

# 5321

## VINELAND AVENUE

AVAILABLE

For more information,  
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# PROPERTY OVERVIEW



## PROPERTY DESCRIPTION

- » PROPERTY ADDRESS  
5321 Vineland Avenue  
North Hollywood, CA 91601
- » BUILDING SIZE  
14,673 SF
- » LOT SIZE  
28,578 SF (0.66 Acres)
- » APN  
2350-014-031
- » YEAR BUILT  
1962
- » ZONING  
LAC4

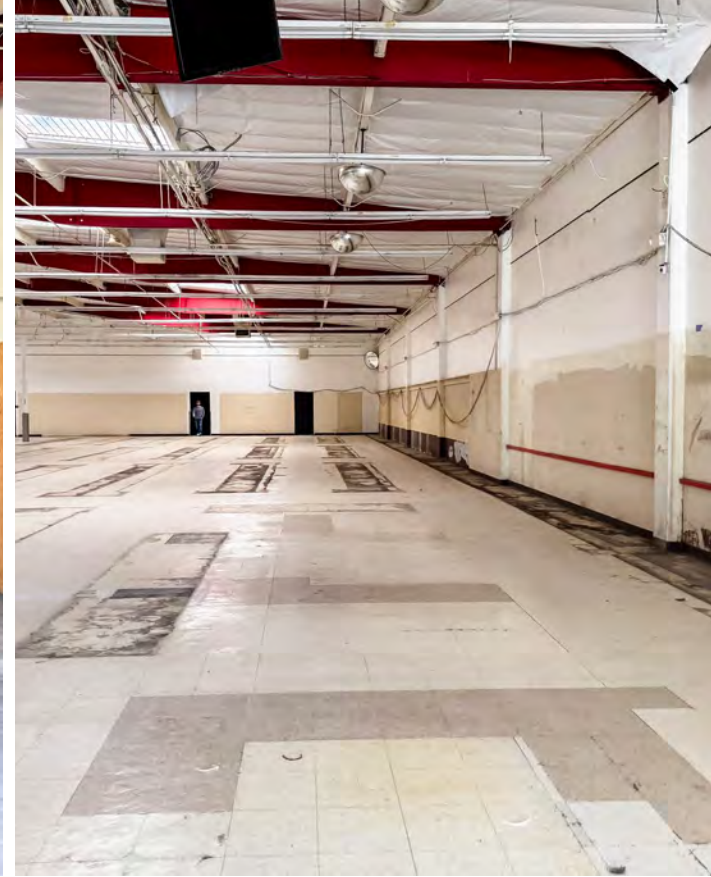
## PROPERTY HIGHLIGHTS

This unique freestanding building is located in North Hollywood, within the rapidly growing NoHo Arts District. It is a prime corner property that is well-positioned on Vineland and Chandler with high visibility on both streets. The property consists of 14,673 SF of space, sits on a 0.66 acre lot, and includes a roll-up door with loading dock. There are also approximately 25 parking spaces on the property.

















Chandler Blvd  
26,400 VPD

Subject  
Property

Vineland Ave  
30,893 VPD



# MARKET OVERVIEW

## NORTH HOLLYWOOD, CALIFORNIA

Widely known as the glamorous and historic home of the film industry, Hollywood is most recognized these days for its world-renowned theaters, multilevel shopping centers, and a wealth of production studios. Crowds vie for a glimpse of celebrity form daily along the Walk of Fame and at the Hollywood & Highland Center, which sit at the neighborhood's core. However, North Hollywood's vibrant and energetic community has quickly become the hidden gem of Los Angeles, boasting almost 45,000 residents. In the San Fernando Valley region of Los Angeles, North Hollywood contains the Noho Arts District, the Academy of TV Arts and Sciences, and eclectic art galleries that line every corner. Walkable streets lined with eateries, bars, and residential parks create a lively community with endless opportunities for fun.

With almost 16,000 households, North Hollywood has seen some of the most significant growth in the city despite the housing shortage. With more than 16 higher education institutions in Hollywood, including many devoted to the arts in North Hollywood, the area is a market flush with demand from student renters and young professionals. Such robust demand has helped boost migration to the community, with a 2.6% projected increase in households by 2028. The North Hollywood area is diverse and well-educated, with a safe and vibrant atmosphere showcasing some of Los Angeles's best amenities.



DEMOGRAPHICS

POPULATION



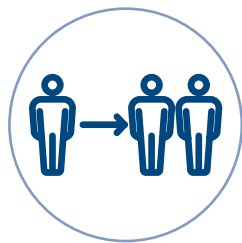
2028  
Projection



2023  
Estimate



2010  
Census



Growth  
2023-2028



Daytime  
Population

One Mile	46,760	45,878	42,079	0.38%	40,476
Three Mile	253,811	249,661	239,078	0.33%	283,080
Five Mile	577,400	572,357	557,379	0.18%	599,469

HOUSEHOLD INCOME



2023  
Est. Average



2023  
Est. Median

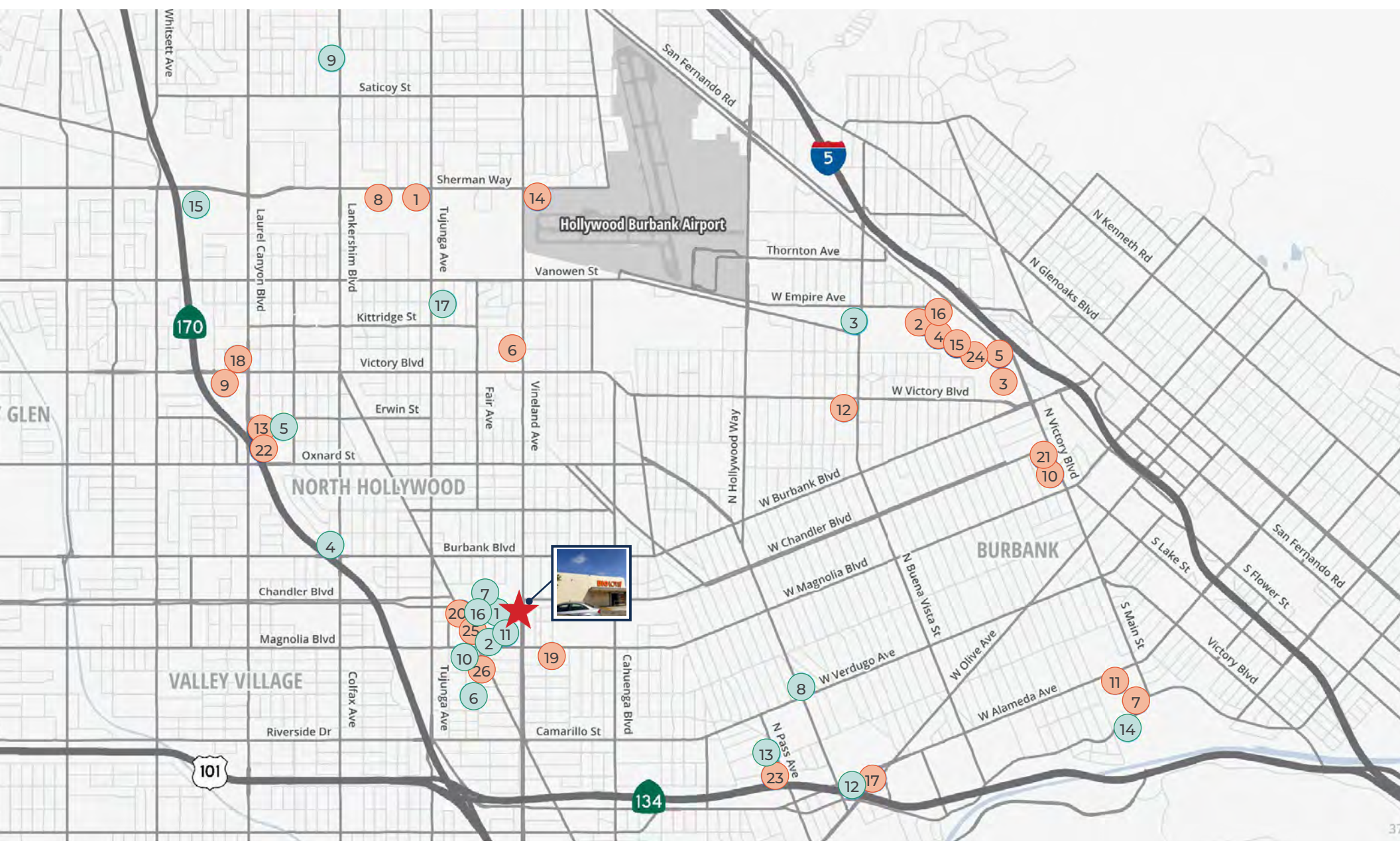
One Mile	\$94,855	\$64,730
Three Mile	\$124,767	\$82,421
Five Mile	\$125,547	\$80,431





# SURROUNDING MARKET

● Multifamily      ● Retail





# SURROUNDING MARKET

## MULTIFAMILY

	Units
1 The Weddington	329
2 Academy Village Apartments	248
3 Atrio	276
4 Pacific Pointe Apartments	203
5 Alexan NOHO West	644
6 The Hesby Apartments	308
7 The Gallery at NoHo Commons	438
8 Parc Pointe Apartments	255
9 Villa California Apartments	211
10 Lankershim + Otsego	297
11 Living at NoHo	402
12 Talaria	244
13 AVA Burbank	748
14 1200 Riverside	270
15 The Marquee Apartment Homes	236
16 Lofts at Noho Commons	292
17 North Hollywood Apartments	476

## RETAIL

1 Costco - North Hollywood	
2 Lowe's - Burbank	
3 Costco - Burbank	
4 Target - Burbank	
5 Walmart - Burbank	
6 Target - North Hollywood	
7 Pickwick Bowl & Pro Shop - Burbank	
8 The Home Depot - North Hollywood	
9 Regency Theaters - North Hollywood	
10 Hobby Lobby - Burbank	
11 Pavilions - Burbank	
12 Ralphs - Burbank	
13 Regal Cinemas - North Hollywood	20 24 Hour Fitness - North Hollywood
14 Vallarta Supermarkets - Burbank	21 Homegoods - Burbank
15 T.J. Maxx - Burbank	22 Nordstrom Rack - North Hollywood
16 REI - Burbank	23 Vons - Burbank
17 Whole Foods Market - Burbank	24 Best Buy - Burbank
18 Target - North Hollywood	25 Laemmle Noho 7 - Burbank
19 Ralphs - North Hollywood	26 Amazon Fresh - North Hollywood



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