

LAND FOR LEASE - GATEWAY TO NOHO

LOCATED AT THE THREE MAIN INTERSECTIONS OF NOHO



**CORNER INTERSECTION
ON MAIN THOROUGHFARE
OF NOHO ART'S DISTRICT**

THE YAMZON TEAM



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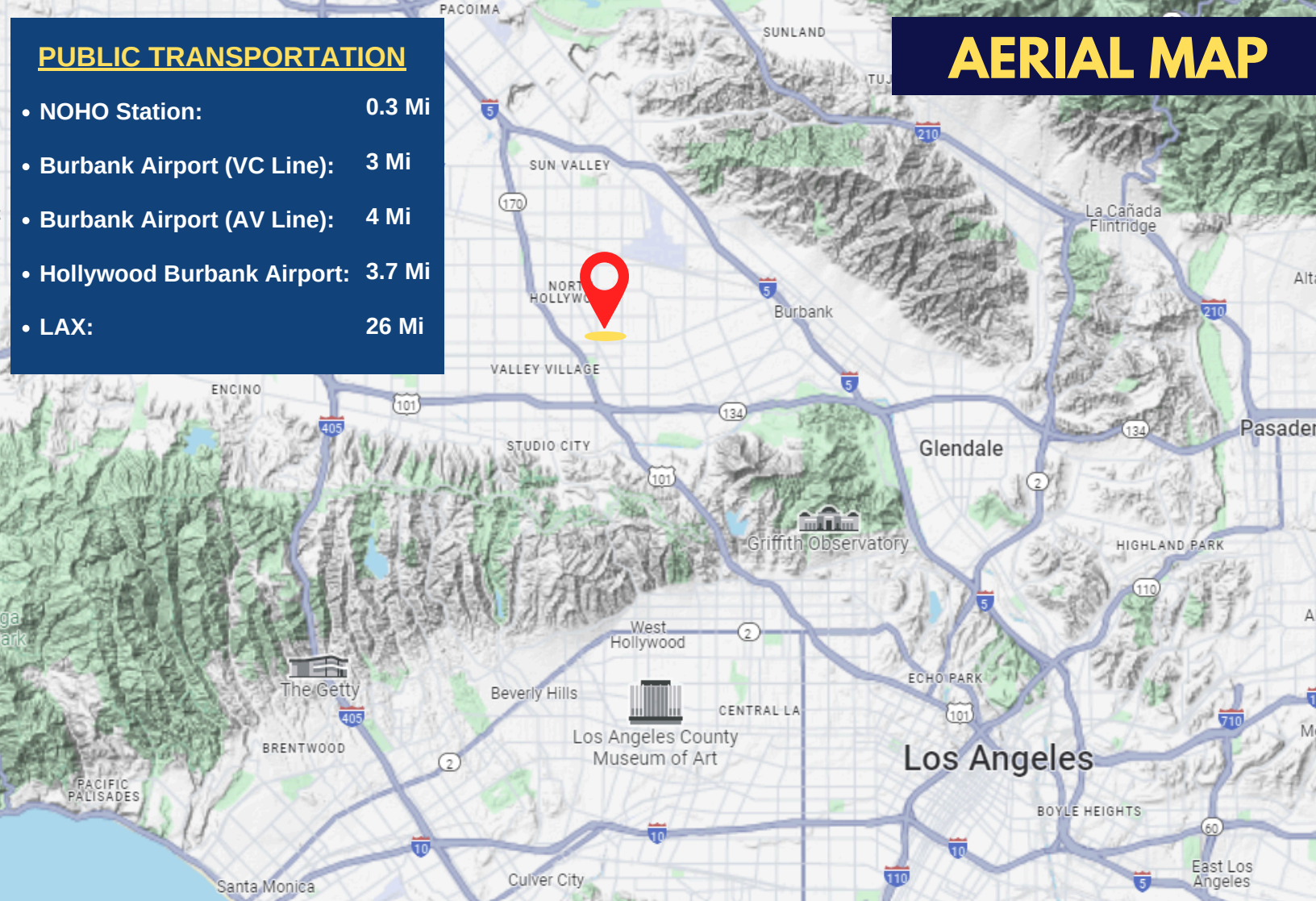
SUBJECT SPACE

Property Address: 5553 Tujunga Ave., North Hollywood, CA
Building Size: ± 2,730 SF
Lot Size: ± 17,512 SF
Year Built: 1950
Property Type: Commercial / Retail
Zoning: Zoning:
APN: APN:

PUBLIC TRANSPORTATION

- NOHO Station: 0.3 Mi
- Burbank Airport (VC Line): 3 Mi
- Burbank Airport (AV Line): 4 Mi
- Hollywood Burbank Airport: 3.7 Mi
- LAX: 26 Mi

AERIAL MAP



TRAFFIC VOLUME: ± 54,000 VPD



BURBANK BLVD

FUTURE DEVELOPMENT



NOHO ARTS DISTRICT

The NOHO Arts District is a community in North Hollywood, Los Angeles, California, that is home to contemporary theaters, art galleries, cafes and shops. The community is generally bounded by Hatteras Street to the north, Cahuenga Blvd to the east, Tujunga Ave to the west, and Camarillo Street to the south.

There are features more than twenty professional theaters, producing new work and classics diverse art galleries, public art, and professional dance studios. The district also features the largest concentration of music recording venues west of the Mississippi. A Metro Rail station is located here, the North Hollywood station of the Red Line and serves as the terminus of the Metro Orange Line busyway.



**LOCATED ON MAJOR
SIGNALIZED INTERSECTION
IN THE NOHO ARTS DISTRICT**

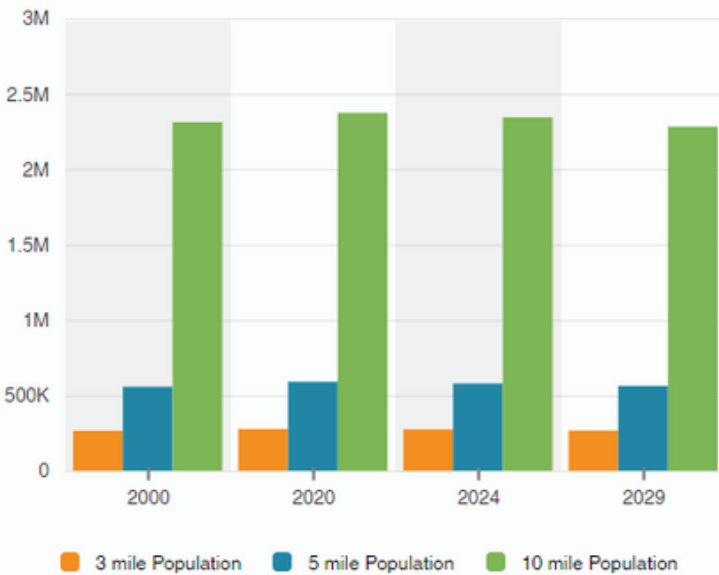


RADIUS DEMOGRAPHICS

Population

	3 mile	5 mile	10 mile
2020 Population	277,349	589,557	2,372,585
2024 Population	273,958	578,164	2,343,758
2029 Population Projection	266,652	561,916	2,281,637
Annual Growth 2020-2024	-0.3%	-0.5%	-0.3%
Annual Growth 2024-2029	-0.5%	-0.6%	-0.5%
Median Age	39	39.5	39.1

Population



Population By Race

	3 mile	5 mile	10 mile
White	130,182	272,880	974,318
Black	13,370	24,334	103,672
American Indian/Alaskan...	2,905	5,879	27,615
Asian	21,319	49,943	314,157
Hawaiian & Pacific Islander	409	801	2,935
Two or More Races	105,772	224,328	921,062
Hispanic Origin	106,631	226,094	935,128

Households

	3 mile	5 mile	10 mile
2020 Households	112,446	229,705	920,441
2024 Households	110,453	223,627	906,962
2029 Household Projection	107,326	216,892	881,850
Annual Growth 2020-2024	0.9%	0.7%	0.9%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.6%
Owner Occupied House...	36,408	81,259	297,389
Renter Occupied House...	70,918	135,633	584,460
Avg Household Size	2.4	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consume...	\$3.6B	\$7.6B	\$29.8B

Income

	3 mile	5 mile	10 mile
Avg Household Income	\$104,181	\$107,238	\$105,216
Median Household Income	\$76,989	\$78,229	\$75,015
< \$25,000	20,706	40,499	173,895
\$25,000 - 50,000	17,746	35,652	147,254
\$50,000 - 75,000	15,623	31,983	132,270
\$75,000 - 100,000	14,478	28,485	106,039
\$100,000 - 125,000	10,198	21,016	84,411
\$125,000 - 150,000	7,402	14,856	59,218
\$150,000 - 200,000	10,058	19,424	78,866
\$200,000+	14,243	31,712	125,009

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