

RETAIL BUILDING FOR LEASE

5041-5045 Lankershim Blvd, North Hollywood, CA 91601



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5041-5045 LANKERSHIM BLVD

N O R T H H O L L Y W O O D , C A

LEASE OPPORTUNITY BREAKDOWN

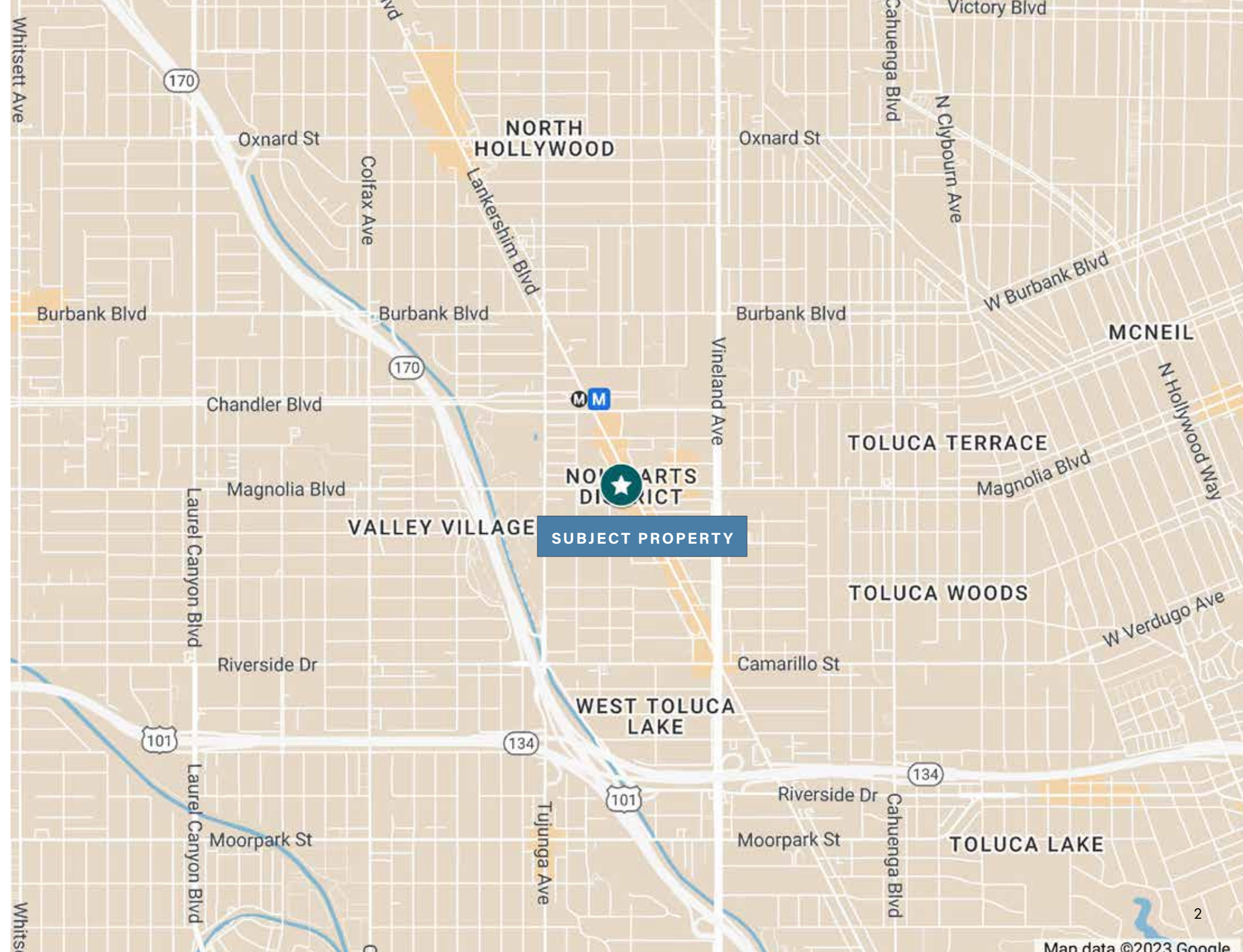
RETAIL DETAILS

5041-5045 Lankershim Blvd, North Hollywood, CA

Retail Building Size	~860-3,770 SF Building is divisible 1-4 suites
Lease Rate	\$2.00
Lease Type	Modified Gross
Lease Term	Negotiable
Parking	9 Total Spaces (2 space per suite with one shared handicap space)
Lot Size	~0.15 Acres 6,768 SF



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VISIT NORTH HOLLYWOOD

NORTH HOLLYWOOD, CA

The desire to open a shop, play, entertain, or take up residence in the heart of North Hollywood 's Arts District has undoubtedly escalated in recent years. As one of Los Angeles' most walkable neighborhoods, the Arts District of North Hollywood is full of live theatres, professional dance studios, recording studios, boutiques, professional office buildings, and an influx of multifamily and mixed-use developments along side a myriad of restaurants and bars.

DEVELOPMENTS

There have been at least a dozen new multifamily developments built at the center of the Arts District, many with a ground-floor retail component. The newest development is the Lankershim & Ostego mixed-use project. Plans are calling for a seven-story edifice featuring a mix of 297 either studio, one or two-bedroom apartments. With a mix of market rate and very-low-income units, as well as 26,000 square feet of retail space that is leased by 365 by

Whole Foods Market. The exposure of NoHo Arts District as a world-class neighborhood has drawn the attention of capital from around the world. Some of the largest public REITs, pension funds, and private equity firms have all shown their confidence in the market of North Hollywood by recently investing over \$1 billion dollars.

ARTS & ENTERTAINMENT

The theater district includes two new large venues that expand upon existing theaters, the newly redesigned NoHo Arts Center (formerly the American Renegade Theatre) and the redesigned Historical El Portal. They add to the existing 31 theaters located in and around the NoHo Arts District. NoHo Commons, developed by J.H. Snyder Company, is located near the NoHo Arts District's commercial core and subway station. The \$100-million, 292-unit loft apartment project by Snyder was the first segment to be completed of NoHo Commons, part of a "transit village" taking form at the terminus of the Metro Red Line subway and the Orange Line busway.

NORTH HOLLYWOOD ATTRACTIONS



EL PORTAL THEATRE



TELEVISION ACADEMY



RESTAURANTS & BARS



NORTH HOLLYWOOD PARK

TRANSPORTATION

North Hollywood is a combined heavy rail subway station and a bus rapid transit (BRT) station in the Los Angeles County Metro Rail system. It is located at the intersection of Lankershim Boulevard and Chandler Boulevard in the North Hollywood district in the San Fernando Valley of Los Angeles. This station is served by the Red Line subway service as well as the Orange Line BRT service. The station is the northern terminus (the last stop) of the Red Line, and the eastern terminus of the Orange Line in the Los Angeles County Metro Liner system

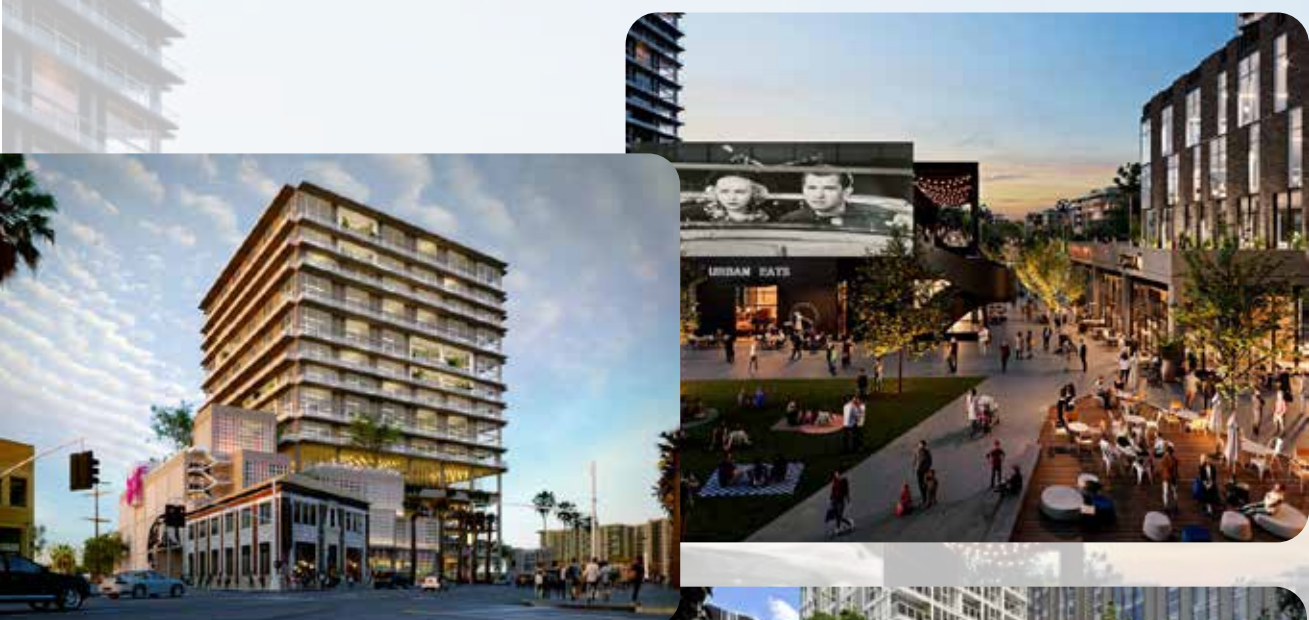
Since the opening of the station in 2000, transit-oriented developments have begun to be constructed adjacent to the station. NoHo Tower (a 15-story apartment building) is across the street from the station and NoHo Commons, a multi-use complex which includes several floors of apartments above a level of retail. In September 2007, transportation officials approved NoHo Art Wave, the largest "transit-oriented" development in L.A. County history, consisting of a \$1.3-billion apartment, retail and high-rise office tower complex totaling more than 1,700,000 square feet of development on 15.6 acres. That project did not start due to the recession but in 2016 a public-private partnership with the Los Angeles County Metropolitan Transportation Authority was proposed on the 16 acres surrounding the station.



FROM THE NORTH HOLLYWOOD METRO STATION, PASSENGERS CAN QUICKLY CONNECT TO OR FROM:

- Universal Studios (4 minutes)
- Hollywood/Highland (7 minutes)
- Hollywood/Vine (10 minutes)
- Koreatown (20 minutes)
- Downtown LA (20 minutes)
- Warner Center (35 minutes)





DISTRICT NOHO

Trammell Crow Company and its residential subsidiary, High Street Residential, have announced plans for a mixed-use project in the North Hollywood (NoHo) neighborhood of Los Angeles. The transit-oriented development, District NoHo, will encompass the redevelopment of the Los Angeles County Metropolitan Transportation Authority's (Metro) Red and Orange Line portals into one of the premier transit hubs in Los Angeles.

District NoHo will be comprised of eight buildings within 15.6 acres, including more than three acres of much-needed open space for the burgeoning NoHo Arts District. High Street Residential will develop the project's six multifamily buildings, which will include approximately 300 affordable units and 1,200 market-rate units.

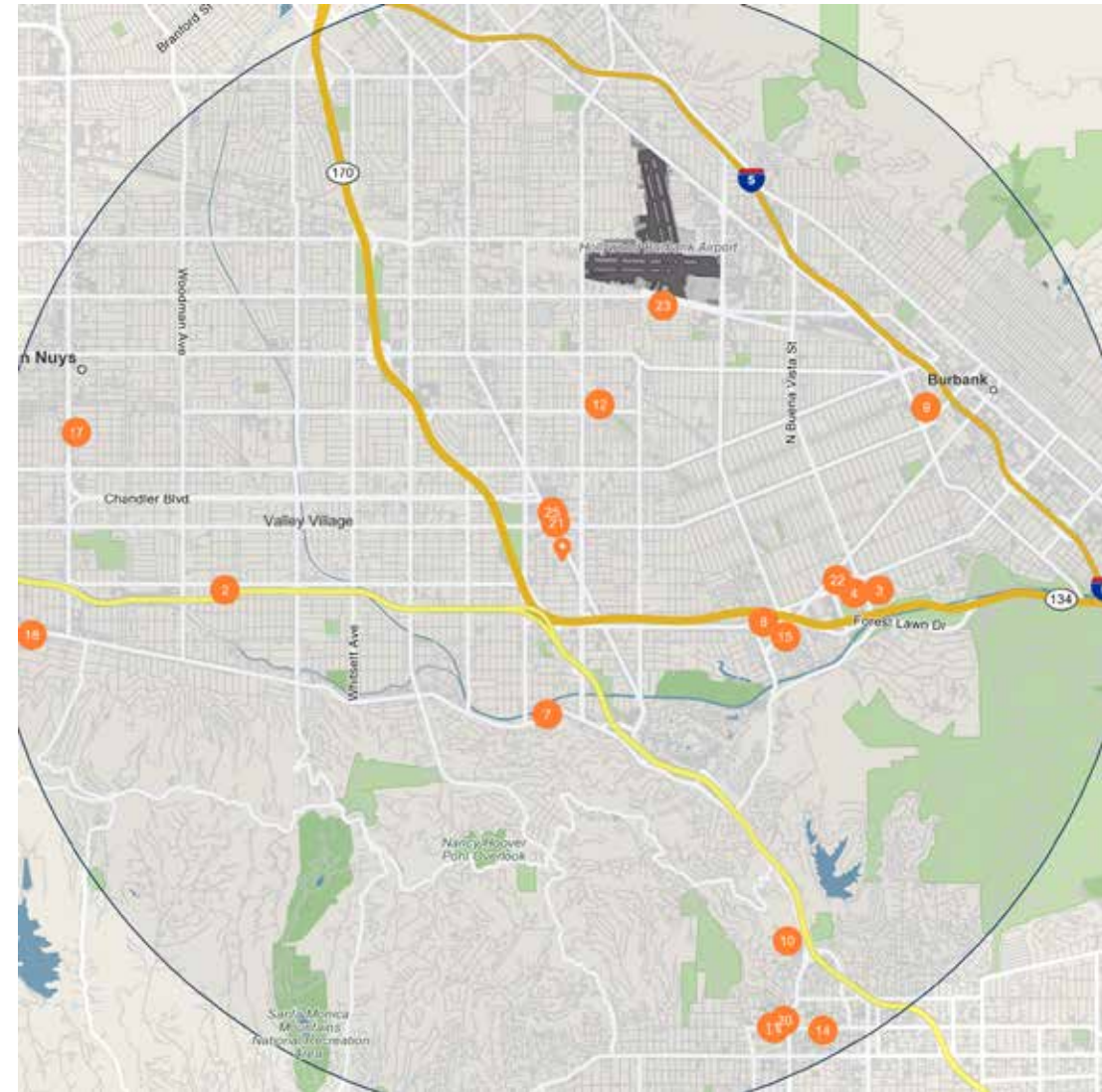
Located at: Lankershim Blvd & Chandler Blvd, North Hollywood

DEMOGRAPHIC DETAILS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	45,686	245,318	628,015
2022 Estimate			
Total Population	43,944	239,273	613,506
2010 Census			
Total Population	40,088	229,993	590,253
2000 Census			
Total Population	38,362	223,976	582,701
Daytime Population			
2022 Estimate	33,415	271,051	653,715
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	22,505	106,137	263,562
2022 Estimate			
Total Households	21,375	102,987	256,218
Average (Mean) Household Size	2.1	2.3	2.4
2010 Census			
Total Households	19,055	96,735	241,633
2000 Census			
Total Households	17,500	94,088	238,689
Occupied Units			
2027 Projection	24,700	114,600	284,562
2022 Estimate	23,337	110,830	275,737
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	14.3%	20.8%	20.7%
\$100,000-\$149,999	15.8%	16.9%	16.5%
\$75,000-\$99,999	14.2%	13.8%	13.2%
\$50,000-\$74,999	17.4%	15.1%	14.8%
\$35,000-\$49,999	10.9%	9.7%	9.9%
Under \$35,000	27.4%	23.6%	24.9%
Average Household Income	\$96,602	\$119,509	\$119,382
Median Household Income	\$67,068	\$77,552	\$75,662
Per Capita Income	\$47,084	\$51,555	\$50,047

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$128,921	\$137,984	\$135,790
Consumer Expenditure Top 10 Categories			
Housing	\$24,684	\$26,185	\$25,755
Transportation	\$10,940	\$10,979	\$10,790
Food	\$7,834	\$8,435	\$8,315
Personal Insurance and Pensions	\$7,129	\$7,765	\$7,605
Healthcare	\$3,965	\$4,731	\$4,700
Entertainment	\$3,476	\$3,379	\$3,313
Cash Contributions	\$1,914	\$2,425	\$2,403
Gifts	\$1,774	\$2,183	\$2,120
Apparel	\$1,356	\$1,453	\$1,427
Education	\$818	\$906	\$890
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	43,944	239,273	613,506
Under 20	15.4%	19.3%	18.8%
20 to 34 Years	32.1%	24.4%	24.5%
35 to 39 Years	11.0%	8.8%	8.7%
40 to 49 Years	15.6%	14.9%	14.6%
50 to 64 Years	16.0%	18.7%	18.7%
Age 65+	9.8%	13.9%	14.7%
Median Age	36.0	38.5	38.8
Population 25+ by Education Level			
2022 Estimate Population Age 25+	34,731	180,637	464,934
Elementary (0-8)	5.0%	6.0%	7.8%
Some High School (9-11)	5.2%	5.7%	6.1%
High School Graduate (12)	14.2%	15.2%	16.1%
Some College (13-15)	21.7%	21.0%	19.6%
Associate Degree Only	8.8%	8.3%	7.8%
Bachelor's Degree Only	34.2%	31.0%	29.5%
Graduate Degree	10.9%	12.8%	13.1%

MAJOR AREA EMPLOYERS



	Major Employers	Employees
1	Ticketmaster Entertainment LLC	4,390
2	Sofro Fabrics Inc	3,810
3	Walt Disney Records Direct-Disney	2,990
4	Providence Holy Cross	2,931
5	Providence Health & Services F-Providence Holy Cross Fundation	2,000
6	Providence Health System-Providence St Joseph Med Ctr	2,000
7	Dream Lounge Inc	1,989
8	Twdc Enterprises 18 Corp	1,802
9	Andrews International Inc	1,700
10	Los Angeles Philharmonic Assn-Hollywood Bowl	1,486
11	Valet Parking Svc A Cal Partnr-Valet Parking Service	1,268
12	Vallarta Food Enterprises Inc-Supermercado Vallarta	1,171
13	Walt Disney Imagineering-Disney	1,011
14	Foh Holdings Inc	1,000
15	Bonanza Productions Inc	1,000
16	Twdc Enterprises 18 Corp	643
17	Alta Hllywood Cmnty Hosp Van N	631
18	Mega Appraisers Inc	600
19	Warner Bros Transatlantic Inc-Warner Bros	590
20	Weststar Cinemas Inc-Manns Theatres	575
21	Starcom Worldwide Inc	566
22	Vintage Senior Management Inc	565
23	ACT Lighting Inc	556
24	Deep Focus Inc	540
25	Kaiser Foundation Hospitals-North Hollywood Medical Offs	534



DEMOGRAPHIC HIGHLIGHTS

239,273
Total Population Within 3-Mile Radius

\$119,509
Average Household Income within 3-Mile Radius

102,987 **2.3**
Total Households in 3-Mile Radius Average Household Size

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