



6202 LAUREL CANYON BLVD | LOS ANGELES, CALIFORNIA

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	2,926 SF
Lot Size:	16,553 SF
Property Type:	Free Standing Retail Building
APN:	2334-010-024
Year Built:	1972
Current Build-Out:	Restaurant

PROPERTY HIGHLIGHTS

- Free Standing Second Generation Restaurant
- Large Parking lot
- Plug & Play – Immediate Entry
- Corner Pad with Phenomenal Exposure
- Signage available
- Turn- Key ready
- Adjacent from new NoHo West Development
- Strong Demographics

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DESCRIPTION



Located in the vibrant district of North Hollywood, this quick service restaurant opportunity boasts a prime location within close proximity to a newly developed residential and commercial complex. The free-standing building, strategically positioned amidst bustling foot traffic, presents an enticing prospect for all varieties of restaurant food operators seeking to capitalize on the area's burgeoning dining scene. What sets this opportunity apart is its advantageous positioning adjacent to the new development, ensuring a steady stream of potential customers eager to explore the neighborhood's latest offerings.

Moreover, the availability of a second-generation restaurant space within the building eliminates the typical hurdles associated with launching a new establishment, allowing for immediate entry into the market. This turnkey advantage not only streamlines the setup process but also minimizes downtime, enabling operators to swiftly establish their presence and start generating revenue. With its convenient location, ready-to-operate infrastructure, and proximity to a burgeoning hub of activity, this quick service restaurant opportunity presents an unparalleled chance for aspiring restaurateurs to thrive in the dynamic landscape of North Hollywood.

The location ensures a steady flow of foot traffic from diverse demographics, including residents, professionals, and shoppers, while the neighborhood's vibrant atmosphere adds to the appeal. Positioned at the heart of a dynamic community known for its cultural diversity and active lifestyle, this venture has the potential to become a culinary cornerstone, serving as a go-to destination for convenient, high-quality dining experiences and reaping substantial rewards for its operators.

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ADDITIONAL PHOTOS



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AREA OVERVIEW



LOCATION DESCRIPTION

North Hollywood is a vibrant neighborhood within the City of Los Angeles' San Fernando Valley region in Los Angeles County. North Hollywood, known as NoHo, lies approximately nine miles north of Hollywood and 16 miles north of Downtown LA. The community spans about six square miles and includes the popular NoHo Arts District. Sun Valley makes up the area's northern border, Burbank flanks the east, Toluca Lake and Studio City sit to the south with Valley Village and Valley Glen to the west. Highway 170 runs through the neighborhood providing easy access to the nearby 5, 101, 134, and 405 freeways.

The NoHo Arts District serves as an ideal environment for retail businesses, intimate entertainment venues and nightlife. North Hollywood emits a distinctly urban, creative vibe that speaks to its reputation as one of LA's hottest enclaves. Home to 22 independent, live theatres, the second-largest concentration of theaters in the nation, the community attracts actors, artists, writers, and musicians as well as enthusiasts to its galleries, sound stages, fashion boutiques and trendy cafes. North Hollywood and the surrounding LA area offer a thriving economy to support the robust retail sector. NoHo is transforming into a regional transit-oriented hub for its clusters of tech, production, healthcare, and creative companies offering high-paying local jobs. The Metro station makes for easy commutes and provides transit for tourists. The Academy of Television Arts & Sciences, Universal Studios, the International Film Festival, and the Art Institute of California – Hollywood represent some of the area's top attractions and institutions bringing in thousands of workers and visitors every year. Coworking spaces are also on the rise, offering flexible office options for businesses and self-employed workers.

The NoHo Arts District acts as a hip, walkable retail hub that's seeing lots of real estate investment. NoHo West, an exciting mixed-use lifestyle center, made its debut early in 2020 with additional phases slated for opening later this year. NoHo Commons and Lankershim Plaza are other hotspots. The NoHo Arts District features lots of luxury live/work condo lofts and premier multifamily developments, such as the Lofts at NoHo Commons and Living at NoHo. An abundance of class A housing ensures a built-in consumer base for the numerous local businesses as well as national chains.

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RETAILER MAP



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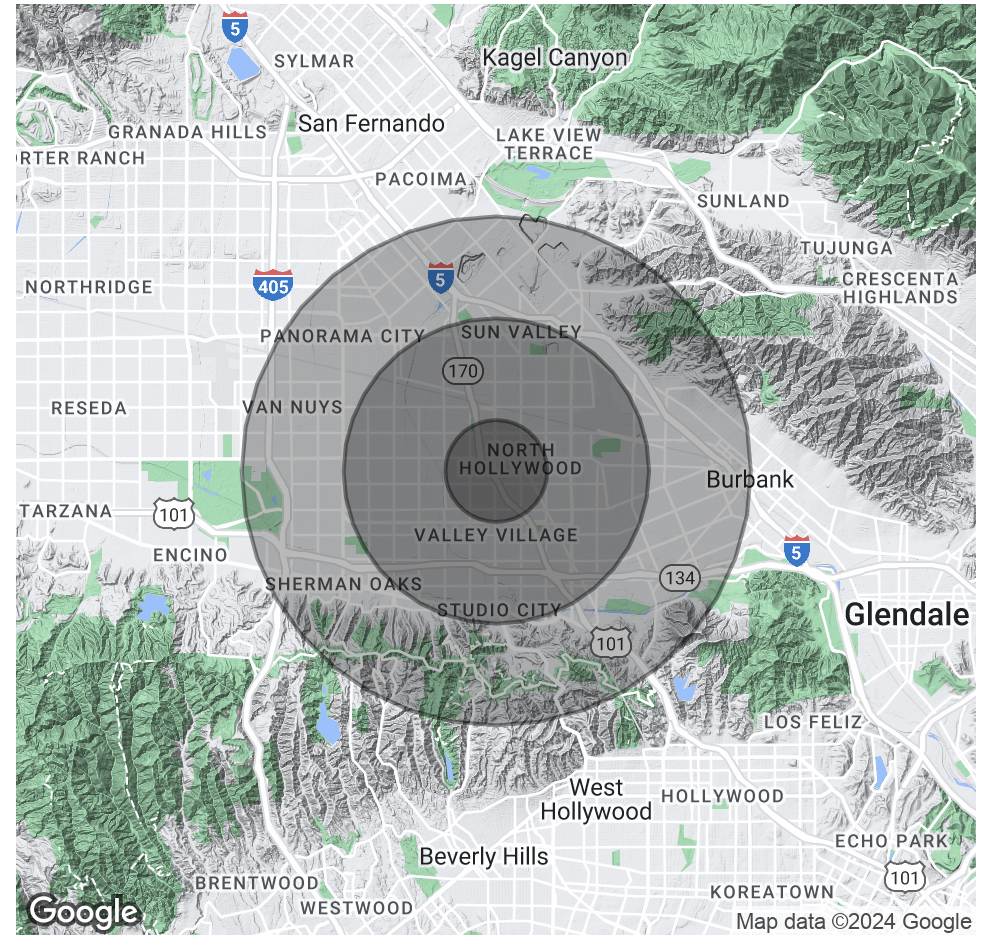
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,844	309,932	609,289
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,276	119,267	231,627
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$92,584	\$104,176	\$115,137
Average House Value	\$982,684	\$1,004,149	\$1,033,736

Demographics data derived from AlphaMap



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