



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*

AVAILABLE



## SECOND GEN RESTAURANT FOR LEASE IN NORTH HOLLYWOOD

4929 Lankershim Blvd., North Hollywood, CA 91361



**KENNETH SIMONS**  
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DRE#00625646



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2ND GEN RESTAURANT  
NORTH HOLLYWOOD, CA

# PROPERTY FEATURES

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## APPROX. 2, 272 SF

FULLY EQUIPPED 2ND GENERATION RESTAURANT





- ✓ End-cap Space
- ✓ NoHo Arts District
- ✓ Corner location
- ✓ Outdoor seating available
- ✓ In rear of building and free street parking

## AREA AMENITIES

- ✓ Close to El Portal Theatre and Lankershim Arts Center
- ✓ Easy access to Metro B Line, G Line & major freeways (101, 170, 134)
- ✓ Near North Hollywood Recreation Center & Valley Plaza Park
- ✓ Within a dynamic, walkable community filled with art, culture, and entertainment

## RATE

\$3.75 PSF/MO NNN + CHARGES \$1.25 PSF/MO

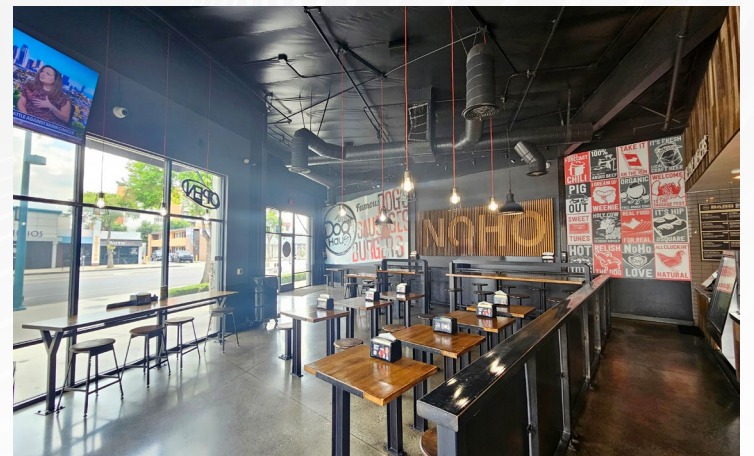
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	44,647	234,004	602,917
 Avg. HH Income	\$91,292	\$110,769	\$107,389
 Daytime Pop	49,356	243,082	628,178
 Traffic Count	± 21,980 CPD ON LANKERSHIM BLVD		



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# INTERIOR PHOTOS

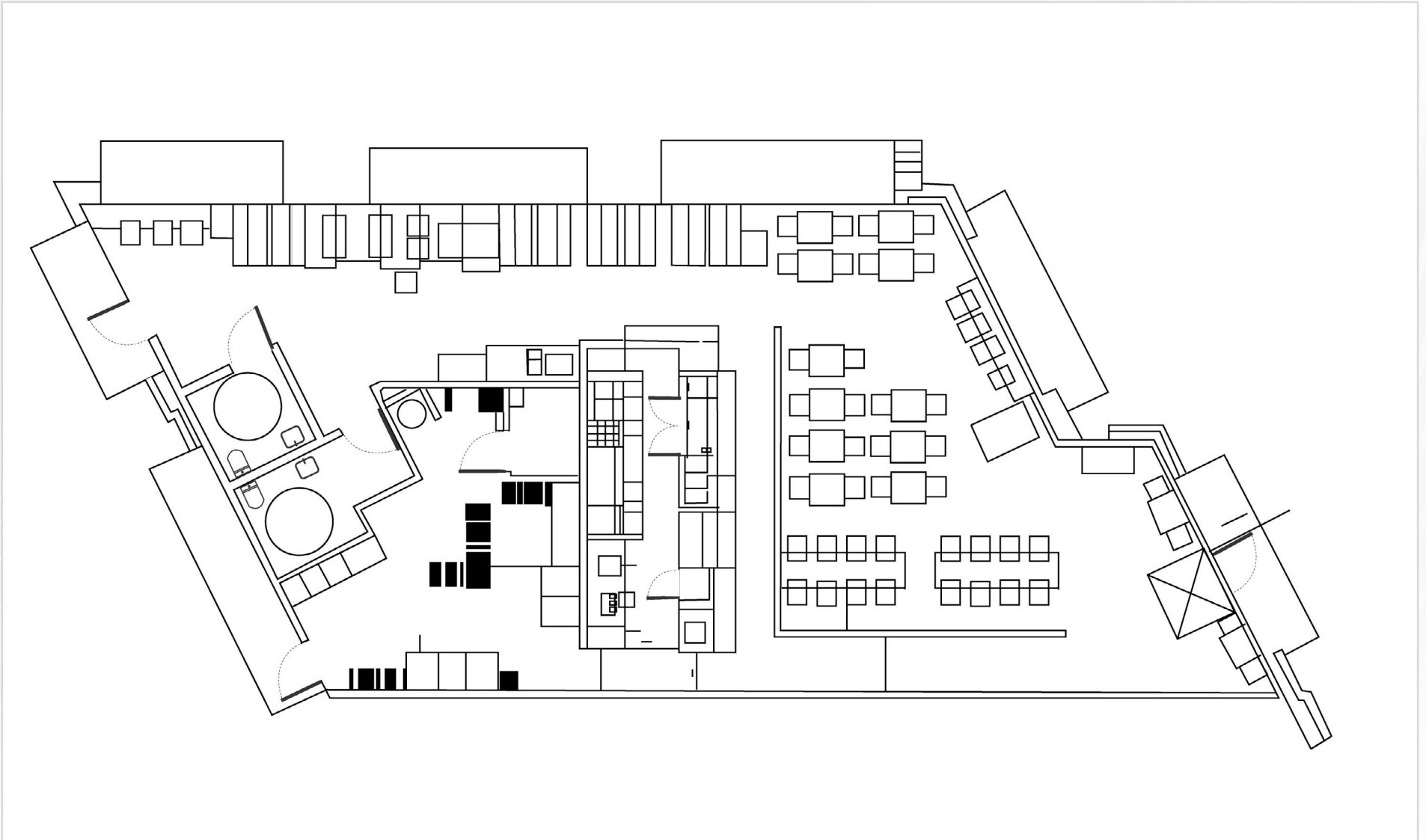
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# FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





AVAILABLE



TRADER JOE'S



REGAL CINEMAS



Metro



AutoZone

Honda  
NORTH  
HOLLYWOOD

ROSS  
DRESS FOR LESS

CVS  
pharmacy



AERIAL MAP





**COMMERCIAL**  
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VICE PRESIDENT

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