

OFFERING MEMORANDUM



BURBANK BLVD

SUBJECT
PROPERTY

LANKERSHIM BLVD

PREMIER RETAIL OFFERING IN NORTH HOLLYWOOD, CA

5560 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91601



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FINANCIALS

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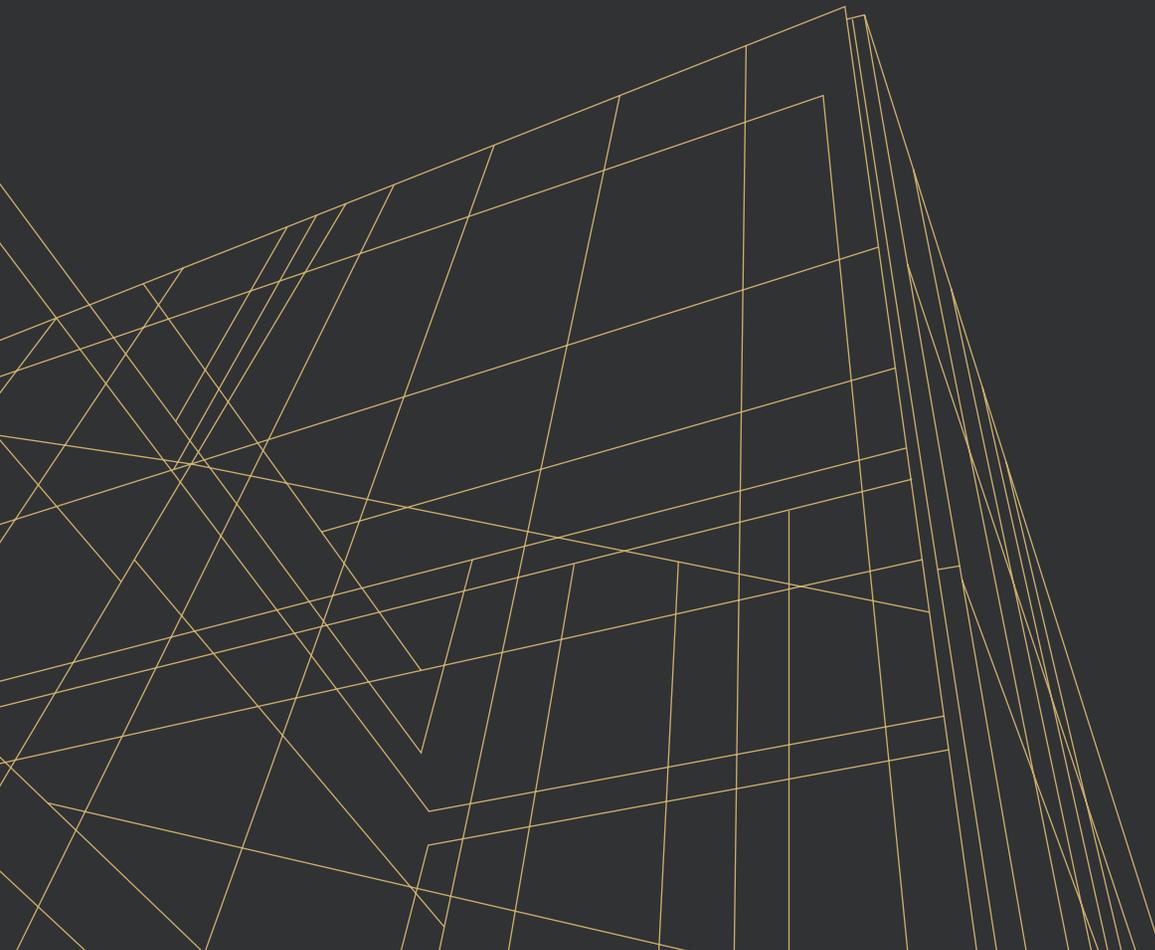
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EXECUTIVE SUMMARY

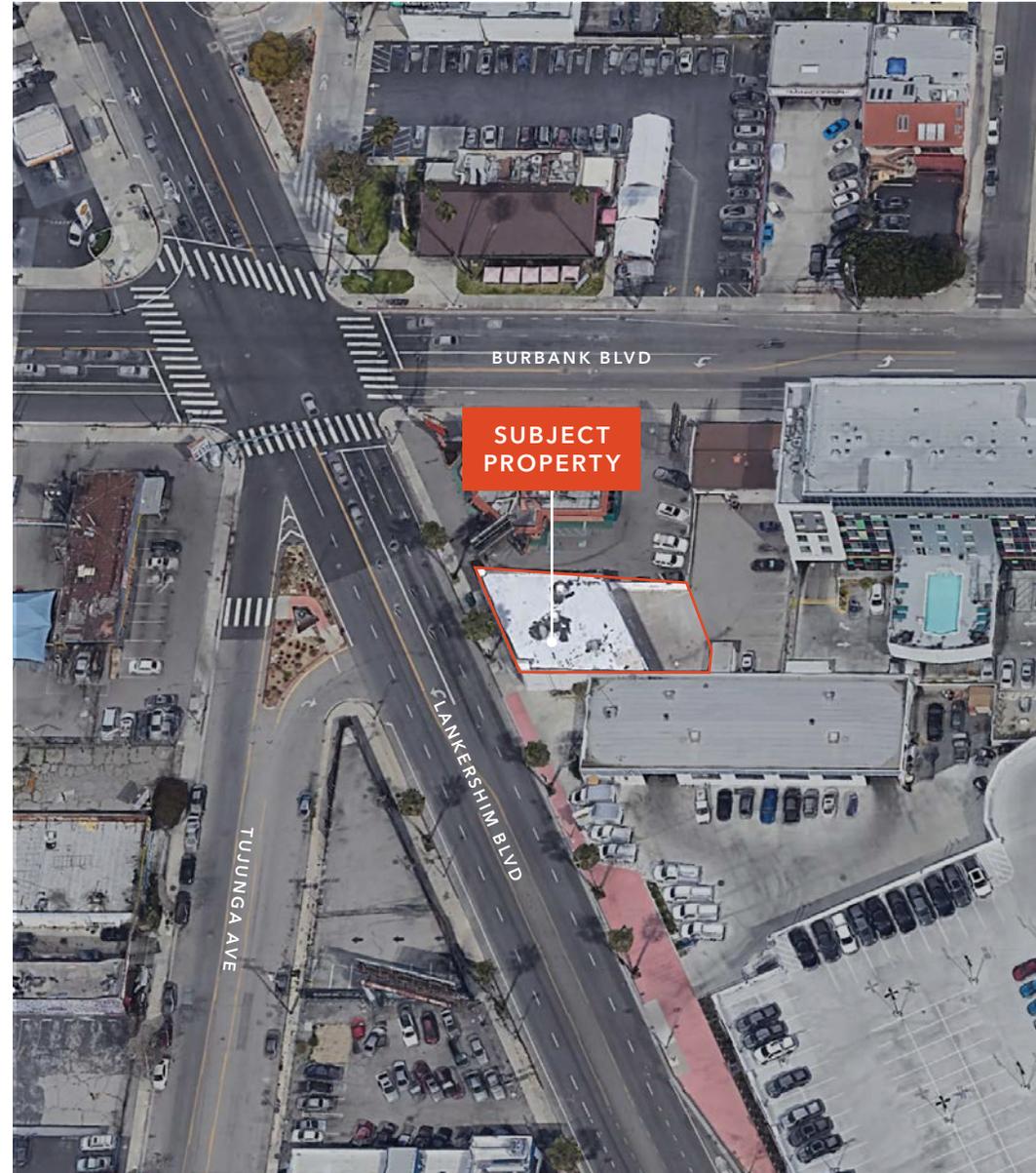
PREMIER OFFERING IN THE HEART OF NORTH HOLLYWOOD, CA

Kidder Mathews is pleased to present for sale 5560 Lankershim Blvd and 11354 Burbank Blvd located in the Noho District of North Hollywood, CA.

5560 Lankershim Blvd is a free-standing, single-story retail building of approximately 3,682 SF on a 5,129 SF lot. Previously operated as night club/bar. Offered at \$1,795,000.

The interior layout of the buildings provides a flexible configuration which allows for a wide variety of business uses. Excellent opportunity for a Studio, Veterinary or a Medical office conversion.

The property is located in the Noho Arts District and walking distance to numerous restaurants and shops. Additionally, the property provides convenient access to the 134, 170, 101 & 5 Freeways.



INVESTMENT HIGHLIGHTS

Located in the Noho Arts District

Located in the State Enterprise and Opportunity Zone

115 feet of linear frontage on Lankershim Blvd

Excellent walk score - "Walkers Paradise" (91)

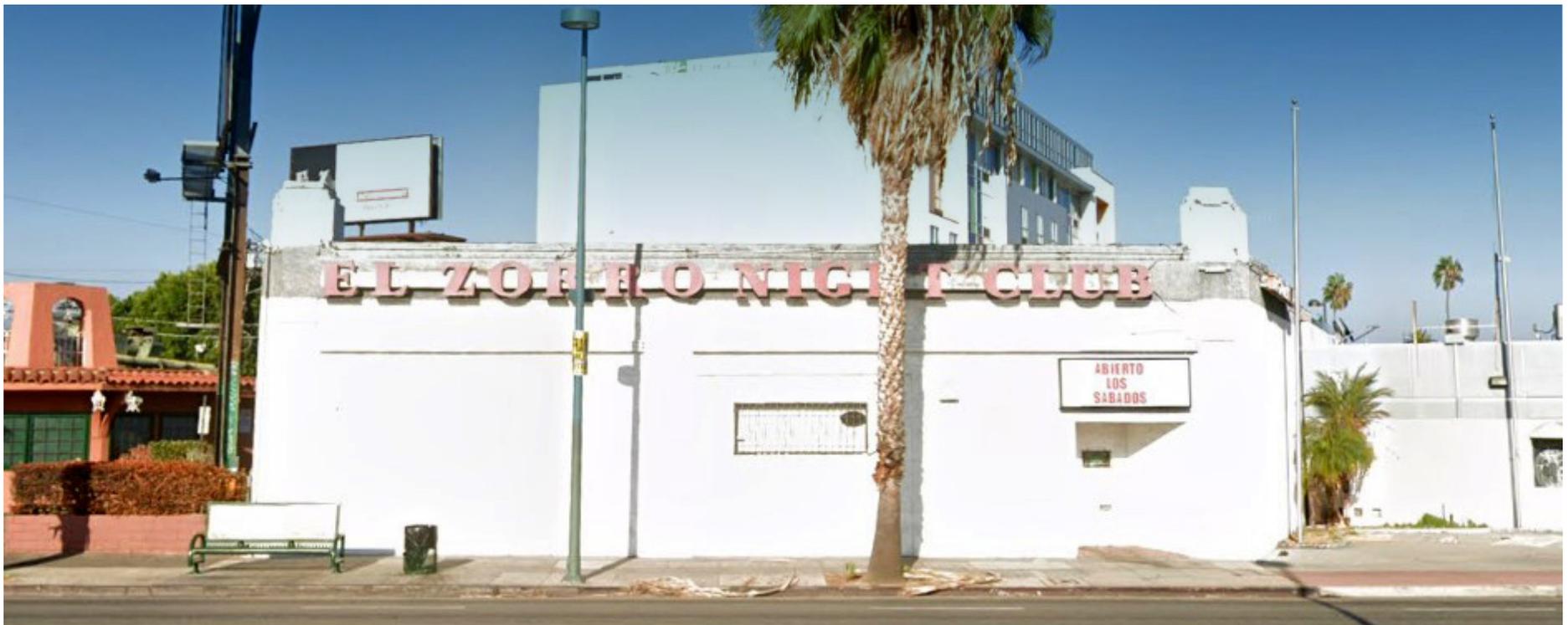
Good transit score - "Good Transit" (67)

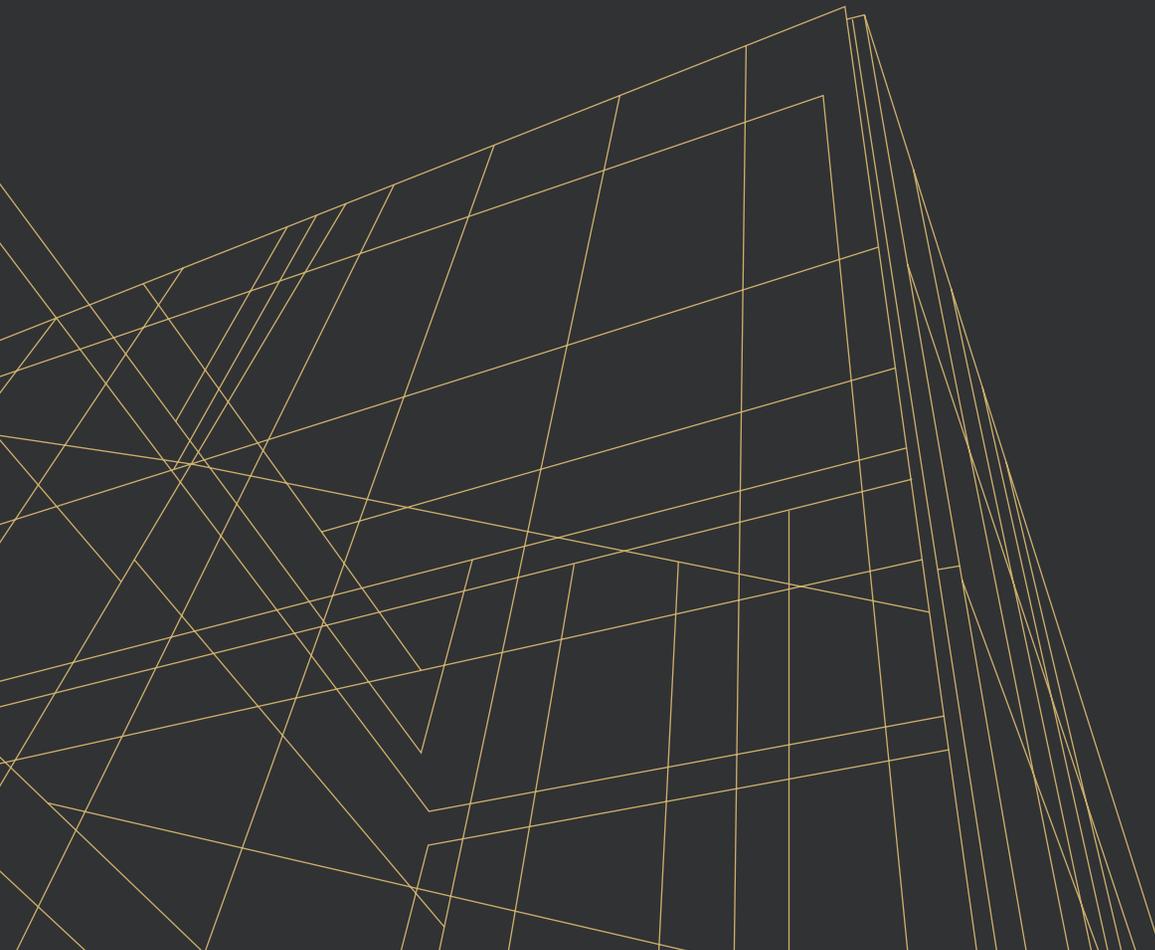
Traffic count of ±30,167 vehicles per day (VPD)

Open floor plan and secured parking

Surrounded by new developments

California Type 48 liquor license is also available for sale, however it is not included as part of the sale price and is sold separately. Contact agent for details.





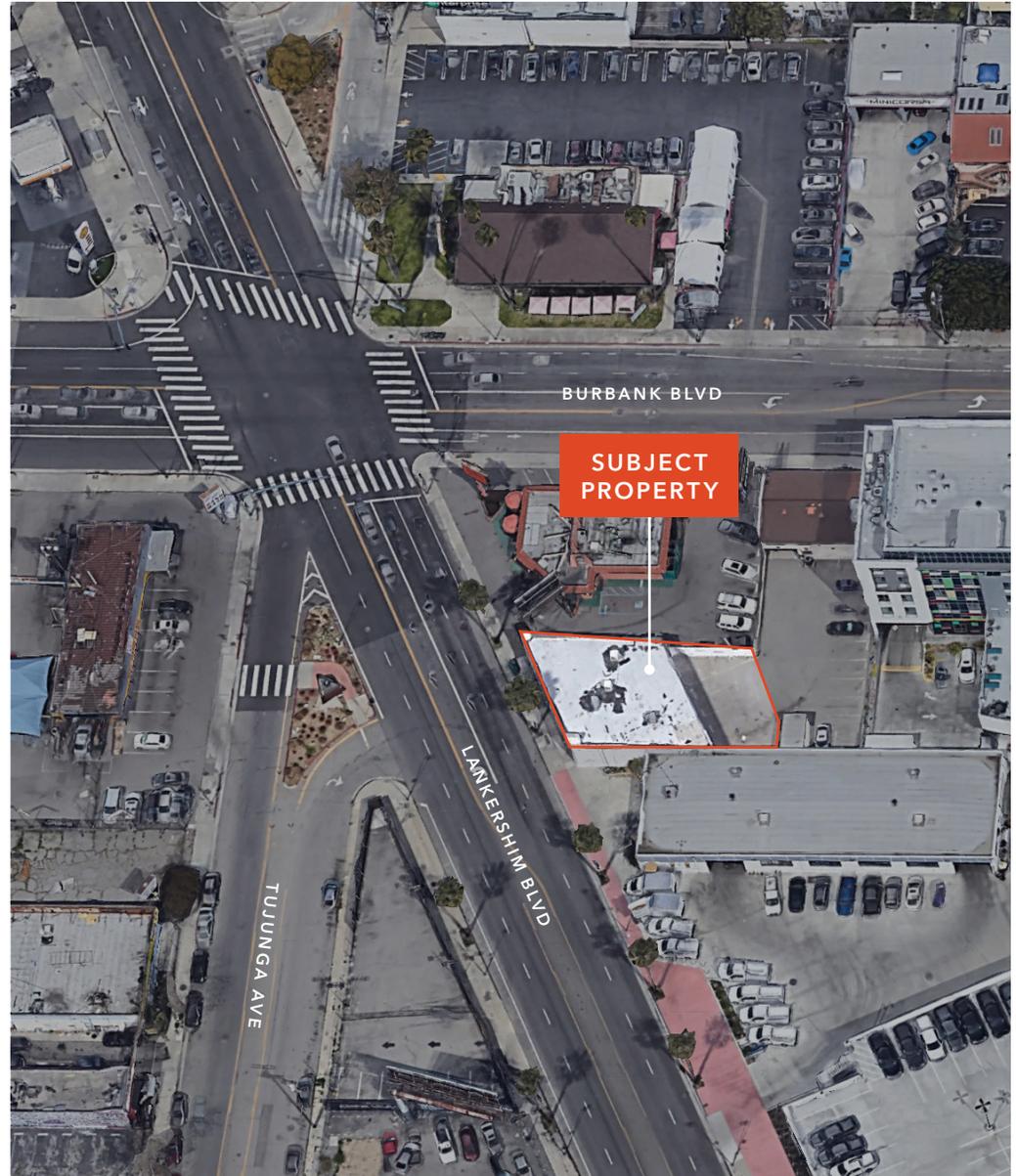
PROPERTY OVERVIEW

Section 02

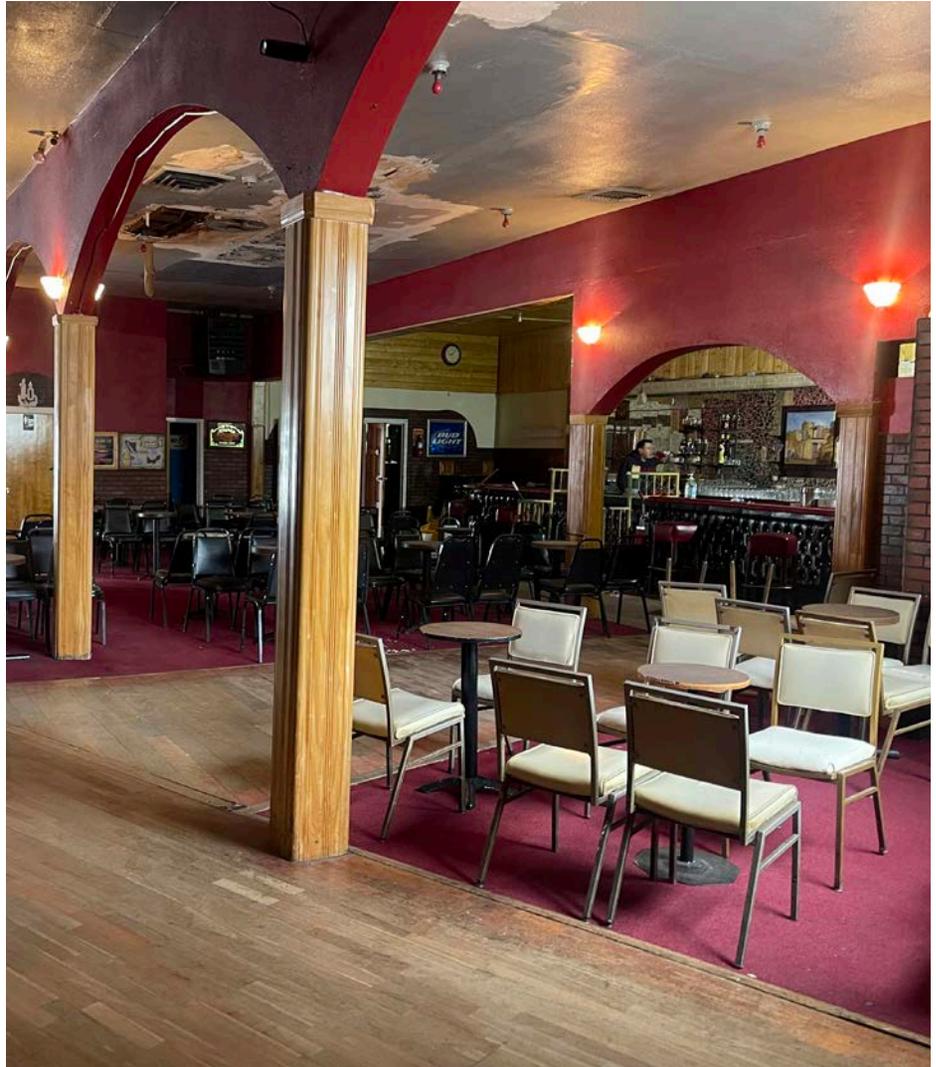
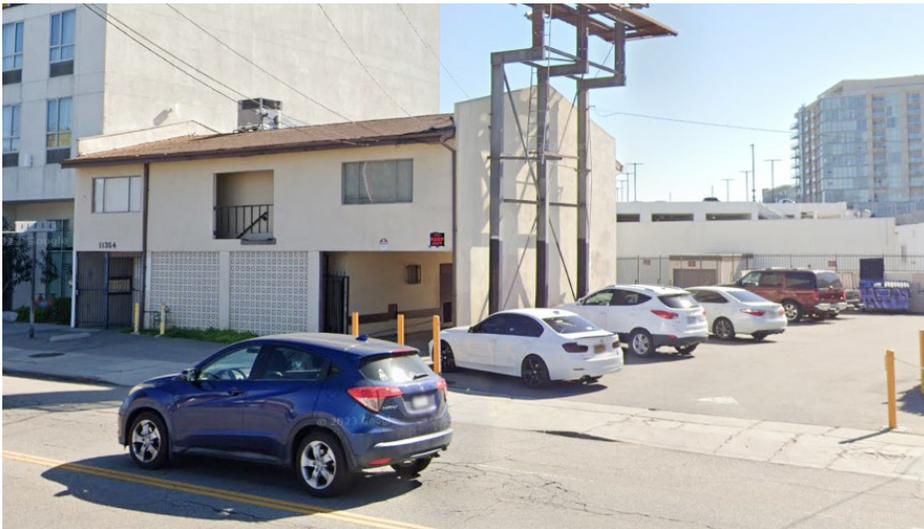
PROPERTY INFORMATION

5560 LANKERSHIM BLVD

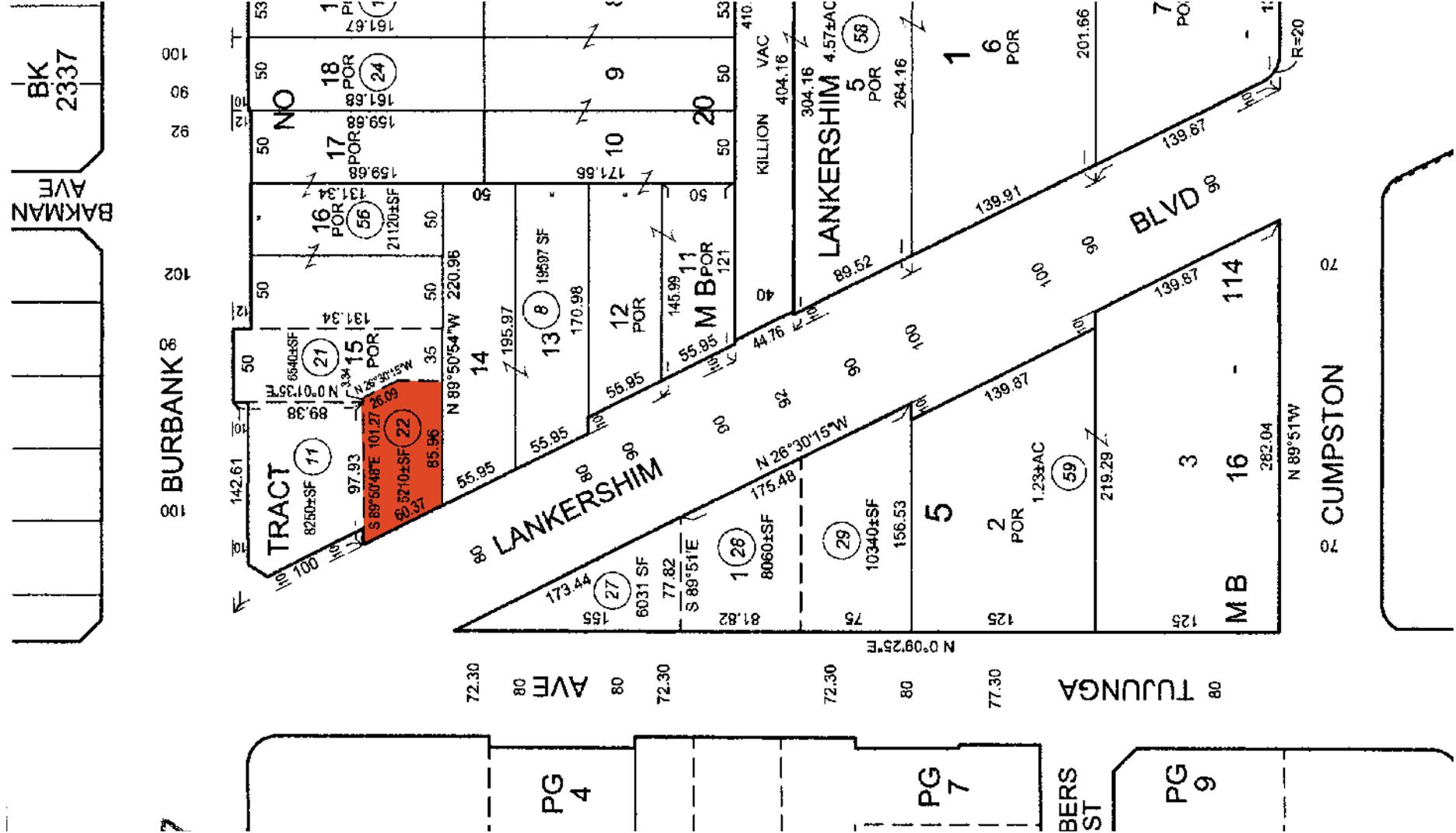
ADDRESS	5560 Lankershim Blvd North Hollywood, CA 91601
PRICE	\$1.785M
BUILDING PSF	\$484.79
LAND PSF	\$348.02
APN	2350-008-022
BUILDING SF	3,682 SF
LAND SF	5,210 SF
FRONTAGE	115' on Lankershim Blvd
ZONING	C2
STORIES	1 story
PARKING	8 spaces



PROPERTY PHOTOS



PLAT MAP



NEARBY AMENITIES

GAS & SERVICE

- 1 United States Postal Services
- 2 Shell
- 3 Chevron

GROCERY + PHARMACY

- 1 Ralphs
- 2 Smart & Final Extra!
- 3 Famous Market
- 4 CVS Pharmacy
- 5 North Hollywood Market

FITNESS & SPA

- 1 Gold's Gym
- 2 NoHo MMA
- 3 Oasis Massage

INSTITUTIONS

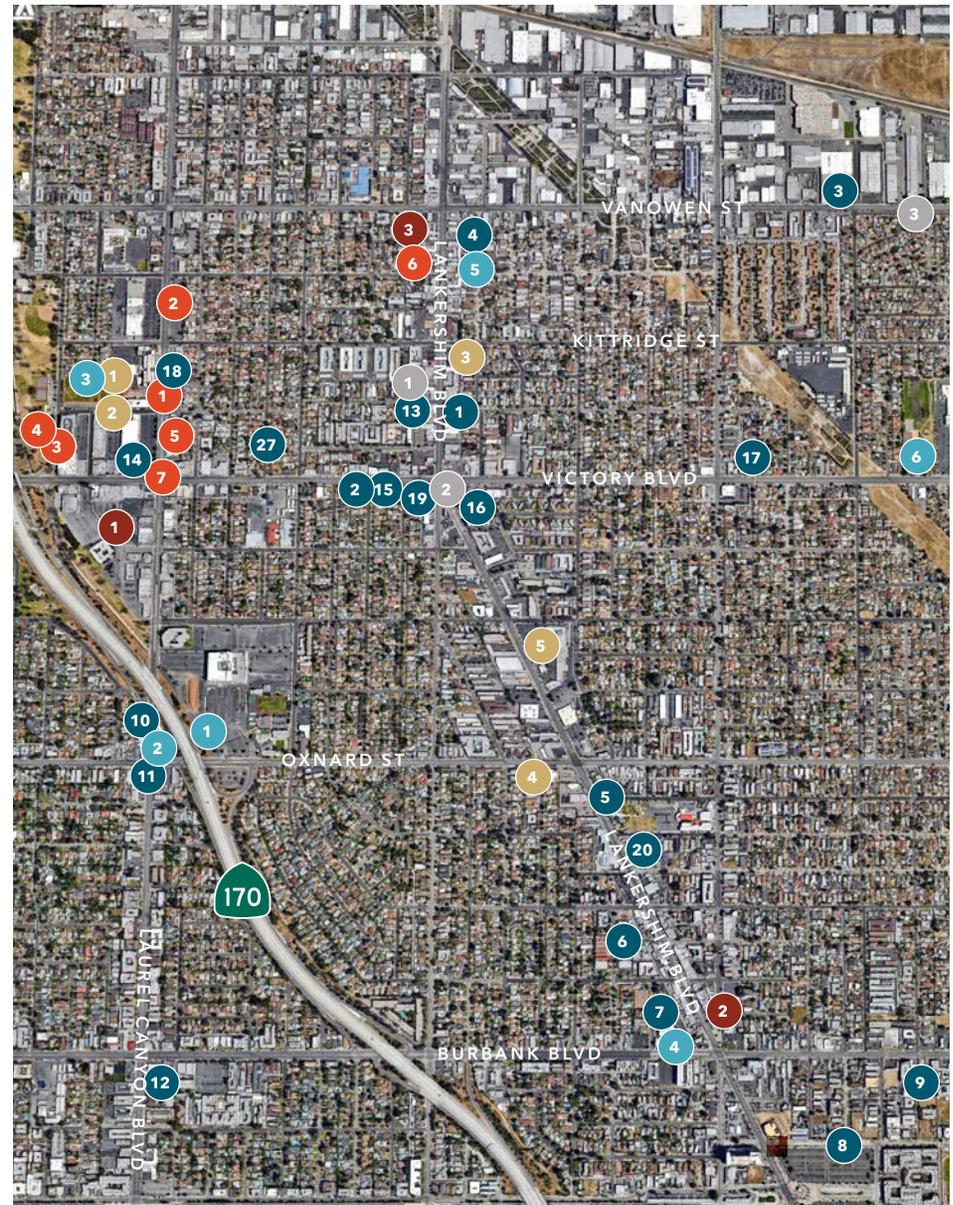
- 1 Chase Bank
- 2 Bank of America
- 3 Wells Fargo
- 4 Galaxy Medical College
- 5 Citibank
- 6 U.S. Bank Branch

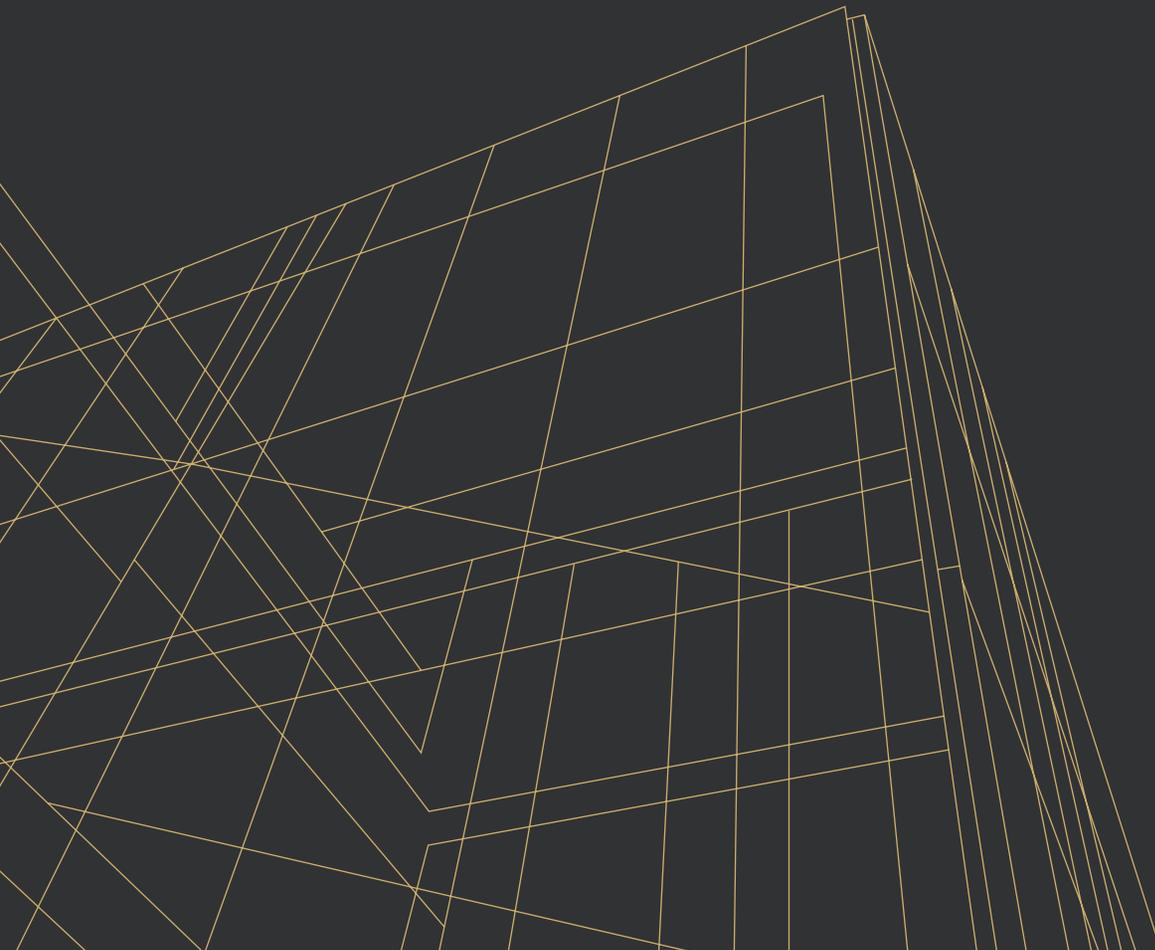
ENTERTAINMENT + SHOPPING

- 1 NoHo West
- 2 Laurel Canyon Oxnard Plaza
- 3 Valley Plaza
- 4 Mid Century
- 5 Lair De Sade

EAT + DRINK

- 1 BlaqHaus NoHo
- 2 Thai Victory
- 3 Eat Naked LA
- 4 Armo's Bakery
- 5 Chinese Delight
- 6 Mofongos
- 7 India's Clay Pit
- 8 Tacos Manzano
- 9 Hayat's Kitchen
- 10 Skaf's Grill
- 11 NoHo Cafe
- 12 Don Zarape Mexican Food
- 13 Roma Deli
- 14 Olympus Greek Tavern
- 15 Mi Tierra Restaurant
- 16 Taqueria La Chispita
- 17 Lenor's Restaurant
- 18 The Pancake Factory
- 19 Tacos el Venado
- 20 In - N - Out





LOCATION OVERVIEW



NOHO — HIP AND HOME TO A STRONG ARTS COMMUNITY

North Hollywood has its humble roots in a wheat field alongside the Tujunga Wash where, during the late 1800s, brothers-in-law Isaac Lankershim and I.N. Van Nuys subdivided their huge family holdings and founded the settlement of Toluca. By the time the Pacific Electric Railroad ran a trolley out to the town's train depot in 1911, it was known as Lankershim. That trolley connection led to suburbanization, and when William Mulholland opened the spigot on the Owens Valley Aqueduct a few years later, it became clear the town would soon become part of the sprawling new metropolis that was lapping against the southern flank of the Santa Monica Mountains.

In the 1920s, the town of Lankershim rebranded itself once more by thumbing its nose at geography and calling itself "North Hollywood." Like its namesake on the other side of the hill, there were movie studios, and later, during World War II, there was the aviation industry.

After the war, returning G.I.s flocked to L.A. and the Valley in particular, where good aviation and other manufacturing jobs could be found. The homes that were built for them, the strip malls they shopped and dined at, and the freeways that allowed them to zoom back and forth across the city, cemented the Valley's reputation as America's Suburb, the model for postwar sprawl. Like the rest of the city, North Hollywood is working to undo that atomization.

Source: ESRI, Wikipedia

NOHO LIFESTYLE

NIGHTLIFE IN NOHO

North Hollywood is more known for its casual bars than for discos and nightclubs. The area attracts mostly young professionals in their 20's and 30's, older people who are into art, and international travelers eager to soak up the local flavor. Many of these bars are within walking distance to the Lexen Hotel as well as each other, so it's easy to sample options from several local mixologists in a single evening without ever having to jump in a car.

Source: Arrivedo

SHOPPING IN NOHO

In the past couple of decades, North Hollywood (or NoHo as locals refer to it) has emerged as a hot Los Angeles spot, especially when the arts are

on your mind. Independent theaters, art galleries and dance studios lead the list in an area that is also ripe with spectacular shops where creativity is a major factor.

Source: CBS Los Angeles

FOOD IN NOHO

For many people, North Hollywood is a suburban neighborhood in the Valley littered with actors seeking low rent and more black box theater spaces than you ever realized existed in all of LA. And to a large extent, that's what you'll find there. But it's also home to a diverse and exciting crop of restaurants. So here's no excuse for you to eat chain pizza when you probably live a few blocks from a Venezuelan breakfast cafe or a tamale shop.

Source: The Infatuation Inc.



KIDDER MATHEWS



NOTABLE SPOTS

As a hub of innovation and community engagement, the North Hollywood submarket has garnered attention not only for its cultural vibrancy but also for its investment potential, making it a compelling destination for those seeking to immerse themselves in the captivating urban rhythm of Southern California. The area is seeing a growth in its real estate and commercial real estate markets, with several new apartment buildings and mixed-use developments recently completed or currently under construction.

UNIVERSAL CITY

Universal Studios

Universal Studios Hollywood is a unique experience that's fun for the whole family. Explore Universal Studios backlot on the legendary Studio Tour. Then face the action head on in heart-pounding rides, shows and attractions that put you inside some of the world's biggest movies.

Universal CityWalk

Universal CityWalk is a dynamic entertainment, dining and retail promenade that reflects the area's rich cultural diversity. The iconic open-air leisure and nightlife complex offers L.A.'s best movie-going experience and features a lively mix of dining choices, a collection of contemporary retail favorites, Telemundo and Mun 2 network offices and an exciting range of entertainment choices including mechanical bull-riding, iFly Indoor Skydiving and a variety of live music venues that help define it as "Always Unexpected."

NOHO ARTS DISTRICT

If you're looking for a one-stop-shop destination for eats, drinks, and nurturing the creative spirit, look no further than the NoHo Arts District. As a designated neighborhood within North Hollywood, it is considered a uniquely walkable cultural hub.

"...the North Hollywood submarket is seeing a growth in its real estate and commercial real estate..."

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. And while the community does have a hip, Millennial, bohemian vibe, it's a place for all ages.



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2020 POPULATION	47,545	275,616	587,338
2024 POPULATION	49,281	272,182	576,027
2029 POPULATION PROJECTION	48,426	264,911	559,846
ANNUAL GROWTH 2020-2024	0.9%	-0.3%	-0.5%



Household & Income

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	22,229	109,845	222,974
2029 HOUSEHOLD PROJECTION	21,831	106,729	216,264
ANNUAL GROWTH 2020-2024	2.2%	0.9%	0.7%
AVG HOUSEHOLD INCOME	\$83,017	\$104,272	\$107,279



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