

6446-6448 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91606

**YOUR SIGN HERE**

**6448**

OPEN

FOR LEASE



# PROPERTY SUMMARY



6446-6448 LANKERSHIM BLVD,  
NORTH HOLLYWOOD, CA 91606

Property type: Retail Stores

Year built: 1945

Parcel number: 2335-010-008

Building: 4,450 SF

Available SQFT: 1,500 - 4,450 SF

Lot: 6,999/.16 SF/AC

Zoning: LAC2

# LOCAL COMMUNITY MAP



Little Caesars Pizza  
**SUPERIOR GROCERS**  
STARBUCKS COFFEE  
YOSHINOYA

**SUBWAY**  
AT&T

**McDonald's**

**BLAQHAUS**

**Shell**

**TACOS EL VENADO**

**Pollo Loco**

**Philadelphia Steaks & Hoagies**

**SUBJECT PROPERTY**



# PROPERTY HIGHLIGHTS

- ✓ Prime Location Ensures High Visibility & Accessibility
- ✓ Secured Gated Parking
- ✓ Flexible Floor Plan
- ✓ High Foot Traffic
- ✓ Multiple Signage Opportunity Facing Lankershim Blvd
- ✓ Great Location for Retail, Medical or Fitness Uses



# PROPERTY PHOTOS

6446-6448 LANKERSHIM BLVD • NORTH HOLLYWOOD, CA 91606



# DEMOGRAPHICS

6446-6448 LANKERSHIM BLVD • NORTH HOLLYWOOD, CA 91606

## POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	36,746	289,198	629,543
2023 Estimate	37,703	294,718	641,605
2010 Census	38,752	292,595	637,185
Growth 2023 - 2028	-2.54%	-1.87%	-1.88%
Growth 2010 - 2023	-2.71%	0.73%	0.69%

## 2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	31,669	84.00%	239,236	81.17%	514,997	80.27%
Black	1,888	5.01%	14,482	4.91%	29,394	4.58%
Am. Indian & Alaskan	637	1.69%	4,081	1.38%	8,185	1.28%
Asian	2,271	6.02%	25,957	8.81%	65,508	10.21%
Hawaiian & Pacific Island	118	0.31%	668	0.23%	1,346	0.21%
Other	1,121	2.97%	10,294	3.49%	22,175	3.46%
U.S. Armed Forces	34		57		164	

## HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	11,516		102,834		224,053	
2023 Estimate	11,865		104,969		228,841	
2010 Census	12,369		104,508		228,571	
Growth 2023 - 2028	-2.94%		-2.03%		-2.09%	
Growth 2010 - 2023	-4.07%		0.44%		0.12%	
Owner Occupied	3,134	26.41%	37,568	35.79%	87,342	38.17%
Renter Occupied	8,731	73.59%	67,401	64.21%	141,499	61.83%

# DEMOGRAPHICS DETAILED REPORT

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## 2023 POPULATION BY OCCUPATION

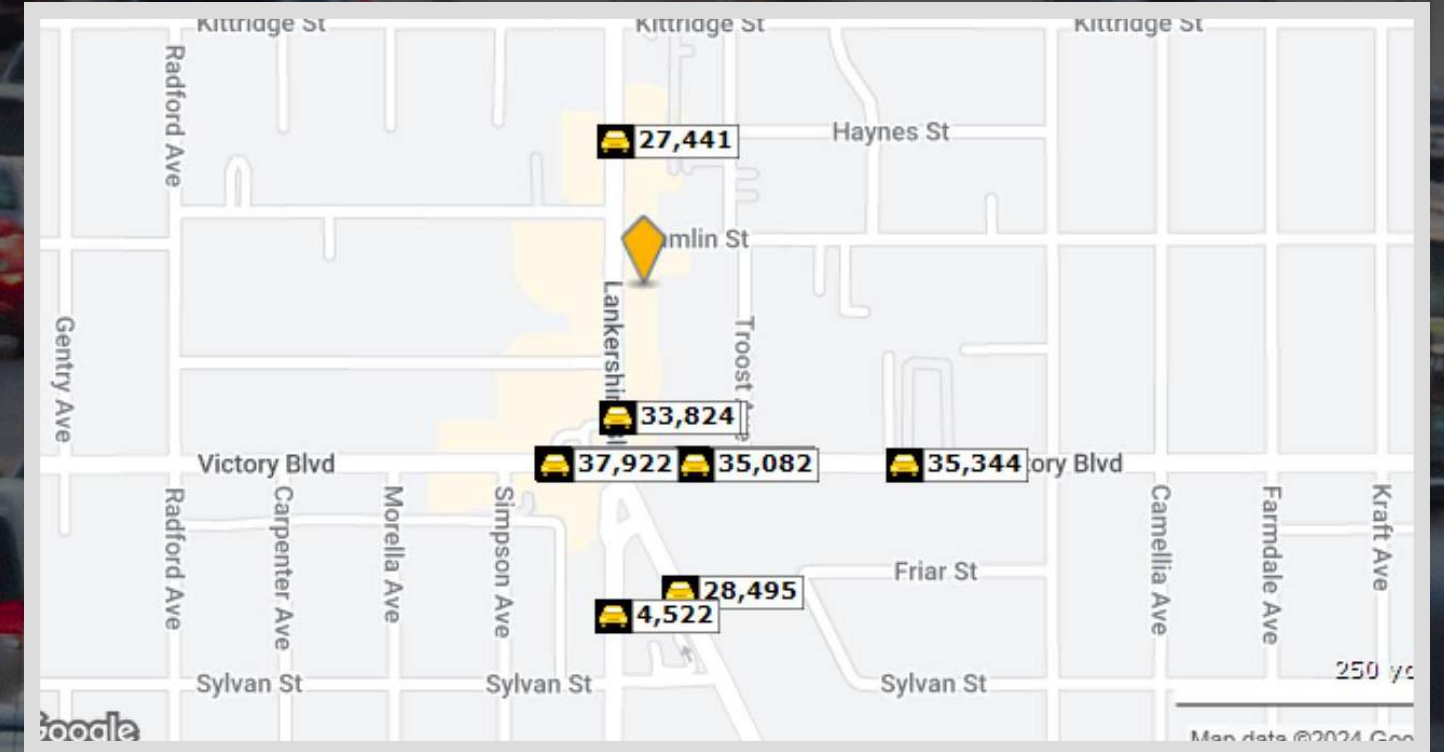
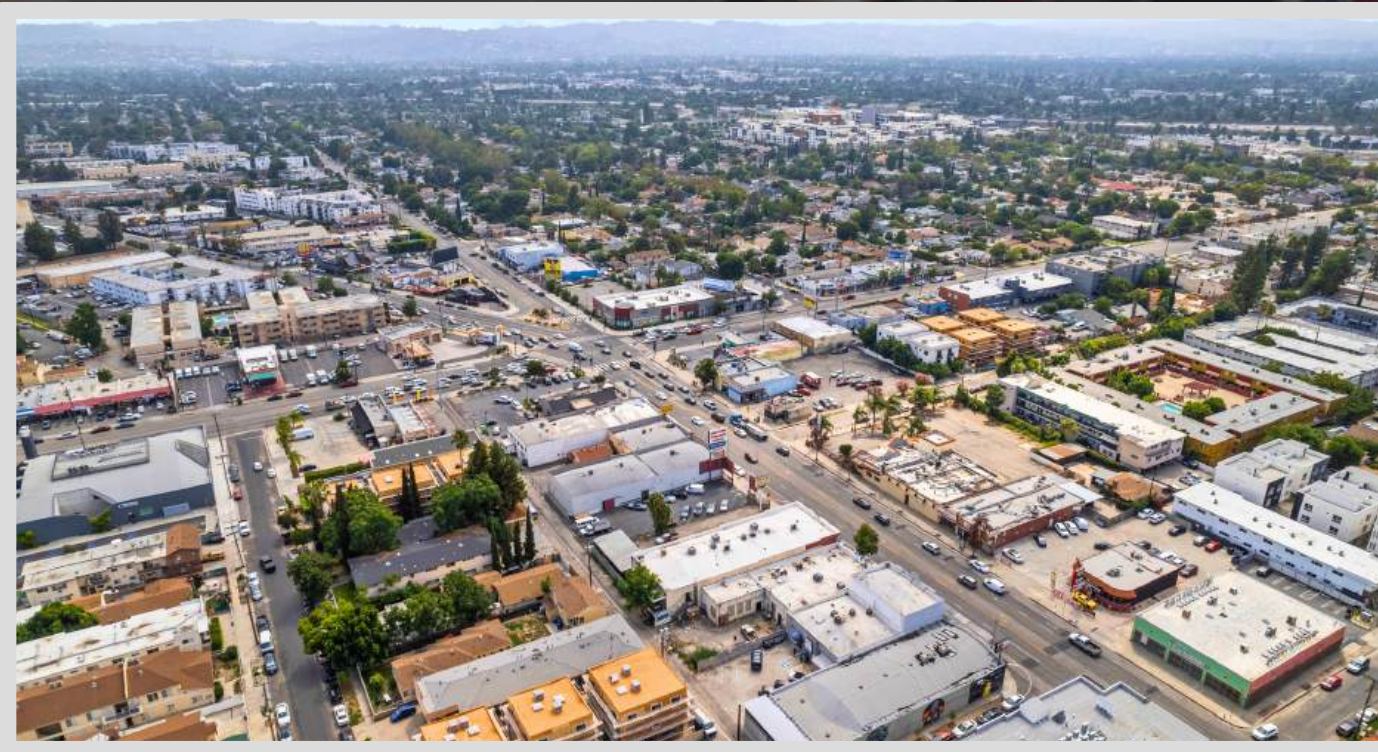
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	733	2.12%	8,500	2.99%	19,860	3.14%
Professional & Management	8,031	23.25%	80,818	28.44%	183,170	28.97%
Public Administration	368	1.07%	3,409	1.20%	8,069	1.28%
Education & Health	3,166	9.16%	28,318	9.96%	61,820	9.78%
Services	4,905	14.20%	32,312	11.37%	68,716	10.87%
Information	1,270	3.68%	14,711	5.18%	31,397	4.97%
Sales	3,672	10.63%	31,576	11.11%	68,776	10.88%
Transportation	1,377	3.99%	8,861	3.12%	20,832	3.29%
Retail	2,034	5.89%	15,099	5.31%	32,959	5.21%
Wholesale	469	1.36%	3,437	1.21%	7,826	1.24%
Manufacturing	1,243	3.60%	10,201	3.59%	23,322	3.69%
Production	2,562	7.42%	17,109	6.02%	37,669	5.96%
Construction	1,895	5.48%	11,727	4.13%	27,894	4.41%
Utilities	1,057	3.06%	6,469	2.28%	14,373	2.27%
Agriculture & Mining	87	0.25%	580	0.20%	1,188	0.19%
Farming, Fishing, Forestry	28	0.08%	236	0.08%	668	0.11%
Other Services	1,652	4.78%	10,840	3.81%	23,789	3.76%

## 2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	2,720	21.99%	29,317	28.05%	64,957	28.42%
2-Person Households	2,908	23.51%	28,714	27.48%	62,920	27.53%
3-Person Households	2,027	16.39%	16,114	15.42%	35,125	15.37%
4-Person Households	2,089	16.89%	14,225	13.61%	30,881	13.51%
5-Person Households	1,365	11.04%	8,043	7.70%	17,088	7.48%
6-Person Households	643	5.20%	3,886	3.72%	8,253	3.61%
7-or more Person Households	616	4.98%	4,208	4.03%	9,347	4.09%

# TRAFFIC COUNT

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TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject	
Lankershim Blvd	Victory Blvd	0.03 S	42,389	MPSI .07
Lankershim Blvd	Victory Blvd	0.03 S	33,824	MPSI .07
Lankershim Blvd	Hamlin St	0.04 S	27,441	MPSI .09
Victory Blvd	Troost Ave	0.03 E	32,978	MPSI .10
Victory Blvd	Troost Ave	0.03 E	35,082	MPSI .10
Victory Blvd	Simpson Ave	0.03 W	31,524	MPSI .11
Victory Blvd	Simpson Ave	0.03 W	37,922	MPSI .11
Lankershim Blvd	Sylvan St	0.06 SE	28,495	MPSI .17
Victory Blvd	Beck Ave	0.09 E	35,344	MPSI .18
Colfax Ave	Sylvan St	0.04 S	4,522	MPSI .19



# WELCOME TO NORTH HOLLYWOOD

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## EXPLORE THE NOHO ARTS DISTRICT

The NoHo Arts District is the cultural heart of North Hollywood, known for its theaters, art galleries, and diverse dining options. Catch a show at one of the many theaters, such as the El Portal Theatre or the Road Theatre Company.



## THE ACADEMY OF TELEVISION ARTS & SCIENCES

The Academy of Television Arts & Sciences, home of the Emmy Awards, offers a fascinating glimpse into the world of television. Check out the impressive sculptures of Emmy-winning actors and a collection of Emmy statues.



## DISCOVER THE GREAT WALL OF LOS ANGELES

The Great Wall of Los Angeles is one of the longest murals in the world, stretching over half a mile. This mural, created by artist Judith Baca and a team of volunteers, depicts the history of California.



## EXPERIENCE LOCAL DINING AND NIGHTLIFE

North Hollywood boasts a diverse culinary scene and vibrant nightlife. Savor a variety of cuisines, from Mexican at Salsa & Beer to Mediterranean at Dune.

These activities offer a taste of what North Hollywood has to offer, blending cultural, recreational, and culinary experiences for a memorable visit.

**EXCLUSIVELY REPRESENTED BY**



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