

Owner-user or investment opportunity **North Hollywood, CA 91605**



7844

Lankershim Boulevard

±3,946 SQUARE FOOT COMMERCIAL OPPORTUNITY



An architectural rendering of a modern urban development at dusk. The scene features a tall, multi-story building with a grid of windows on the left. In the center, a large, angular structure with a glass facade and a flat roof is illuminated from within, showing people on an upper level. To the right, another building with a purple-lit facade is visible. In the foreground, a paved plaza with low-lying plants and a few people is shown. A large, semi-transparent number '01' is overlaid in the center, with the text 'Property Summary' in a gold, serif font across it.

01 *Property Summary*

SPARE THYME

BAKANO

NOOD
BREW

Property Summary

Property Type	Commercial
Building Size	±3,946 SF
Lot Size	±4,997 SF
Zoning	LAC2
Year Built	1969
Year Renovated	2022
Parking	5 Secured Surface Spaces
Clear Height	±10.5' to Low Beam
Loading	Roll-Up Door
Bathrooms	2
Kitchen	Yes
Electrical	Two 120–480V Electrical Panels
Recent Improvements	New Roof & New Air Conditioning System
Potential Uses	Retail, Office, Creative, Light Industrial
Property Positioning	Owner-User or Investment



Investment Highlights

North Hollywood Owner-user or Investment Opportunity

Mike West of Inland West is pleased to present for sale 7844 Lankershim Boulevard, a ±3,946 square foot commercial owner-user or investment opportunity located in North Hollywood, California. Situated on an approximately ±4,997 square foot LAC2-zoned parcel, the property offers a flexible configuration suitable for a variety of commercial uses. Originally constructed in 1969 and renovated in 2022, the building features prominent frontage along Lankershim Boulevard together with a combination of open interior space and functional improvements that provide flexibility for retail, office, creative, or light industrial users. Recent capital improvements include a new roof and new air conditioning system.

The property includes five secured surface parking spaces, a roll-up door, two bathrooms, a kitchen, approximately 10.5-foot clearance to the low beam, and two 120–480V electrical panels. The combination of street-facing commercial space, secured on-site parking, and rear loading capability provides an adaptable layout for both owner-users and prospective tenants.

Located along the Lankershim Boulevard commercial corridor in North Hollywood, the property offers convenient access to the broader San Fernando Valley and is positioned near Sherman Way, Laurel Canyon Boulevard, Hollywood Burbank Airport, and the regional freeway network. The offering provides an opportunity for an owner-user to establish and control its own operating location or for an investor to acquire a versatile commercial asset within an

±3,946 SF Commercial Owner-User or Investment Opportunity —
Flexible commercial building on an approximately ±4,997 SF LAC2-zoned parcel.

Recently Renovated with Key Capital Improvements —
Renovated in 2022 with a new roof and new HVAC system, providing improved functionality for users.

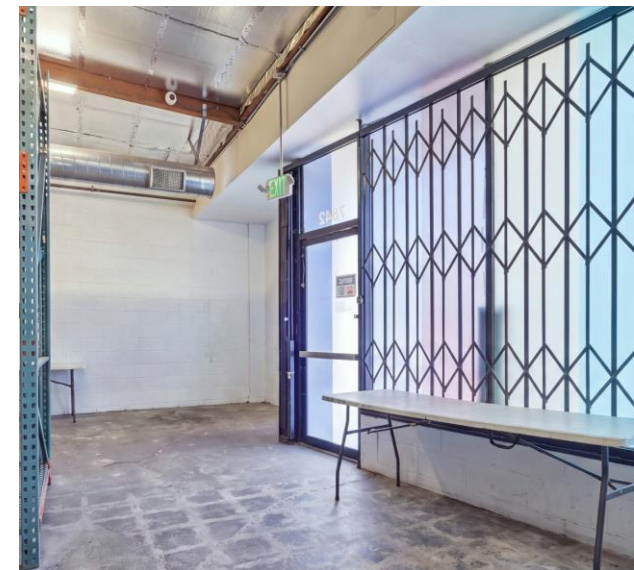
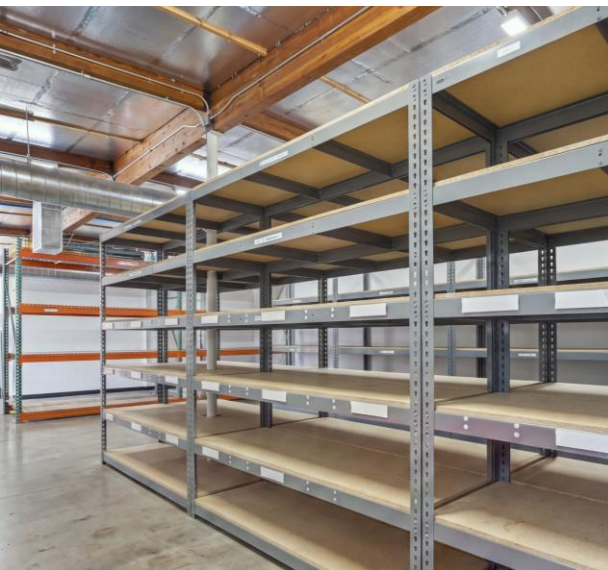
Prime Lankershim Boulevard Frontage — Prominent street-facing location with strong visibility along a major North Hollywood commercial corridor.

Flexible Layout & Functional Features — Includes 5 secured parking spaces, roll-up door, 10.5' clear height, 2 bathrooms, kitchen, and 120–480V electrical panels, supporting a variety of commercial uses.













Neighborhood Overview

The image is a detailed architectural rendering of a proposed urban development. It features a large, open central plaza with a paved walkway and a grassy area. People are shown walking, sitting on the grass, and using outdoor seating areas. The surrounding buildings are modern, multi-story structures with large windows and balconies. A large, semi-transparent graphic of the number '02' is overlaid on the center of the image. The text 'Neighborhood Overview' is written in a large, elegant, cursive font across the middle. In the background, there are more buildings and trees, suggesting a vibrant, walkable community.

PROXIMITY TO THE “IT” NEIGHBORHOOD

NoHo

Arts District

At about 1.5 square miles, the district's general markers run from Chandler Avenue to the north, Cahuenga Boulevard to the east, Tujunga Avenue to the west, and Camarillo Street to the south. The major cross streets are Lankershim and Magnolia Boulevards, which in the last two decades have emerged as the intersection of an ever-evolving vibrant urban community filled with small theaters, arts-related activities and classes, restaurants and bars, apartments, and mixed-use buildings.



LIBATIONS

Federal Bar
District Pub
Brickyard Pub
Player One
Tiki No
No Bar
Firefly

FITNESS

AT1 Fitness
24 Hr Fitness
No Limit
GoTribe Fitness
Pure Barre
HK Fitness
Orangetheory

EATS/CAFES

Amazon Fresh
El Tejano
Republic of Pie
Café NoHo
Tamashii Ramen
Vicious Dogs
Pitfire Pizza
City Kitchen Cafe

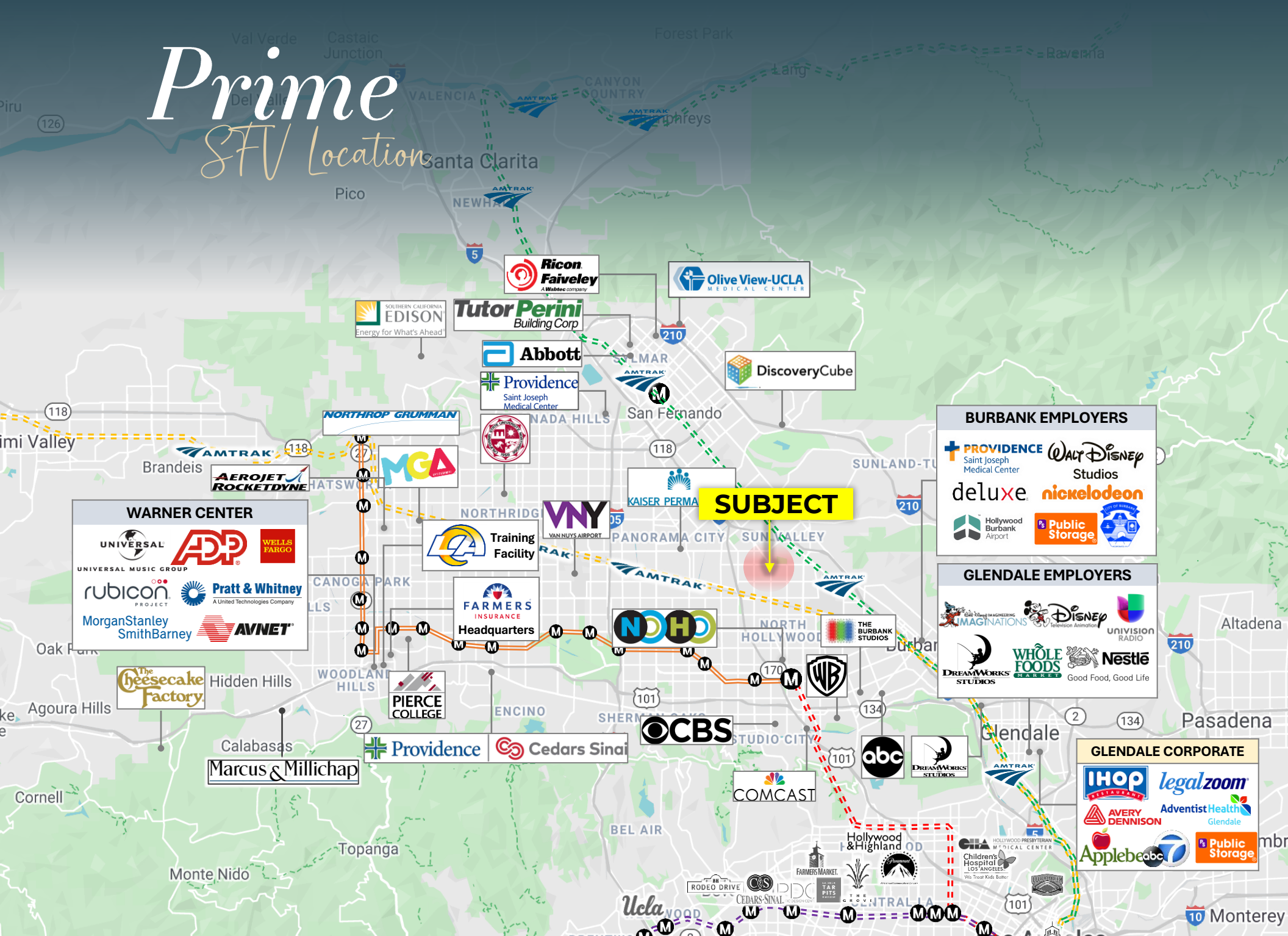
Area Overview

The NoHo Arts District is one of the most walkable neighborhoods in all of Los Angeles. This hip, urban core allows residents to live, work and play in one locale. Filled with live theaters, professional dance studios, art galleries, recording studios, boutiques and a myriad of dining options, the NoHo Arts District is considered one of the most popular cultural destinations in Los Angeles.

Arts District Makeover

Today, The NoHo Arts District, in conjunction with greater North Hollywood, is being transformed into a regional center, in large part as a result of the construction of Metro Stations for the B Line and the G Line, two lines that have made the neighborhood into a regional hub for the San Fernando Valley.

Prime SFV Locations



7844 Lankershim Blvd

Owner-user or investment opportunity

ARTS

District PATH TO PROGRESS



TRANSIT ORIENTED

This transit-oriented development includes approximately 1,500 multifamily residential units, over 300 of which will be affordable



OVER 600K OF RETAIL & OFFICE

100,000SF of community serving retail and restaurant space, and 500,000SF of office space that are all integrated with a new, integrated transit center as well as bicycle and parking facilities.



TRANSIT FACILITIES

The first phase will include the consolidation of the transit facilities at Metro's North Hollywood Station. This would begin after project approval by the City and the Metro Board, which is anticipated in early 2023.



THOUSANDS OF JOBS

The project will create thousands of new job opportunities in the construction, service, and office sectors as well as substantial property and business tax revenue to the City and County of Los Angeles.

Employment Hubs



Employer	Employees
Warner Bros. Discovery	▪ 10,890
The Walt Disney Company	▪ 10,000
NBCUniversal	▪ 35,000
Universal Studios Hollywood	▪ 10,000
Netflix	▪ 850
Nickelodeon Animation Studio	▪ 895
Providence Saint Joseph Medical Center	▪ 2,574
Hollywood Burbank Airport	▪ 2,734

Economic Drivers

World-Class Employment Hub

North Hollywood benefits from immediate access to the renowned Burbank Media District, one of the nation's most prominent entertainment and content production hubs. Major employers including Warner Bros. Discovery, The Walt Disney Company, NBCUniversal, Netflix, and Universal Studios Hollywood attract thousands of professionals in entertainment, media, technology, and creative industries. Complementing these employment centers are Providence Saint Joseph Medical Center and Hollywood Burbank Airport, which provide stable healthcare, aviation, and support-sector employment.

Strong Workforce & Housing Demand

This diverse employment base fuels strong housing demand throughout the San Fernando Valley, particularly in North Hollywood, where residents enjoy convenient access to major job centers via the US-101, I-5, SR-170, and Metro B Line. The area's concentration of high-paying creative, healthcare, and professional services jobs continues to attract a well-educated workforce, supporting long-term renter demand and reinforcing North Hollywood's position as one of Los Angeles' most desirable rental and investment markets.

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