

# Lankershim Collection

NORTH HOLLYWOOD, CA 91601

AVAILABLE FOR SALE / GROUND LEASE



5838-5846 LANKERSHIM BLVD | 11449-11463 EMELITA ST.

5809-5831 LANKERSHIM BLVD.

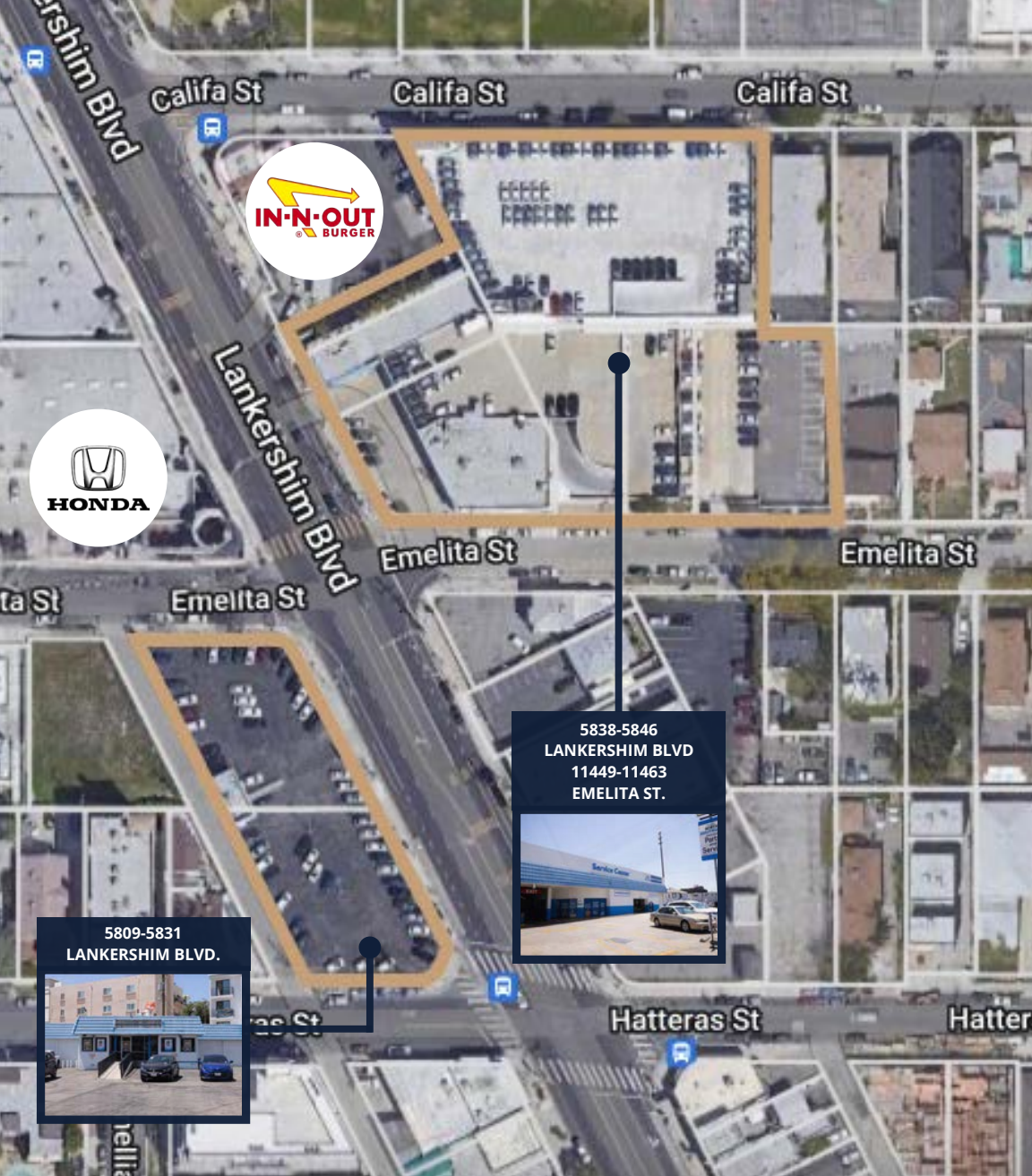


OFFERING MEMORANDUM



CITYSTREET  
COMMERCIAL





# Property Highlights

CityStreet Commercial is proud to present the **Lankershim Collection** in the electric neighborhood of North Hollywood. These sites were constructed between 1947-1984. Currently, the property is 100% owner/user occupied and is in great overall condition. These sites are presently operating as Honda of North Hollywood and includes a service facility with on-site parking structure with rooftop parking in addition to a separate existing used car sales lot.

## Deal Points

- + Offering provides an Owner/User, Investment, or Development Opportunity
- + Located in an Opportunity Zone
- + Current Zoning Allows for a Mixed-Use Retail/Residential Development
- + Hard Corner Properties
- + Two of the Parcels span from Block-to-Block Allowing for Convenient Access
- + Rare Opportunity to **PURCHASE** or **GROUND LEASE** Large Overall Mass of Land on a Major Thoroughfare
- + Extremely Dense, Infill, and Affluent Los Angeles Location in the Heart of the San Fernando Valley.
- + High Traffic Counts over 40,000 Vehicles Per Day
- + Located Within Less than 1 Mile from the NoHo Arts District
- + Properties can be **SOLD** or **GROUND LEASED** Separately or as a Portfolio
- + Asking Price/Rent Guidance: Inquire with Broker



# Property Breakdown

## 5809-5831 LANKERSHIM BLVD.

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BUILDING SIZE: +/- 577 SF

URBAN EATS

LOT SIZE: +/- 27,080 SF (0.62 AC)

YEAR BUILT: 1985

PROPERTY USE: PARKING LOT/AUTO REPAIR

CURRENT USE: USED CAR LOT

ZONING: C2-1VL

APN (s): 2338-015-019 / 2338-015-001

**\*BUYER TO VERIFY WITH CITY AGENCIES**

## 5838-5846 LANKERSHIM BLVD. | 11449 - 11463 EMELITA ST.

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BUILDING SIZE: +/- 27,460 SF (PER TITLE)

LOT SIZE: +/- 79,660 SF (1.82 AC)

YEAR BUILT: 1985

PROPERTY USE: AUTO REPAIR/PARKING LOT/RESIDENTIAL VACANT LAND

CURRENT USE: SERVICE FACILITY/PARKING

ZONING: C2-1 / R3-1

APN (S): 2338-013-040 / 2338-013-039 / 2338-013-049 / 2338-013-048 / 2338-013-047

# North Hollywood Overview

## About the City

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**North Hollywood**, due to its dense and diverse population, is quickly transforming into a dynamic powerhouse featuring some of the trendiest bars, shops, and restaurants within the San Fernando Valley, with the NoHo Arts District serving as the epicenter of it all. Known for its thriving creative scene, the neighborhood is home to numerous theaters, dance studios, and galleries, making it a cultural hub for artists and performers. The property is centrally located just blocks away from new multifamily developments, the Metro Red Line, North Hollywood High School, and is situated within a dense urban village with easy access to both the 101 and 170 Freeways. This prime location allows residents to enjoy the perfect balance of urban convenience and artistic expression.

Beyond its artistic appeal, North Hollywood offers a vibrant mix of modern amenities and historic charm. The NoHo West shopping center, bustling nightlife spots, and a variety of dining options showcase the area's rapid growth and evolving landscape. Parks like North Hollywood Park provide outdoor recreation, while nearby attractions like Universal Studios Hollywood add to the neighborhood's entertainment options. Do not miss the opportunity to own in this diverse community that seamlessly combines history, art, culture, and entertainment, making it one of the most exciting and sought-after areas in Los Angeles.



# Area Map

NOHO WEST



5809-5831  
LANKERSHIM BLVD.



DISTRICT NOHO



11311 CHANDLER



NOHO ARTS DISTRICT



5838-5846  
LANKERSHIM BLVD  
11449-11463  
EMELITA ST.



WEDDINGTON  
APARTMENTS





# Local Development Projects



**DISTRICT NOHO**



**NOHO WEST**



**11311 CHANDLER LUXURY APARTMENTS**



**WEDDINGTON APARTMENTS**



# San Fernando Valley

The San Fernando Valley is home to more than 1.8 million residents. The San Fernando Valley is home to numerous companies, the most well known being the entertainment industry of Burbank including motion pictures, music recording and television production. The former movie ranches were branches of original studios now consisting of CBS Studio Center, NBC Universal, The Walt Disney Company (and its ABC television network), Warner Brothers and Dreamworks Animation. In Studio City, CBS Studio Center comprises over 40 acres of housing 18 sound stages. In Chatsworth, Canoga Park and Northridge, Aerospace provides thousands of jobs from companies like Aerojet Rocketdyne, Northrop Grumman and Boeing. Chatsworth houses MGA Entertainment, a media and children's toy manufacturer with over 1,100 employees. Warner Center is 30 minutes by car from the Lankershim Collection with an impressive employment roster including Kaiser Permanente, Anthem, Activision, Marriott, Farmers Insurance, Universal Music Group, Viking River Cruises, Zenith Insurance, Thermo Fisher Scientific and Health Net.





NORTH HOLLYWOOD SPECS

\$93K  
MEDIAN HOUSEHOLD INCOME

3.8%  
VACANCY RATE

1,543 UNITS  
12 MONTH ABSORPTION

400K  
AVERAGE SALE PRICE/UNIT

37,480  
UNITS

2,275 UNITS  
VACANCY RATE

5.8%  
ANNUAL RENT GROWTH

4.0%  
AVERAGE CAP RATE

828 UNITS  
UNDER CONSTRUCTION

TRANSIT-ORIENTED DESTINATION

STUDIO CITY, BURBANK & SHERMAN OAKS  
10-15 MINUTES



CLOSE TO STUDIOS & ENTERTAINMENT OFFICES





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