



OFFERING MEMORANDUM

RETAIL - OFFICE COMMERCIAL

5520-5522 CAHUENGA BLVD
NORTH HOLLYWOOD, CA 91601

EXCLUSIVE LISTING BY:

MIG | **COMMERCIAL
REAL ESTATE**
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OFFER MEMORANDUM

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PROPERTY OVERVIEW

5520 CAHUENGA BLVD

PROPERTY OVERVIEW

MIG Commercial presents 5520 Cahuenga Blvd, a ±750 SF freestanding commercial building situated on a ±2,626 SF lot in North Hollywood. The property is zoned C2-1VL, allowing for a wide range of commercial uses and future flexibility. This standalone structure offers direct frontage along Cahuenga Blvd, providing strong visibility and functional access.

SQUARE FEET

+/- 750 SF

LOT SIZE

+/- 2,626 SF

PARCEL NUMBER

2417-001-029

PRICE/PSF

\$1,300,000 (\$863/SF)

YEAR BUILT

1958

ZONING

{Q}C2-1VL

GENERAL PLAN LAND

NEIGHBORHOOD OFFICE
COMMERCIAL



5520-5522 CAHUENGA BLVD NORTH HOLLYWOOD, CA 91601

5522 CAHUENGA BLVD

PROPERTY OVERVIEW

MIG Commercial presents 5522 Cahuenga Blvd, a ±755 SF freestanding commercial building located directly adjacent to 5520 Cahuenga Blvd. Positioned on a ±2,626 SF lot and zoned C2-1VL, the property offers similar versatility and applicability for a variety of commercial operations. The building features prominent street exposure along Cahuenga Blvd and a practical layout suitable for small-scale commercial occupancy, making it an efficient and functional addition to the combined offering.

SQUARE FEET

+/- 755 SF

LOT SIZE

+/- 2,625 SF

PARCEL NUMBER

2417-001-030

PRICE/PSF

\$1,300,000 (\$863/SF)

YEAR BUILT

1944

ZONING

LAC2

GENERAL PLAN

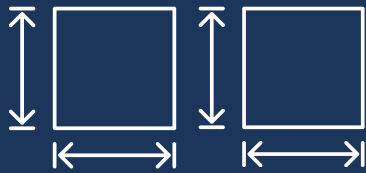
NEIGHBORHOOD OFFICE
COMMERCIAL





OFFERING MEMORANDUM

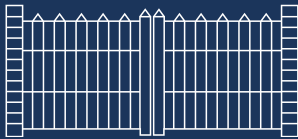
PROPERTY CHARACTERISTICS



ADJOINING PARCELS



EXCESS LAND



FREESTANDING - GATED
& SECURED LOT



NEAR THE 101 & 170
FREEWAYS



HIGH VISIBILITY ALONG
CAHUENGA BLVD



ELIGIBLE FOR SBA
FINANCING

ADDITIONAL DETAILS:

- ✓ Freestanding building with rear alley access
- ✓ Direct walk-up access; ideal for customer-facing operations.
- ✓ Close to NoHo Arts District & Burbank Airport.
- ✓ Strong demographics, with over 240,000 residents within a 3-mile radius
- ✓ Median household income exceeding \$78,000



OFFERING MEMORANDUM

EXECUTIVE SUMMARY



MIG Commercial presents 5520–5522 Cahuenga Blvd, a combined $\pm 1,505$ SF freestanding commercial portfolio situated on $\pm 5,251$ SF of LAC2-zoned land in the heart of North Hollywood. The offering consists of two contiguous single-story buildings, creating a rare opportunity for an owner-user, creative commercial operator, or developer seeking a flexible site with multiple exit strategies.

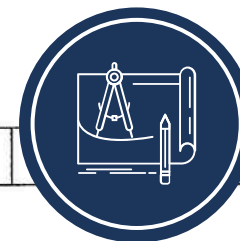
Positioned on two adjoining parcels, the combined lot size and C2 zoning allow for a variety of commercial applications as well as long-term development potential. The property provides excellent street frontage along Cahuenga Blvd, strong visibility, and efficient standalone layouts ideal for retail, office, studio, or creative flex use. Both buildings benefit from rear alley access, a new security gate, and the functionality of freestanding structures without shared walls, enhancing operational convenience.


Because of its size and configuration, the property also qualifies for SBA financing with as little as 10–15% down, making it an attractive and accessible purchase option for business owners looking to build equity rather than lease. The combined site can be utilized immediately for business operations, held as a long-term investment, or positioned for future redevelopment given the zoning and land-to-building ratio.

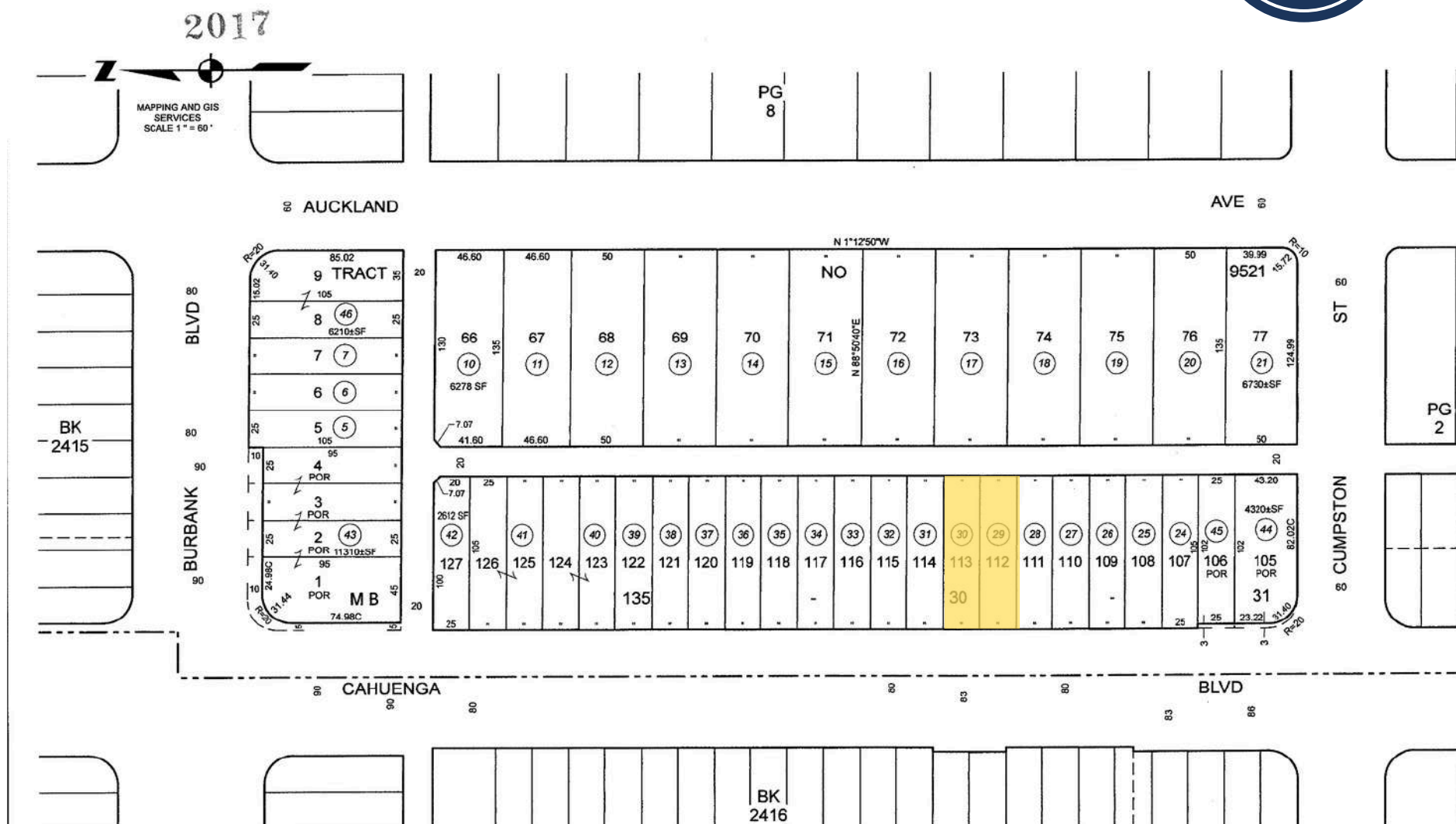


MAPS & ZONING

PARCEL MAP

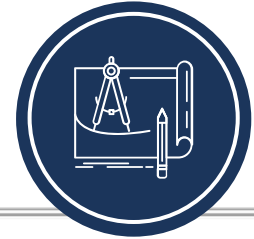


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OFFER MEMORANDUM

FLOOR PLAN



ZONING MAP



5520-5522 CAHUENGA BLVD NORTH HOLLYWOOD, CA 91601



OFFERING MEMORANDUM

AREA HIGHLIGHTS

Located in the heart of North Hollywood, Cahuenga Boulevard sits within one of the Valley's most active and rapidly evolving commercial corridors. The area benefits from steady traffic flow, high daytime activity, and strong demand generated by surrounding residential neighborhoods, creative workplaces, and service-based businesses.

The corridor is anchored by a diverse mix of independent retailers, production studios, small workshops, cafés, and neighborhood-serving establishments, creating a vibrant environment that appeals to both consumers and operators. Its central location near the NoHo Arts District offers exceptional connectivity to the 101 and 170 Freeways, providing convenient access across the San Fernando Valley and Greater Los Angeles.

This dynamic and well-trafficked setting supports long-term commercial activity, visibility, and stability for small businesses.



OFFERING MEMORANDUM TRAFFIC REPORT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY (MI)
Cahuenga Blvd	Cumpston St S	18,435	2025	0.02 mi
Cahuenga Blvd	Cumpston St S	20,779	2025	0.09 mi
Burbank Blvd	Cahuenga Blvd W	16,240	2025	0.11 mi
Burbank Blvd	Cahuenga Blvd W	16,949	2025	0.12 mi

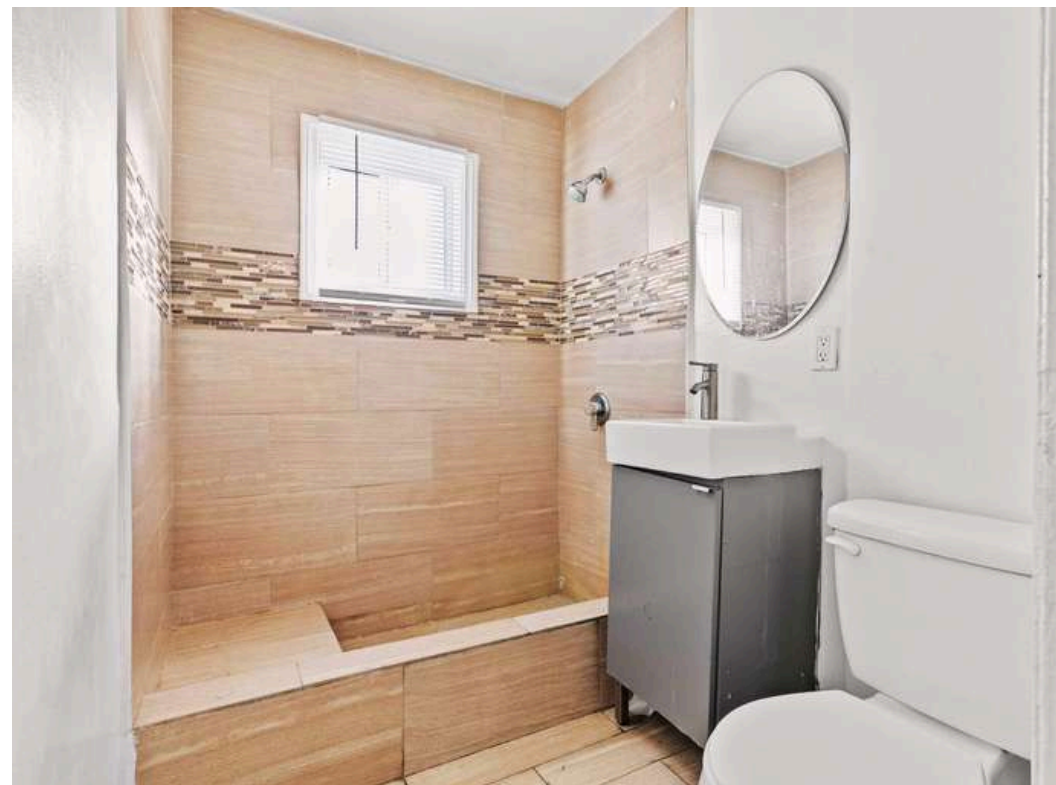
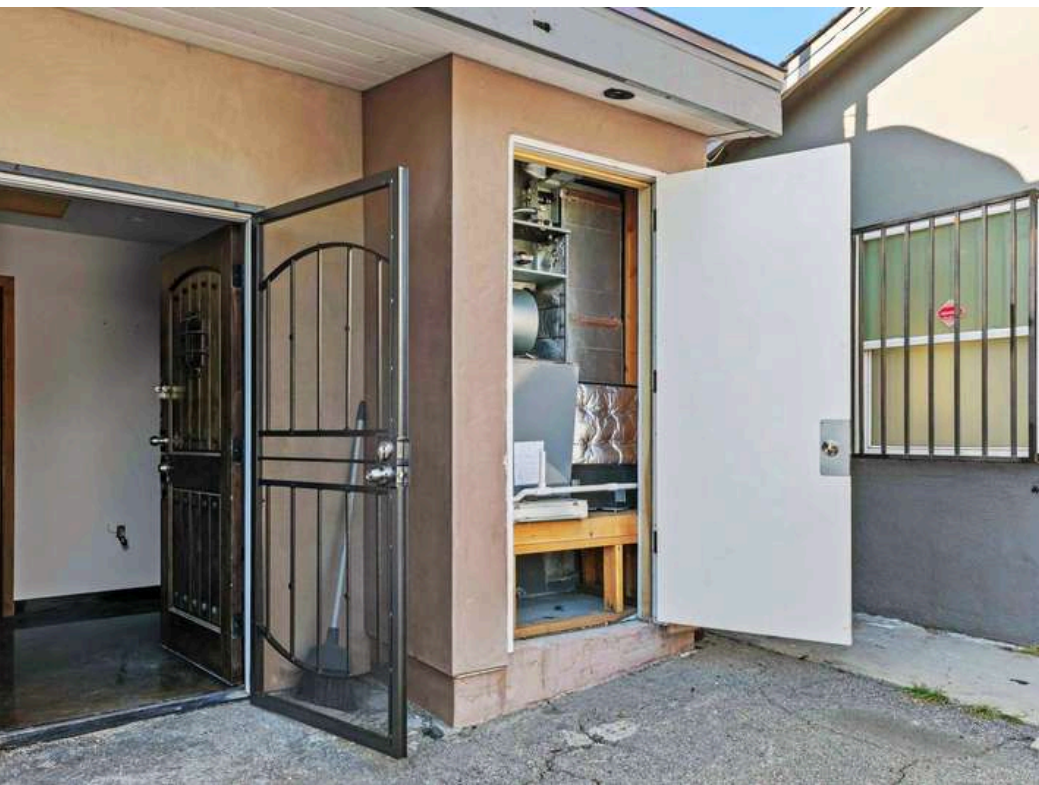




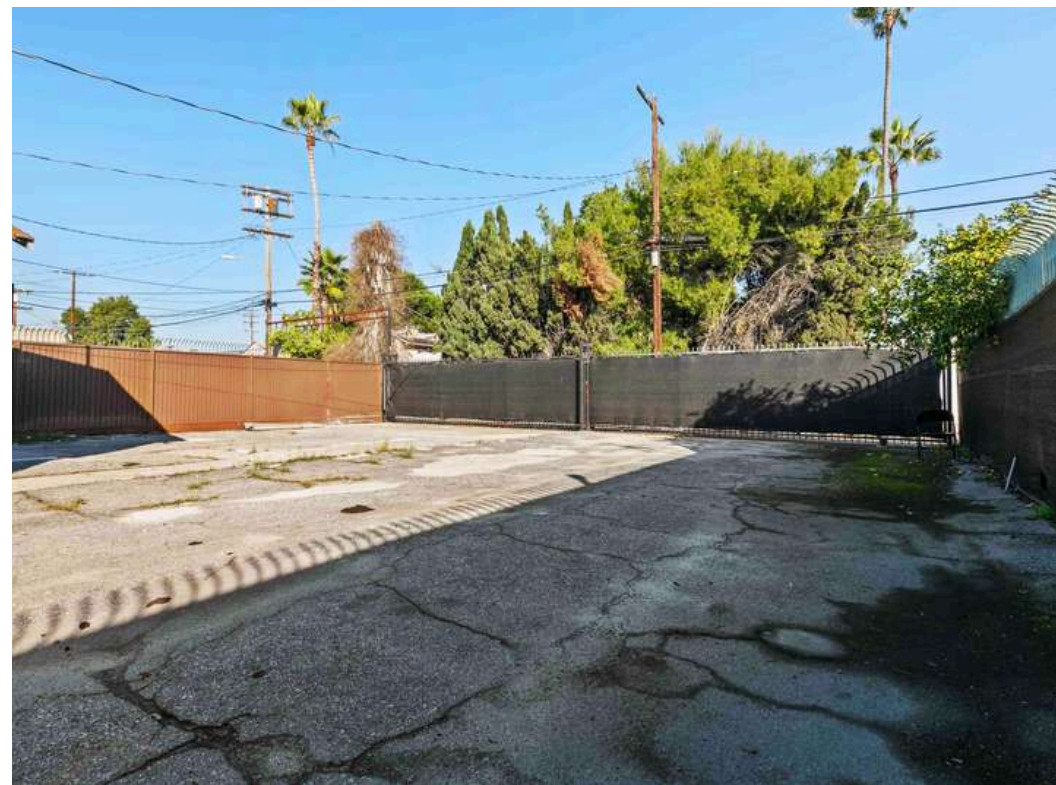
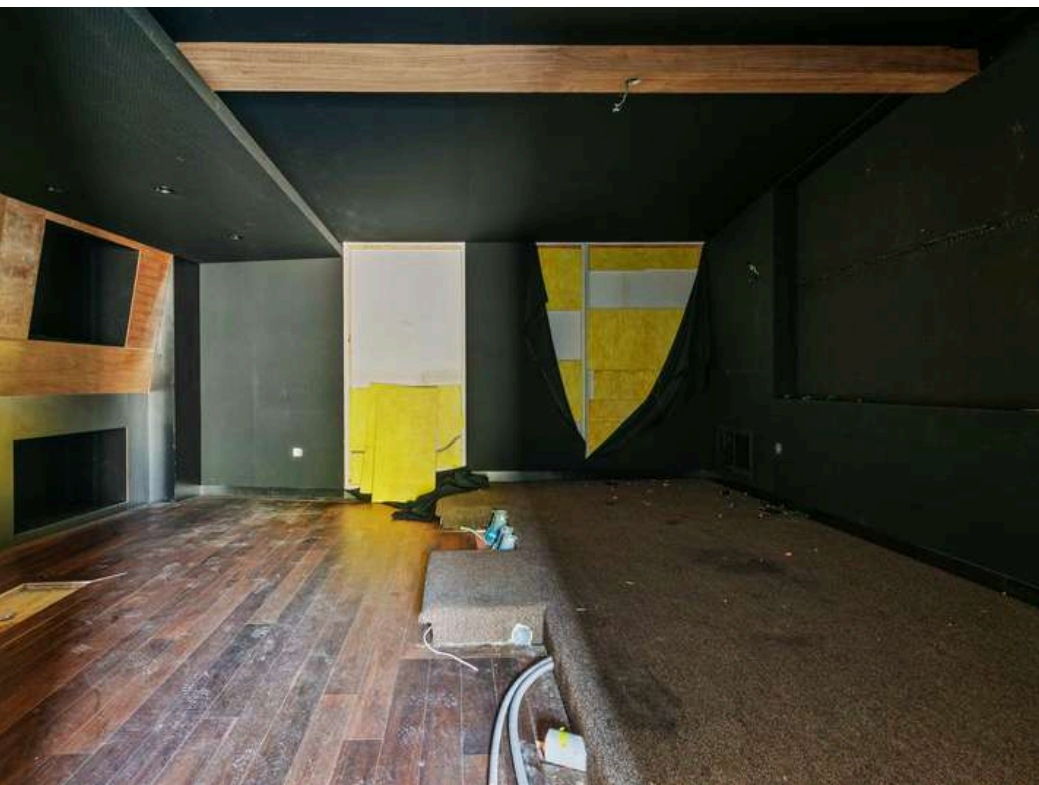
PHOTOS



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