



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



# RETAIL/STORAGE SPACE AVAILABLE FOR LEASE IN TOLUCA LAKE

4455 Lankershim Boulevard, Toluca Lake, CA 91602



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REAL ESTATE**

**ARMEN TCHAPANIAN**  
(818) 697-9362 | [armen@illicre.com](mailto:armen@illicre.com)  
DRE#02041876



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

RETAIL/STORAGE SPACE  
TOLUCA LAKE

**EXCLUSIVELY LISTED BY**

**ARMEN TCHAPANIAN**  
SENIOR ASSOCIATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

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## APPROX. 5,000-12,000 SF RETAIL/STORAGE SPACE AVAILABLE

- ✓ 15ft exposed high ceilings
- ✓ Perfect for storage use
- ✓ Panoramic view from each floor
- ✓ Short-term lease available

## AREA AMENITIES

- ✓ Multi-level building with endless possibilities and uses
- ✓ Ideal for storage/retail/fitness
- ✓ Close to the 101, 134, and 170 Freeways
- ✓ Abundant parking
- ✓ Elevator access

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	38,354	204,773	607,833
 Avg. HH Income	\$101,271	\$114,435	\$106,965
 Daytime Pop	31,660	169,393	503,829
 Traffic Count	± 34,126 CPD ON LANKERSHIM BLVD		

RETAIL/STORAGE SPACE  
TOLUCA LAKE

# INTERIOR PHOTOS

4455 Lankershim Boulevard, Toluca Lake, CA 91602





**AVAILABLE**



**AERIAL MAP**





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