



4869-4873 LANKERSHIM BLVD.  
818 766.1927  
EUROPEAN AUTO PARTS  
NORTH HOLLYWOOD, CA 91601

OFFERING MEMORANDUM



WILLIAMS CAPITAL ADVISORS  
Real Estate Advisory

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KELLERWILLIAMS.  
Hollywood Hills

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## OFFERING MEMORANDUM



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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

### Investment or Owner-User Opportunity in NoHo Arts District

This multi-tenant retail property at 4869-4873 Lankershim Boulevard presents a compelling investment opportunity at the epicenter of North Hollywood's transformation into the San Fernando Valley's premier urban destination. The 4,556-square-foot building sits on a 7,503-square-foot lot with LAC4 zoning and four parking spaces, offering flexibility for investors seeking stable income or owner-users looking to occupy a prime Arts District location. With two occupied tenants generating immediate cash flow and one vacant unit ready for lease-up, the property delivers both current income and near-term upside potential through stabilization.

The property's strategic positioning on Lankershim Boulevard places it within walking distance of the North Hollywood Metro Station, providing direct subway and BRT access to Universal Studios, Hollywood, and Downtown Los Angeles. This exceptional transit connectivity, combined with the surrounding cultural density of over 31 professional theaters, creates a vibrant retail environment that attracts both residents and visitors to the walkable Arts District. Over \$1 billion in recent institutional investments—including NoHo West, District NoHo, and the Lankershim + Ostego mixed-use development—signals sustained market momentum and positions the property to benefit from continued appreciation as the submarket matures.

Trade area demographics reinforce the location's retail fundamentals, with 242,336 residents within three miles, an average household income of \$114,839, and 43.1% of households earning over \$100,000 annually. Major employers including Walt Disney Records, Universal Studios, and Kaiser Foundation Hospitals provide a stable employment base that supports consistent consumer spending, while the area's appeal to young professionals ensures continued demand for the retail and entertainment amenities that define the NoHo Arts District.

#### PROPERTY DETAILS

ADDRESS	4869-4873 LANKERSHIM BLVD., NORTH HOLLYWOOD, CA 91601
APN	2353-020-003
PROPERTY TYPE	Retail
YEAR BUILT	1938
GROSS BUILDING AREA	4,556 SF
LOT SIZE	7,503 SF / 0.17 AC
ZONING	LAC4

## PHOTOS





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# FINANCIAL ANALYSIS

# FINANCIAL OVERVIEW

**ASKING PRICE** **\$2,350,000**

GROSS BUILDING AREA	± 4,556 SF
BUILDING PSF	\$515.80
LOT SIZE	± 7,503 SF
LAND PSF	\$313.21

## ANNUALIZED OPERATING DATA

	<u>Current</u>	<u>Pro Forma</u>
POTENTIAL BASE RENT	\$104,580	\$143,717
GROSS POTENTIAL INCOME	\$104,580	\$143,717
Less: Vacancy (3%)	\$0	(\$4,312)
EFFECTIVE GROSS INCOME	\$104,580	\$148,029
OPERATING EXPENSES	(\$33,186)	(\$33,186)
EXPENSE RATIO (EGI)	31.7%	22.4%
<b>NET OPERATING INCOME</b>	<b>\$71,394</b>	<b>\$114,843</b>



## OPERATING EXPENSES

	<u>Current</u>	<u>PSF</u>	<u>Pro Forma</u>	<u>PSF</u>
REAL ESTATE TAXES (1.20%)	\$28,186	\$6.19	\$28,186	\$6.19
INSURANCE	\$5,000	\$1.10	\$5,000	\$1.10
<b>TOTAL OPERATING EXPENSES</b>	<b>\$33,186</b>	<b>\$7.28</b>	<b>\$33,185.85</b>	<b>\$7.28</b>

# RENT ROLL

Current

Pro-Forma

UNIT #	TENANT	UNIT TYPE	SF	BUILDING SHARE	BASE RENT	PSF	LEASE TYPE	BASE RENT	PSF	LEASE TYPE
4869	Mechanic Parts Store	Retail	1,518 SF	33.3%	\$1,890.00	\$1.25	MG	\$1,946.70	\$1.28	MG
4873	Vacant	Retail	1,518 SF	33.3%	\$0	\$0	MG	\$3,000.00	\$1.98	MG
4875	Store	Retail	1,520 SF	33.4%	\$6,825.00	\$4.49	MG	\$7,029.75	\$4.62	MG
MONTHLY TOTAL				4,556 SF	\$8,715.00	\$2.87 Avg.		\$11,976.45	\$2.63 Avg.	
ANNUAL TOTAL					\$104,580.00	\$34.42 Avg.		\$143,717.40	\$31.54 Avg.	



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# LOCATION OVERVIEW

# INVESTMENT HIGHLIGHTS

- ❖ Prime NoHo Arts District location on high-traffic Lankershim Boulevard surrounded by 31+ professional theaters
- ❖ Immediate income with value-add upside - two units currently occupied with one vacant unit ready for lease-up
- ❖ Exceptional transit access - walking distance to North Hollywood Metro Station with direct subway/BRT to Universal Studios, Hollywood, and DTLA
- ❖ Flexible LAC4 zoning - suitable for investor or owner-user
- ❖ Major employer base - Walt Disney Records, Universal Studios, Kaiser Foundation Hospitals



# DEMOGRAPHICS

## 1-Mile Radius Profile

Key Metric	1-Mile Radius (2023)	Insight
Population	70,316	High density, indicating strong local consumer base.
Median Household Income	\$85,982	Significantly above average, supporting premium retail and service offerings.
Median Age	36.5	A young, working-age population, suggesting long-term economic vitality.
Renter Ratio	10:3 (Renters:Homeowners)	High renter concentration, favorable for multi-family investment.
Top Employment Sector	Management, Business, Science, Arts (28,075)	Indicates a highly educated and professional workforce.

## Population Trends and Density

Year	1-Mile Radius	3-Mile Radius	5-Mile Radius
2023	70,316	301,514	752,210
2022	68,642	299,962	746,825
2021	68,011	302,172	751,278
2020	68,666	302,848	760,160
2019	70,902	305,470	764,558

## Household Income Profile

Income Bracket	1-Mile Households	3-Mile Households	5-Mile Households
2023 Median Income	\$85,982	\$91,210	\$86,936
Under \$25K	5,588	18,639	52,409
25k-50K	5,095	17,098	46,874
50k-100K	9,797	33,439	83,820
100k-150K	6,989	21,853	53,777
Above \$150k	8,099	36,469	88,343

# DEMOGRAPHICS

## Age and Workforce Distribution

Age Bracket	1-Mile Population	3-Mile Population	5-Mile Population
<b>2023 Median Age</b>	<b>36.5</b>	<b>38.6</b>	<b>38.5</b>
Under 20	9,929	57,497	135,065
20 - 25	4,235	17,015	43,164
<b>25 - 45</b>	<b>31,522</b>	<b>106,364</b>	<b>271,259</b>
45 - 65	16,577	78,922	194,570
Over 65	6,844	34,778	90,178

## Housing and Occupancy

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Renter to Homeowner Ratio	<b>10:3</b>	5:3	2:1
Renters	<b>27,622</b>	79,674	216,257
Homeowners	7,946	47,824	108,966
Occupied Housing Units	32,658	116,686	291,585
Vacant Housing Units	2,910	10,812	33,638

## Employment Profile

Industry	1-Mile Employees	3-Mile Employees	5-Mile Employees
<b>Total Employees (2023)</b>	<b>62,039</b>	<b>254,338</b>	<b>643,182</b>
Management, Business, Science, Arts	<b>28,075</b>	96,527	226,980
Arts, Entertainment, Food	8,922	26,903	60,719
Educational, Health Care	8,198	33,581	83,086
Information	8,090	25,358	52,206
Professional Services	7,305	25,720	66,942
Retail Trade	3,239	15,024	38,960
Finance, Insurance	2,996	11,575	27,846
Other Services	2,329	9,127	22,739
Manufacturing	1,843	10,384	22,969
Construction	1,672	9,153	22,613
Transportation, Warehousing	1,487	6,779	17,729
Public Administration	966	4,452	10,744
Wholesale Trade	818	3,058	8,100
Agriculture	258	628	1,418

## AMENITIES MAP



## MAJOR DEVELOPMENTS

- District NoHo – \$1B Mixed-Use Project
- Link Apartments NoHo – 128-Unit Mixed-Use
- NoHo Health Center – \$92M Civic Project
- 12001 Victory Blvd – 294-Unit Affordable/Retail
- Harmony Senior Apts – 84-Unit Affordable/Senior
- Bridge Point NoHo – Completed 106k sf Industrial



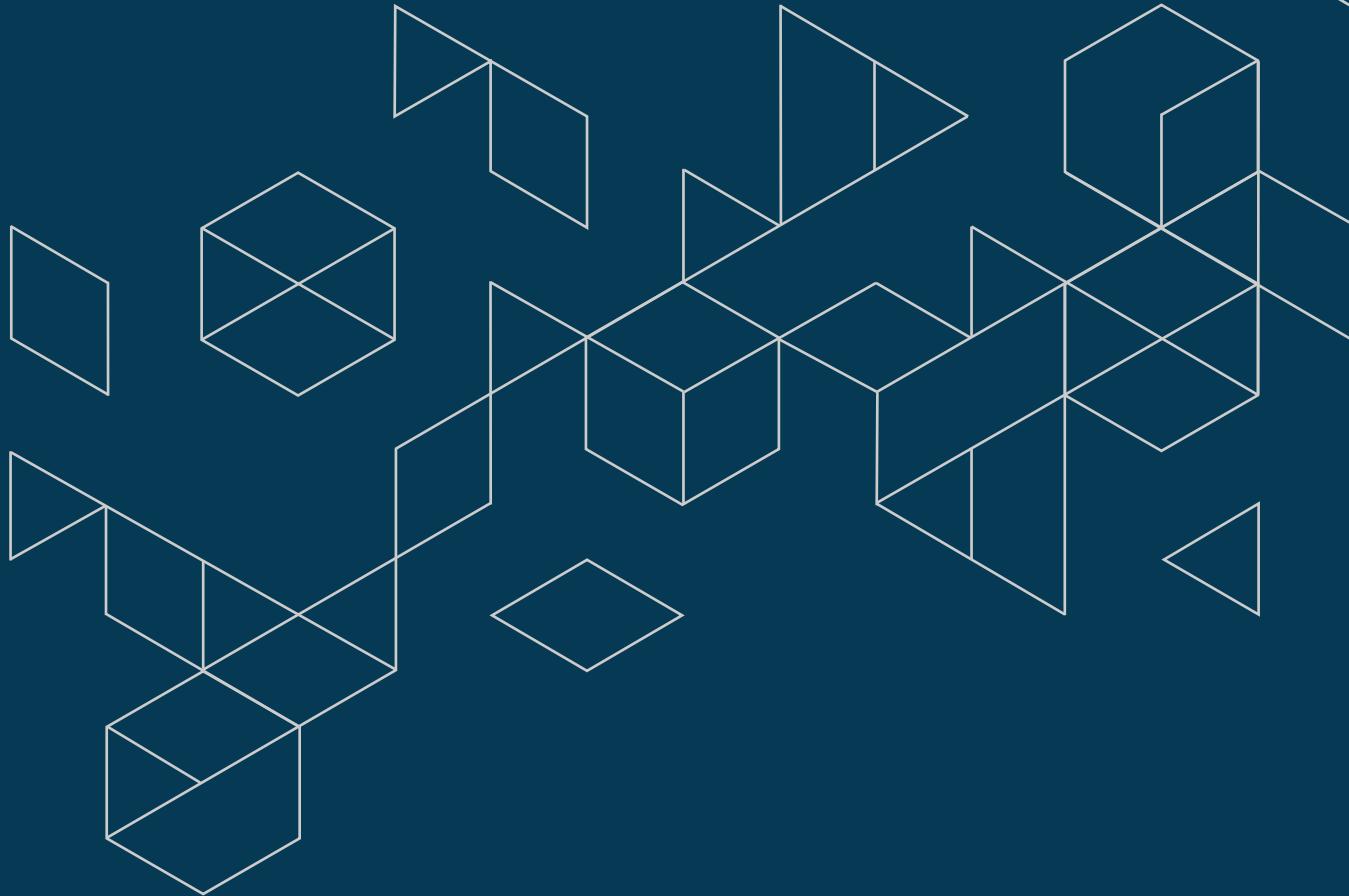
# MARKET OVERVIEW

North Hollywood has emerged as one of the San Fernando Valley's most dynamic and rapidly transforming submarkets, driven by its strategic position as the Valley's primary transit hub. The North Hollywood Metro Station—serving as the terminus of the B Line (Red) subway and G Line (Orange) Bus Rapid Transit—connects the area directly to Universal Studios, Hollywood, and Downtown Los Angeles, attracting approximately 28,000 daily transit riders and positioning the submarket as a model for transit-oriented development in Los Angeles County. The NoHo Arts District, established in 1992, has evolved from a modest theater community into a thriving urban village featuring over 31 professional theaters, diverse art galleries, music recording studios, and an expanding base of restaurants, cafes, and creative businesses that draw residents and visitors seeking a walkable, culturally rich environment.

Institutional capital has validated North Hollywood's growth trajectory with over \$1 billion in planned and active development investment. The \$1.1 billion District NoHo project—a joint venture between Trammell Crow Company, High Street Residential, and LA Metro—will transform 15.6 acres of underutilized Metro parking into approximately 1,500 residential units, 500,000 square feet of office space, 100,000 square feet of retail, and over three acres of public open space directly atop the transit station.

Additional major projects including NoHo West and the Lankershim + Ostego mixed-use development continue to reshape the submarket, adding density and amenities that reinforce North Hollywood's emergence as a regional live-work-play destination. This sustained development activity, combined with the area's transit accessibility and cultural identity, positions retail properties along Lankershim Boulevard to benefit from continued population growth, increased foot traffic, and rising consumer spending as the submarket matures.





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