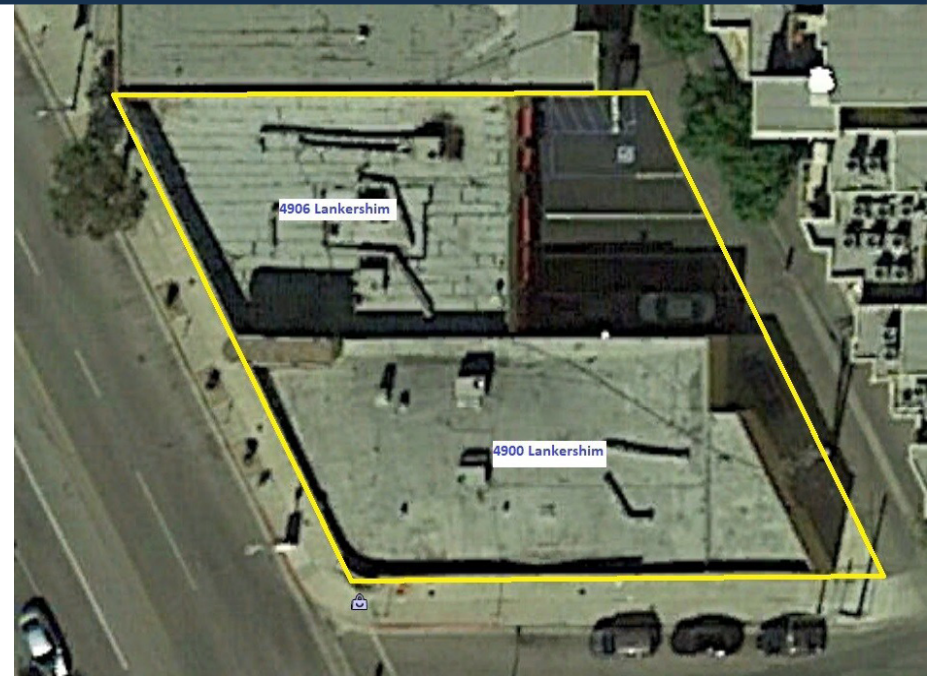


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PROPERTY DETAILS

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Building Area:	9,945 SF
Lot Size:	12,008 SF
Property Sub-Type	Freestanding
Stories:	1
Year Built	1938
Tenancy:	Single
Zoning:	LAC4
APN:	2353-018-012 & 2353-018-011
Walk Score ®:	93 (Walker's Paradise)



KEY FEATURES

- » Prime Redevelopment Site
- » Hard Corner Location w/Two Separate Parcels
- » Gateway to NoHo Arts District
- » Adjacent to New Metro BRT Line
- » Vacant & Unencumbered
- » Transit Housing Initiatives May Apply

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TRANSPORTATION PROJECT

LA METRO NORTH HOLLYWOOD TO PASADENA BUS RAPID TRANSIT PROJECT MAP

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PROPOSED TRANSIT HOUSING INITIATIVE MAP

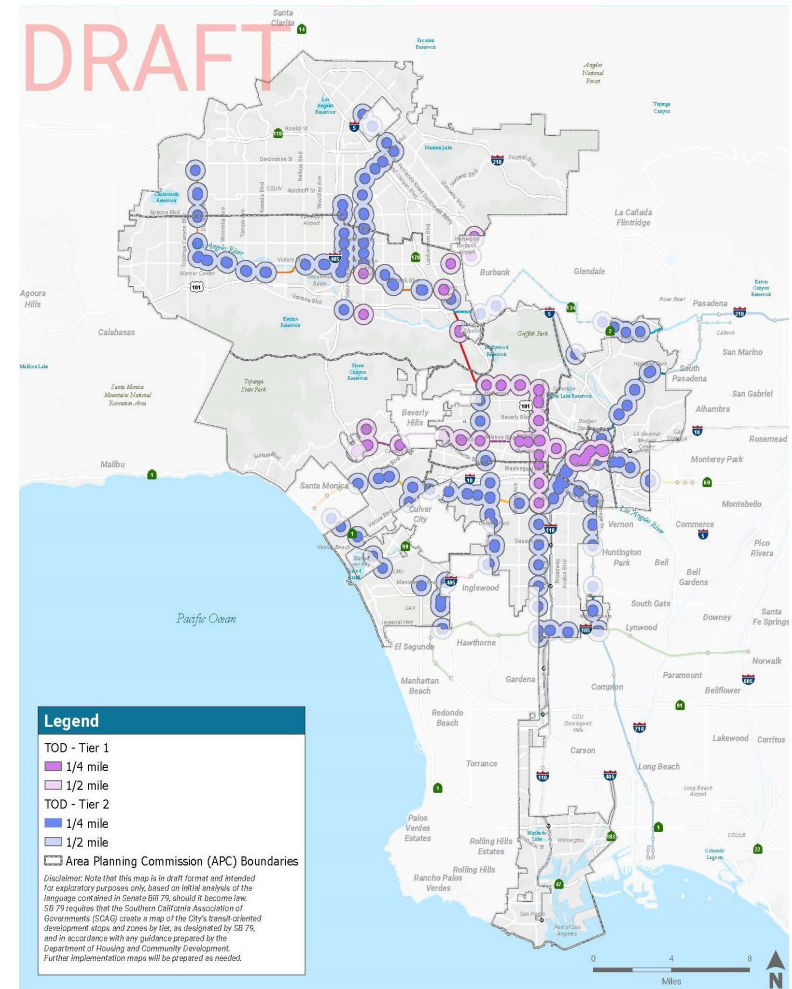
SENATE BILL (SB) 79 CITYWIDE POTENTIAL ELIGIBILITY

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California's SB 79 is unlocking unprecedented development potential across transit-rich neighborhoods. And North Hollywood sits squarely in this emerging opportunity zone! Enacted as a by-right framework, SB 79 establishes state-mandated height, density, and FAR standards for residential and mixed-use projects near qualifying transit hubs. The legislation supersedes local zoning constraints, dramatically expanding buildable capacity in areas historically underdeveloped relative to their transit access.

In North Hollywood, properties near the B Line Station and high-frequency bus routes likely fall within SB 79's draft eligibility buffers—positioning them for enhanced development intensity, streamlined ministerial approvals, and preemption of restrictive local regulations, contingent on meeting state requirements. While final eligibility hinges on parcel-specific criteria, the trajectory is clear: SB 79 is fundamentally recalibrating the economics of transit-adjacent real estate throughout the San Fernando Valley.

For buyers evaluating 4900–4906 Lankershim Blvd, the calculus has shifted. Proximity to transit is no longer just a location amenity—it's a statutory springboard for density bonuses and accelerated entitlements. As implementation frameworks solidify, properties within these eligibility zones stand to capture substantial redevelopment premiums that didn't exist under prior planning regimes. The question isn't whether SB 79 will reshape North Hollywood—it's whether investors are positioned to capitalize on it.



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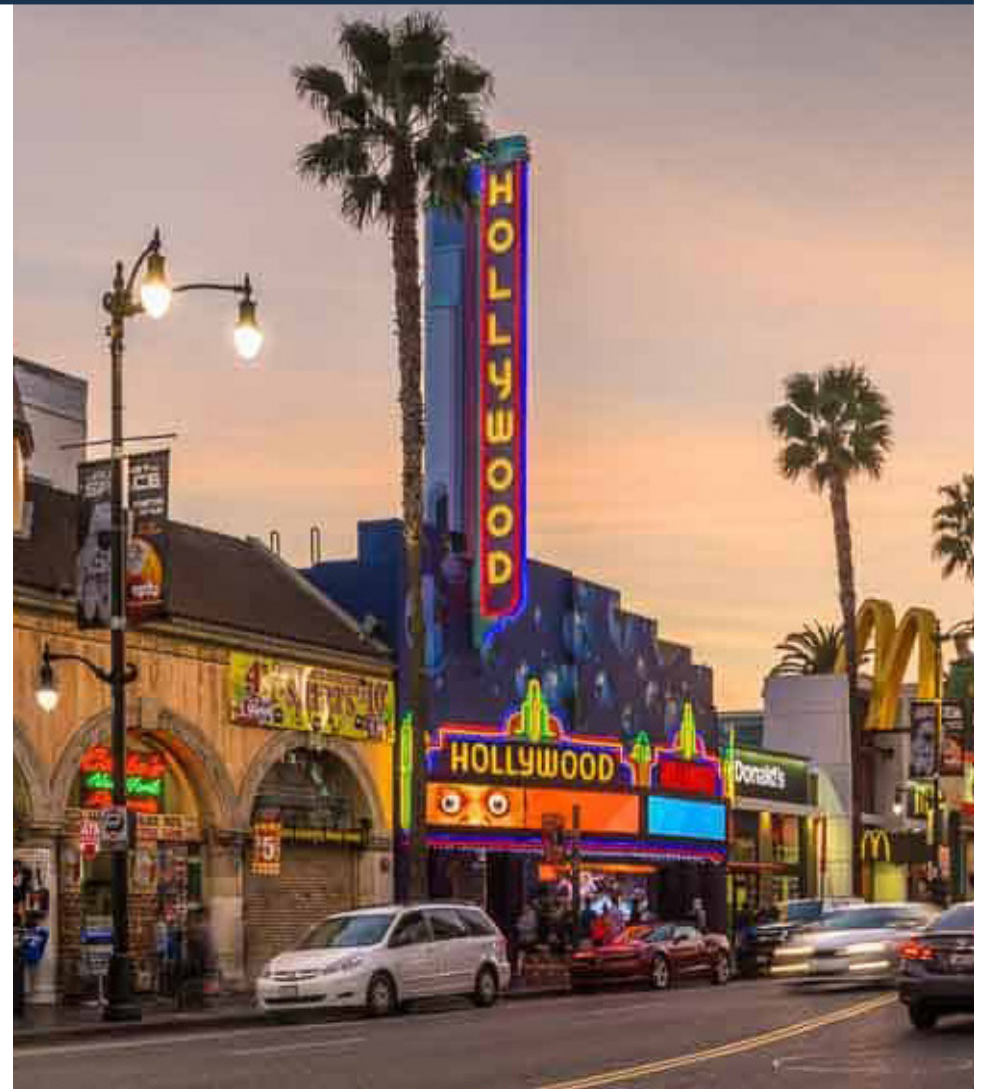
COMMUNITY PROFILE

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North Hollywood (NoHo) is a vibrant and rapidly evolving San Fernando Valley submarket, anchored by the nationally recognized NoHo Arts District and a strong mix of residential, creative, entertainment, and neighborhood-serving commercial uses. Located along Lankershim Boulevard—one of the area's primary commercial corridors—4900–4906 Lankershim Boulevard benefits from excellent visibility, steady pedestrian and vehicle traffic, and proximity to major employment centers including Universal Studios, Studio City, and Hollywood. The area is well-served by regional transit and major arterials, drawing both local residents and daily commuters, while ongoing mixed-use development and public investment continue to strengthen demand for well-located commercial properties.

KEY LOCATION & COMMUNITY HIGHLIGHTS

- » Prominent Lankershim Boulevard frontage in the heart of North Hollywood
- » Adjacent to the NoHo Arts District with theaters, galleries, dining, and nightlife
- » Near the North Hollywood Metro Station (B Line/G Line) connecting to Downtown LA and the Westside
- » Minutes from Universal Studios, Studio City, Burbank Media District, and Hollywood
- » Dense surrounding residential population supporting retail and service uses
- » Strong daytime population driven by entertainment, creative, and production industries
- » Active corridor with ongoing redevelopment and mixed-use investment



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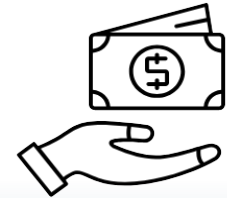
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AREA DEMOGRAPHICS

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1-MILE RADIUS

- » Total population (2024 est.): 44,756.
- » Total households (2024 est.): 22,190.
- » Median household income (2024 est.): \$71,159.
- » Average household size: 2.00 persons.
- » Ethnic / race mix (market-profile estimates, 2020 vintage shown as % of total): White ~63.7%, Asian ~19.6%, Black ~6.9%, Hispanic (of any race) ~7.5%, Other / Two+ ~5%.

3-MILE RADIUS

- » Total population (2024 est.): 232,795
- » Total households (2024 est.): 99,808
- » Median household income (2024 est.): \$82,586
- » Average household size: 2.30 persons
- » Ethnic / race mix (market-profile %): White ~56.2%, Asian ~16.6%, Black ~12.2%, Hispanic (of any race) ~13.8%, Other / Two+ ~7%

5-MILE RADIUS

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- » Total households (2024 est.): 22,190.
- » Median household income (2024 est.): \$71,159.
- » Average household size: 2.00 persons.
- » Ethnic / race mix (market-profile estimates, 2020 vintage shown as % of total): White ~63.7%, Asian ~19.6%, Black ~6.9%, Hispanic (of any race) ~7.5%, Other / Two+ ~5%.

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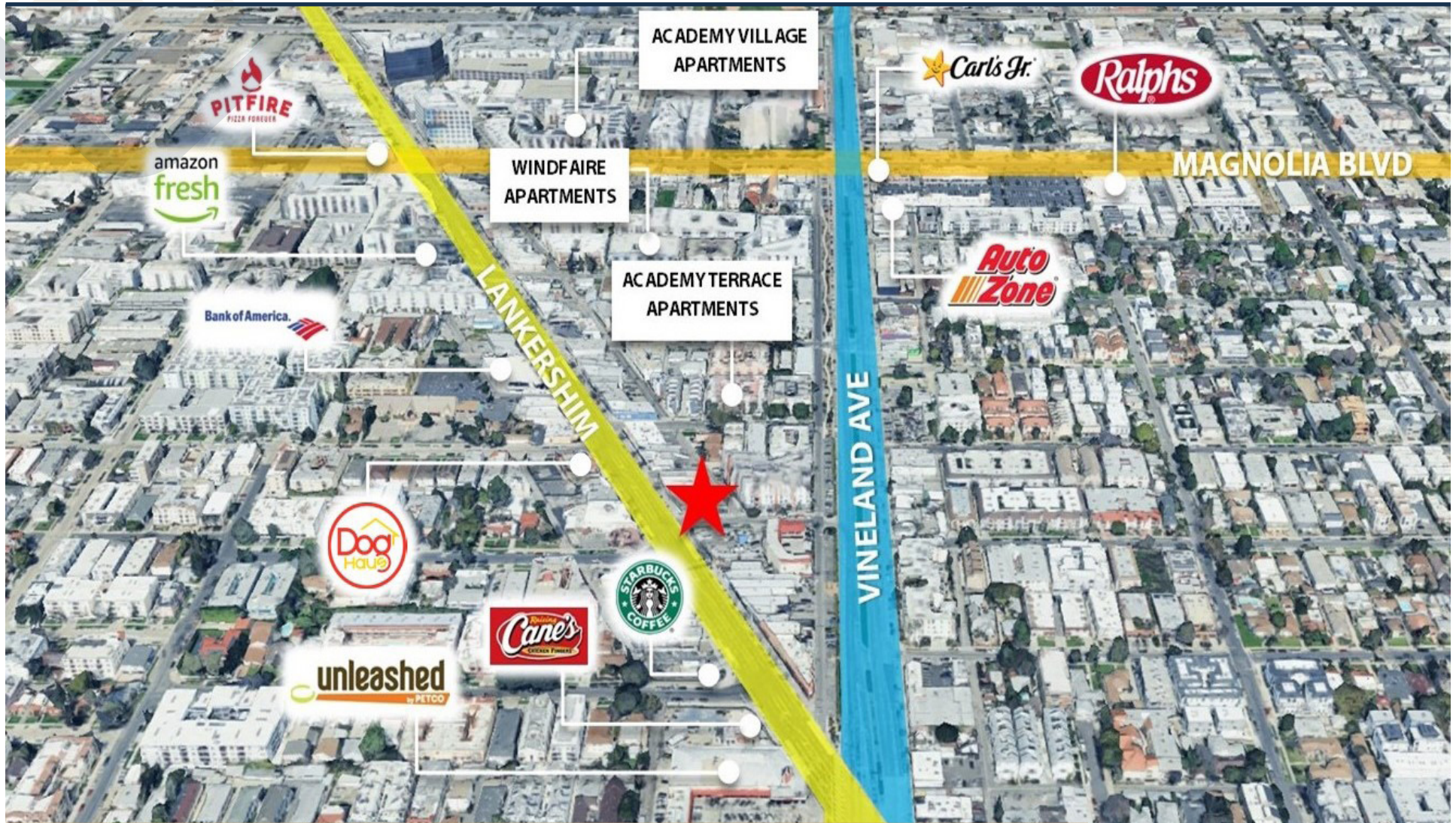
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AREA OVERVIEW

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BROKER CONTACT



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