

FOR LEASE

END-CAP SPACE IN NOHO ARTS DISTRICT

5160 VINELAND AVE | NORTH HOLLYWOOD, CA 91601-3888



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LEASING

BROKERAGE

INVESTMENTS

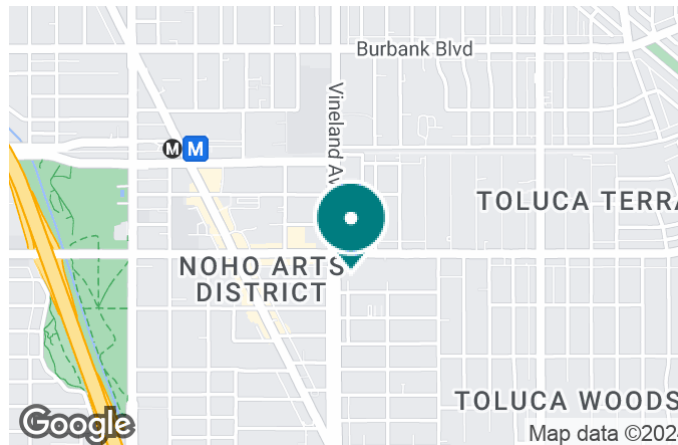
FEATURES & AMENITIES

MAGNOLIA SHOPPING CENTER | 5160 VINELAND AVE, NORTH HOLLYWOOD, CA 91601-3888 MAGNOLIA + VINELAND_FLYER | PAGE 2



FEATURES & AMENITIES

- +/-2,000 SF End Cap Available
- Additional +/-2,400 SF Shop Space Available
- Only Grocery Anchored Center in NoHo Arts District
- Property Recently Refreshed + Repainted
- Countless National Tenants in Immediate Surrounding Blocks
- Ample Parking
- Major Signalized Intersection
- Exceptional Traffic Counts----58k + Cpd
- Robust Multi-Family Density & Development In The Area
- Close To The Metro Rail And 101 & 134 Fwys



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	18,929	98,899	230,933
Total Population	40,776	237,130	559,160
Average HH Income	\$65,382	\$81,260	\$85,214

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Multiple units available in Ralphs Grocery anchored shopping center. +/-2,000 SF End Cap Available, closest to Ralphs. Additional +/-2,400 SF shop space is also available. Recently refreshed and painted, the sprawling property features monument signage, ample parking in the sizable onsite lot, and convenient access through multiple entrances.

LOCATION DESCRIPTION

Property is adjacent to the booming NoHo Arts District and features ample parking in a large onsite lot. Situated at a major signalized intersection with approx. 58,000 cars per day and a Walk Score of 94. The surrounding area includes robust multi-family density in addition to a multitude of new residential projects currently in development. Close to Metro Rail and the 101 + 134 freeways.

OFFERING SUMMARY

Available SF:	2,000 - 2,400 SF
Building Size:	20,000 SF

SPACES	LEASE RATE	SPACE SIZE
5160 Vineland, A108	Negotiable	2,400 SF
A101	Negotiable	2,000 SF

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SITE PLAN

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Suite	Tenant	GLA SF
A101	Available	2,000
A101B	Barbers Grocery Pro	1,100
A101C	HearUSA	1,100
A102	Family Dental Care	2,000
A103A	Jolly Foot of North Hollywood	1,000
A104	Teriyaki Madness	1,200
A105	GNC	900
A106	All for Health, Health for All	1,500
A107	Sin City Smokes	900
A108	Available	2,400
A109	Clearpath Federal Credit Union	1,500
A110	AutoZone	3,600
B111	Ume Tea	1,200
B112	Subway	1,200
B113	Pizza Man	1,200
B114	Nail Time	1,200
B115	Yogurtland	900
B116C	Movita Juice Bar	1,200
B116B	uBreakiFix	900
B116A	Pacific Dental Services	3,300

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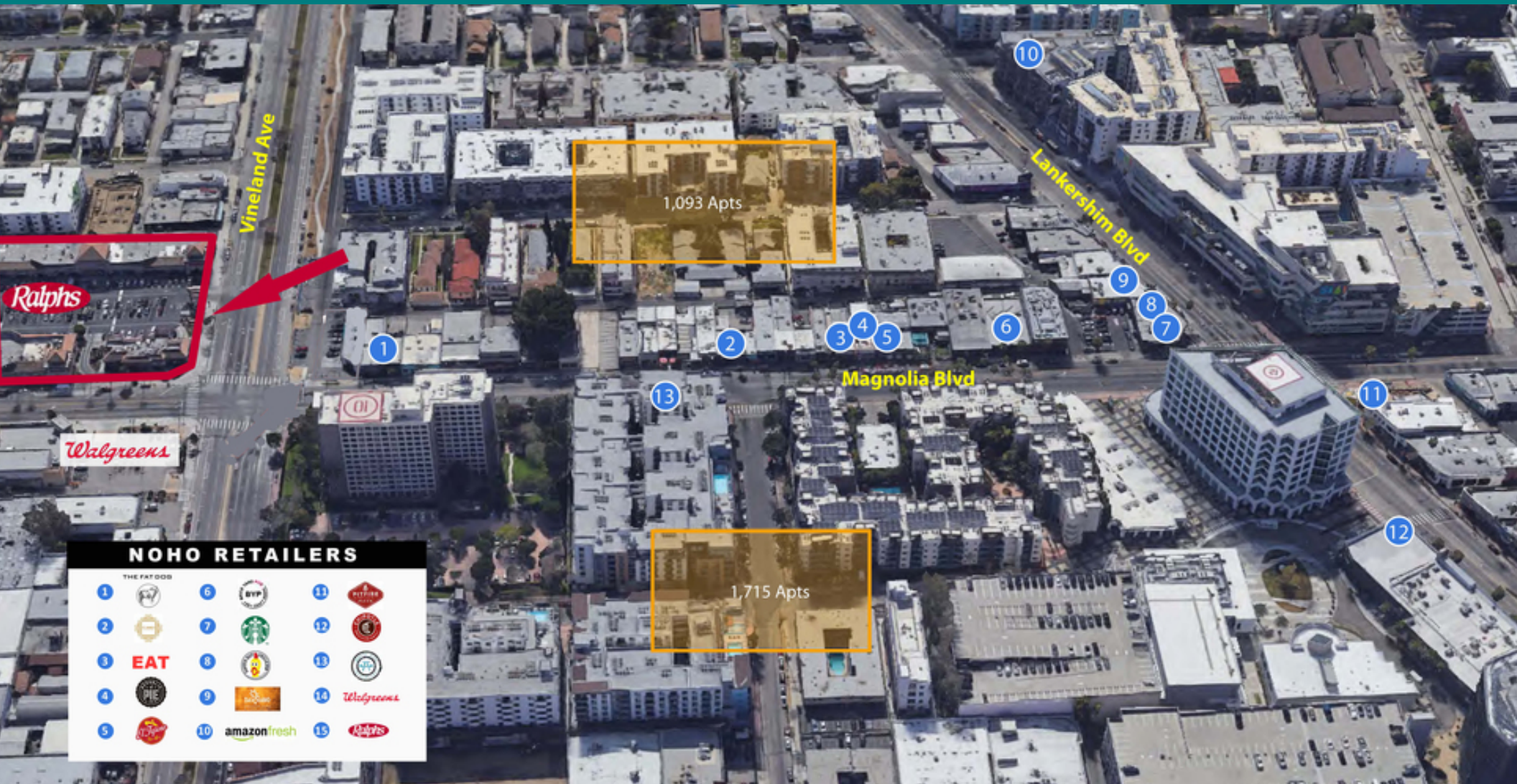
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AREA OVERVIEW

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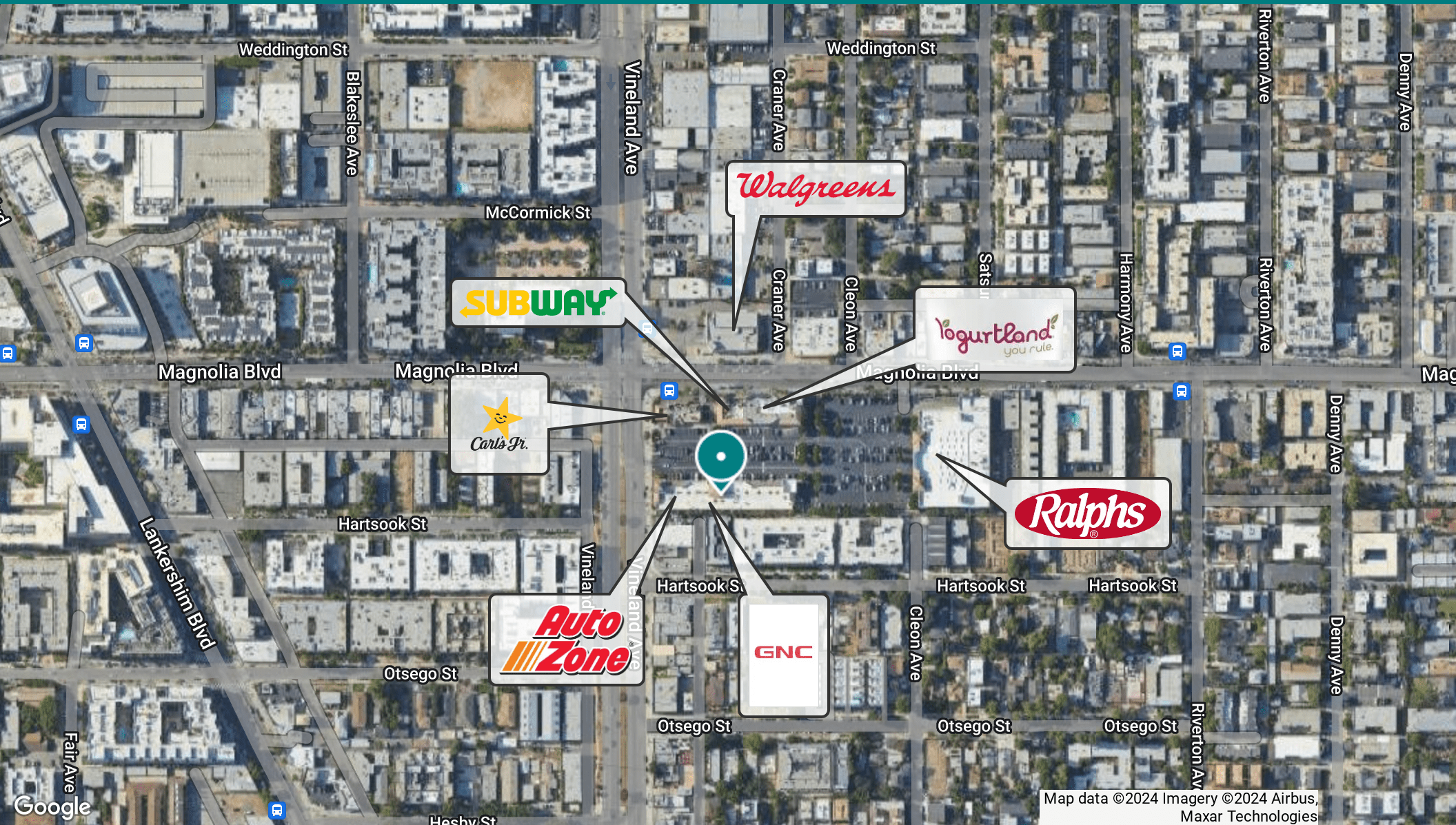
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RETAILER MAP

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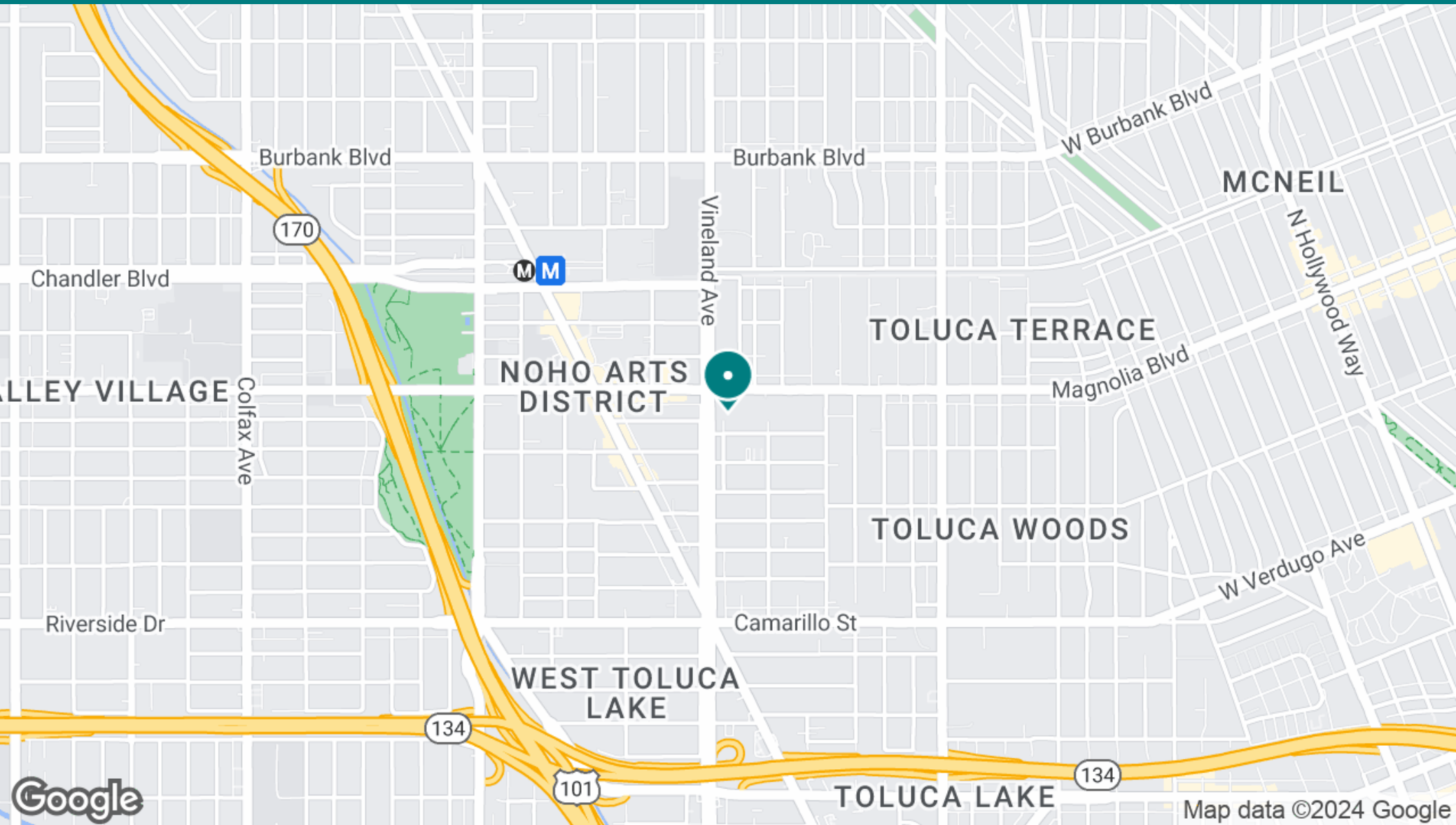
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	40,776	237,130	559,160
Average Age	33.3	35.9	36.4
Average Age (Male)	32.5	35.4	36.0
Average Age (Female)	34.1	36.4	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,929	98,899	230,933
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$65,382	\$81,260	\$85,214
Average House Value	\$618,788	\$723,518	\$731,994

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	33.9%	35.4%	34.8%

RACE	1 MILE	3 MILES	5 MILES
% White	67.5%	68.7%	67.7%
% Black	7.9%	4.0%	3.8%
% Asian	6.8%	7.5%	7.9%
% Hawaiian	0.3%	0.2%	0.1%
% American Indian	0.5%	0.4%	0.4%
% Other	14.1%	16.5%	17.2%

* Demographic data derived from 2020 ACS - US Census

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