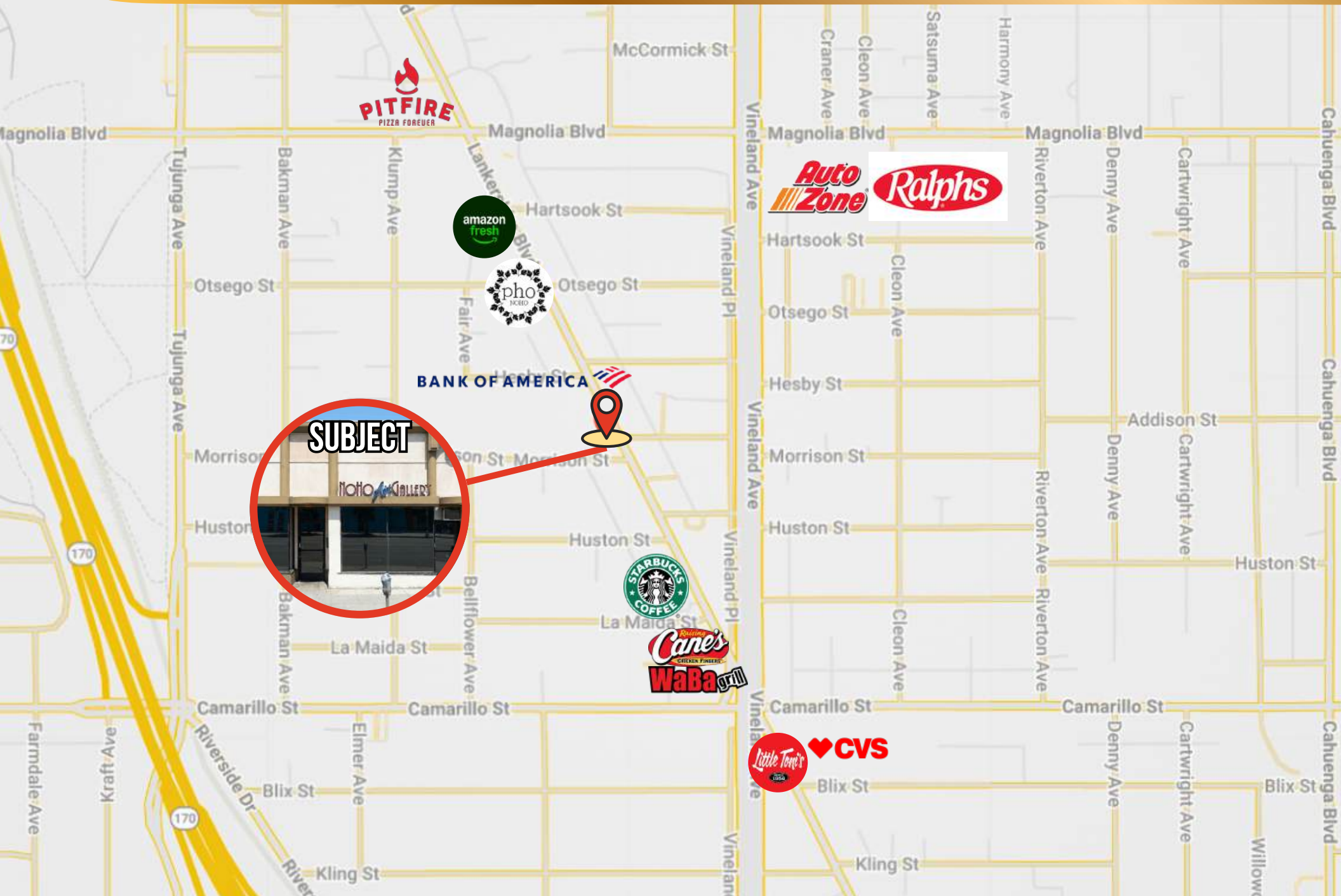


**FOR LEASE**  
PRESENTED BY  
**Arie Rose**  
**424.421.4241**  
POWERED BY **RISE** [roseandcoegroup.com](http://roseandcoegroup.com) **r68J**  
Equal Housing Opportunity  
**NotHo Art GALLERY**

# PROPERTY MAP





# PROPERTY OVERVIEW



**TYPE**  
Retail



**SIZE**  
± 850 SF



**RATE**  
\$3.25 + 0.30 NNN



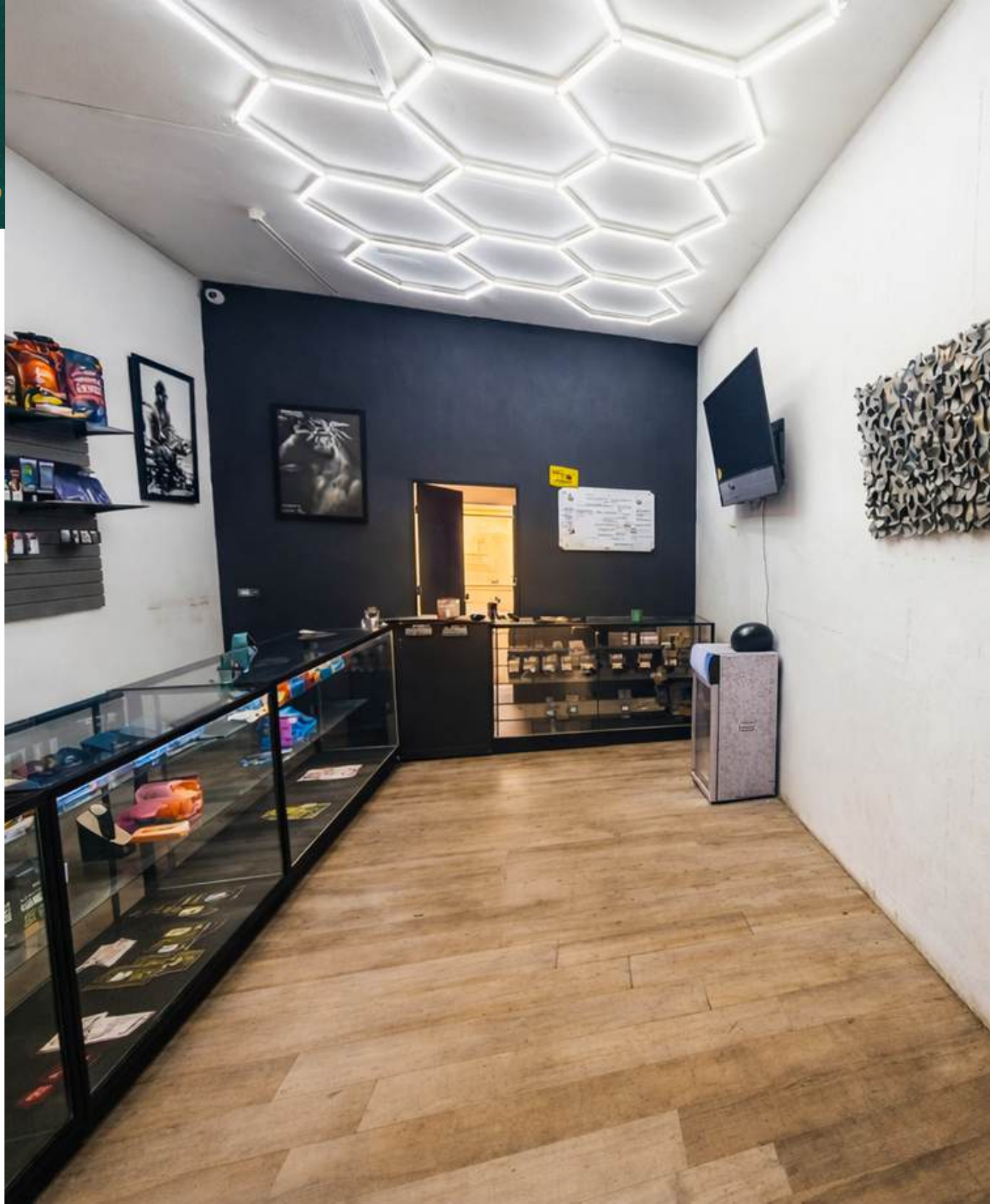
**YEAR BUILT**  
1940



**TERM**  
1-2 years



**ZONING**  
LAC4



# PROPERTY PHOTOS



Rose & Co.  
COMMERCIAL GROUP



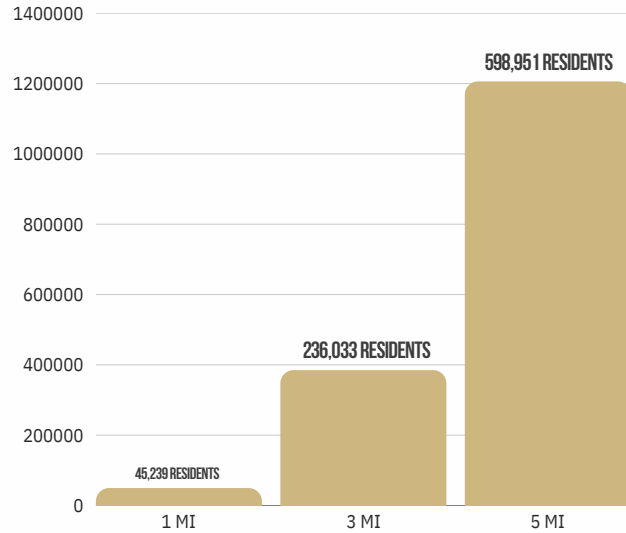
# PROPERTY SHOWCASE



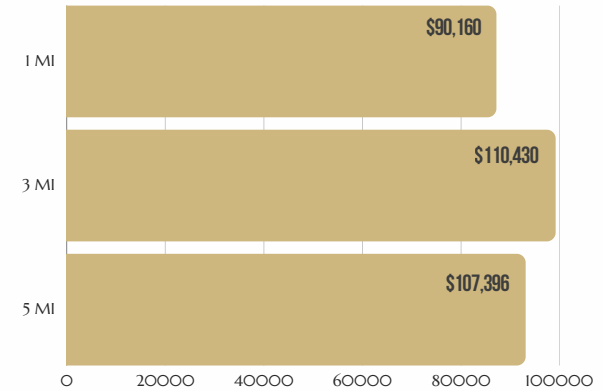
- **Prime Lankershim Blvd frontage in the North Hollywood / NoHo Arts District trade area**, surrounded by a dense mix of retail, entertainment, and neighborhood-serving uses.
- **High visibility corridor** with strong vehicle exposure
- **Strong signage / branding opportunity** along a primary commercial spine
- **Cultural + lifestyle foot-traffic generator**: NoHo Arts District includes theaters, studios, galleries, dining, and specialty shops—supporting daytime and evening activity.

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

| ADDRESS         | CROSS STREET | TRAFFIC VOLUME      | DISTANCE FROM SUBJECT |
|-----------------|--------------|---------------------|-----------------------|
| Lankershim Blvd | Hesby St     | 22,301 vehicles/day | .04miles              |
| Lankershim Blvd | Hesby St     | 22,293 vehicles/day | .04miles              |
| Hesby St        | Vineland Pl  | 2,864 vehicles/day  | .07miles              |
| Hesby St        | Vineland Pl  | 2,845 vehicles/day  | .07miles              |
| N Vineland Ave  | Hesby St     | 24,275 vehicles/day | .09miles              |
| N Vineland Ave  | Hesby St     | 24,341 vehicles/day | .09miles              |
| Lankershim Blvd | Hesby St     | 23,592 vehicles/day | .11miles              |
| Lankershim Blvd | Hesby St     | 23,335 vehicles/day | .11miles              |
| N Vineland Ave  | Hesby St     | 23,704 vehicles/day | .12miles              |
| N Vineland Ave  | Hesby St     | 23,768 vehicles/day | .12miles              |



POWERED BY



real

## Specializing in Commercial Sales & Leases throughout Southern California



### ARIE ROSE

Founder | DRE 02226762



424.421.4241



arie@roseandcogroup.com



roseandcogroup.com