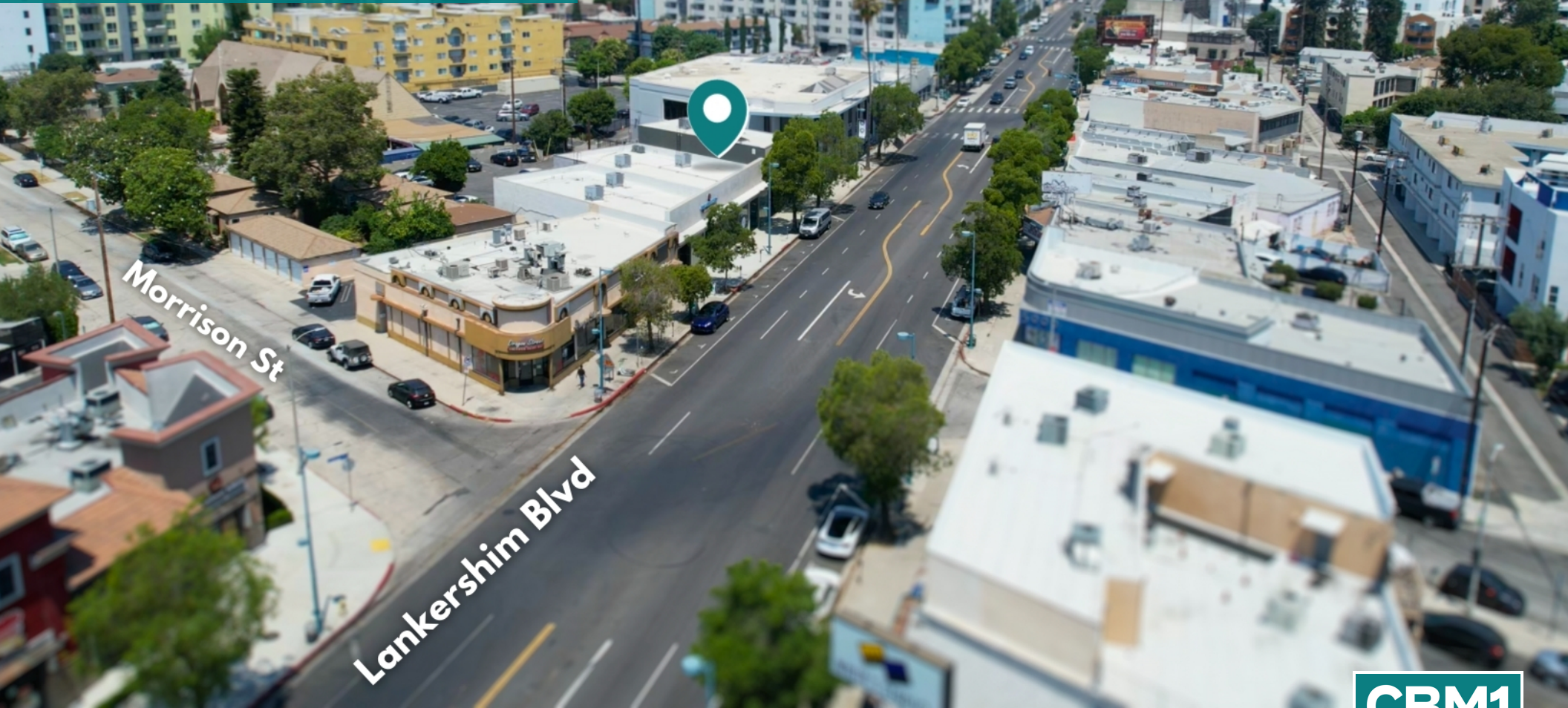


PRIME NOHO

5011-5019 LANKERSHIM BOULEVARD
NORTH HOLLYWOOD, CA 91601



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CBM1

LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

5011-5019 LANKERSHIM BOULEVARD | NORTH HOLLYWOOD, CA 91601

BROCHURE | PAGE 2

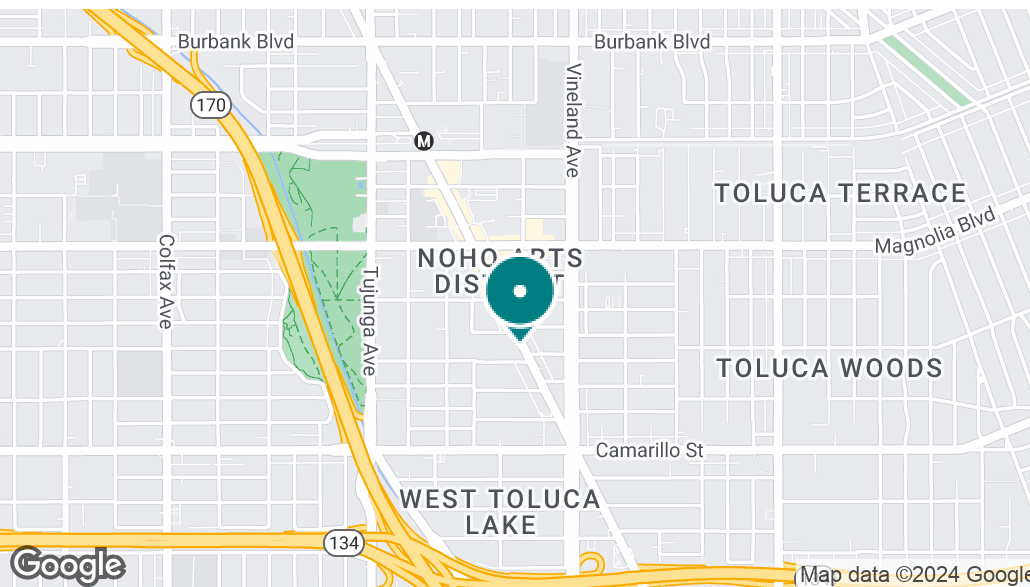


PROPERTY DESCRIPTION

Step into the epitome of contemporary workspace at 5011-5019 Lankershim Boulevard, North Hollywood! This unparalleled property showcases a sleek, modern design and an abundance of natural light, fostering a bright and energizing atmosphere. The versatile meeting spaces and spacious open floor plans provide an adaptable environment for businesses of all types. Perfectly situated in a prime, high-visibility location, the property offers unrivaled exposure for tenants. With the added convenience of proximity to a variety of dining and retail establishments, this leasing opportunity is an excellent choice for those seeking a modern, dynamic space to elevate their business.

LOCATION DESCRIPTION

Immerse yourself in the thriving energy of North Hollywood! Situated along the vibrant Lankershim Boulevard, the area boasts a dynamic and diverse community, drawing in foot traffic from all corners of the city. Indulge in the district's unique blend of trendy boutiques, chic cafes, and lively entertainment venues, creating an inviting atmosphere for retail businesses. The nearby NoHo Arts District is a hub for creativity and culture, attracting a steady stream of visitors with its theaters, galleries, and eclectic shops. With its prime location and excellent visibility, the area offers an exceptional opportunity for retail businesses looking to capture the attention of a diverse and engaged audience.



OFFERING SUMMARY

Lease Rate:	\$4.00 SF/month (Est. \$0.75 NNN)
Available SF:	1,525 SF
Building Size:	8,155 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	21,971	98,817	237,375
Total Population	44,089	228,387	568,829
Average HH Income	\$101,644	\$124,195	\$119,797

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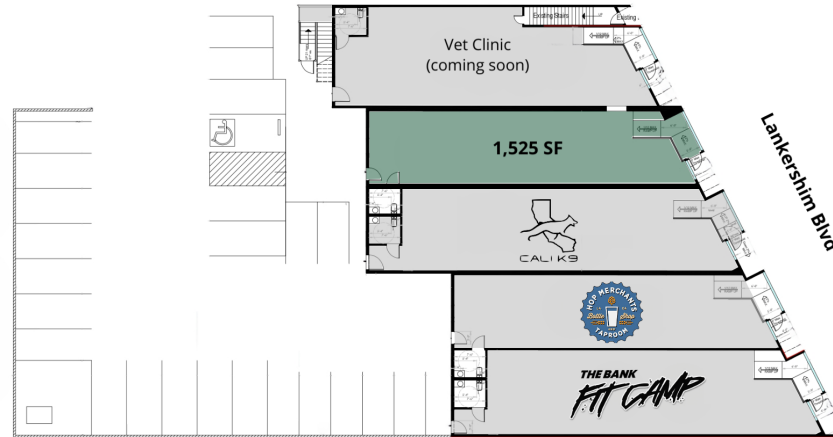
LEASE SPACE(S)

5011-5019 LANKERSHIM BOULEVARD | NORTH HOLLYWOOD, CA 91601

BROCHURE | PAGE 3

LEGEND

- Available
- Unavailable



LEASE INFORMATION

Lease Type:	Est. \$0.75 NNN	Lease Term:	Negotiable
Total Space:	1,525 SF	Lease Rate:	\$4.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
5017	Available	1,525 SF	Est. \$0.75 NNN	\$4.00 SF/month	High visibility location on Lankershim Blvd. for retail, medical, fitness or restaurant uses

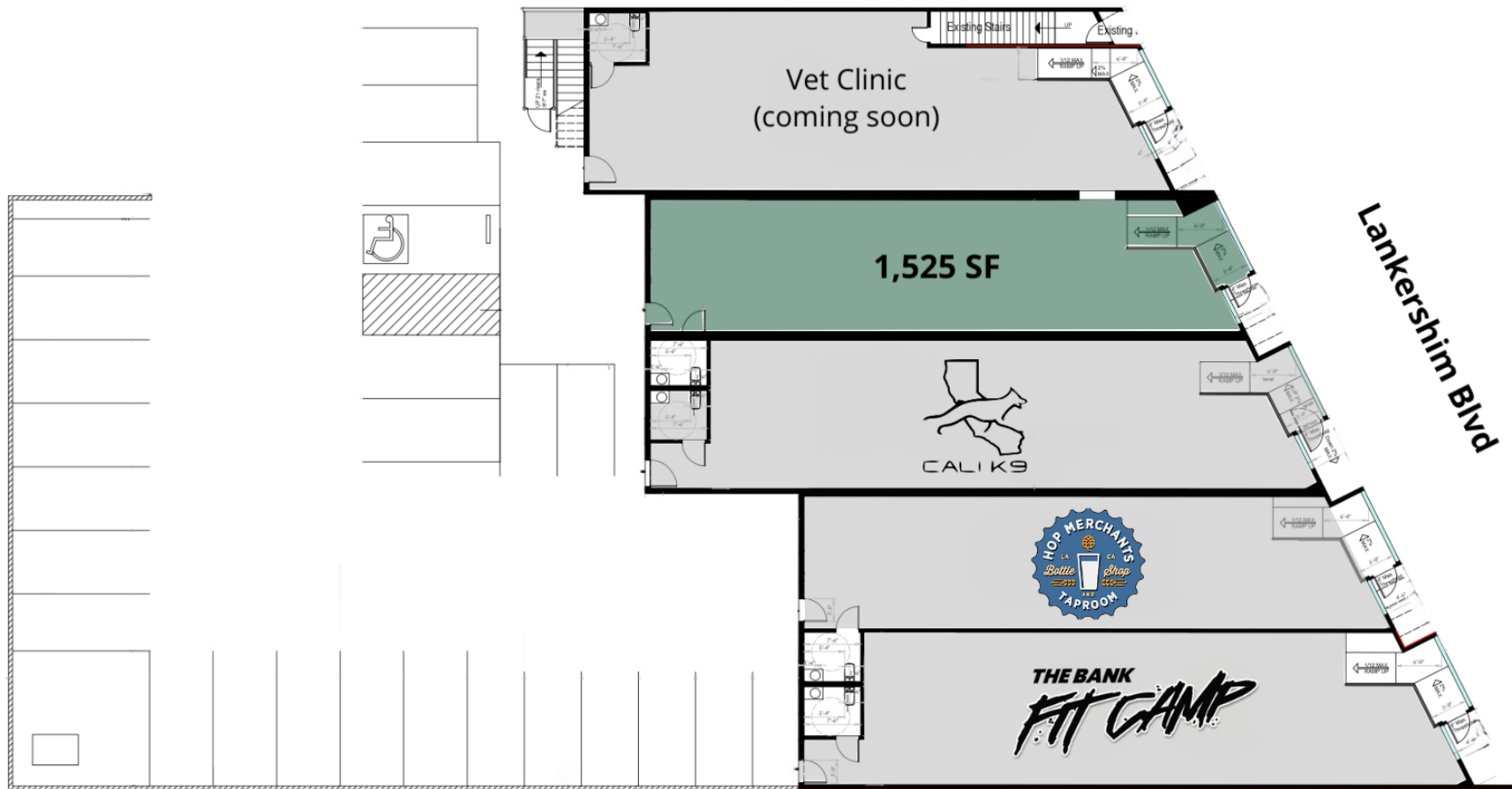
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SITE PLAN

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BROCHURE | PAGE 4



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ADDITIONAL PHOTOS

5011-5019 LANKERSHIM BOULEVARD | NORTH HOLLYWOOD, CA 91601

BROCHURE | PAGE 5



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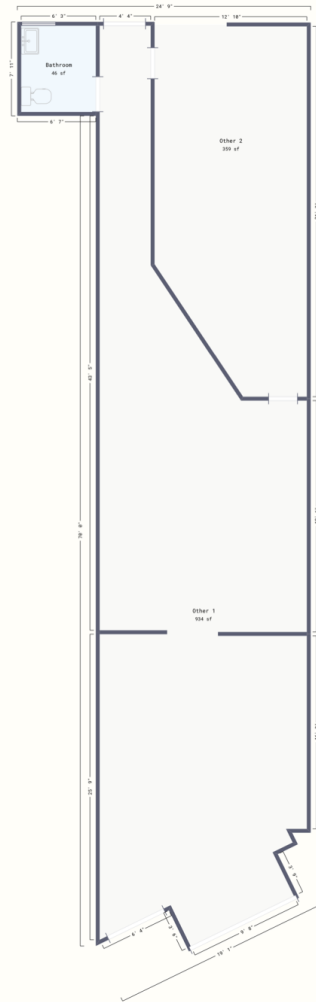
FLOOR PLAN

5011-5019 LANKERSHIM BOULEVARD | NORTH HOLLYWOOD, CA 91601

BROCHURE | PAGE 6

Please note this drawing is for reference only and is not to scale. By using this you acknowledge that CBM1 and its agent are not to be held liable for inaccuracies.

5017 Lankershim Boulevard,
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For marketing purposes only



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AERIAL MAP

5011-5019 LANKERSHIM BOULEVARD | NORTH HOLLYWOOD, CA 91601

BROCHURE | PAGE 7



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DEMOGRAPHICS MAP & REPORT

5011-5019 LANKERSHIM BOULEVARD | NORTH HOLLYWOOD, CA 91601

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	44,089	228,387	568,829
Average Age	39	41	41
Average Age (Male)	39	40	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	21,971	98,817	237,375
# of Persons per HH	2	2.3	2.4
Average HH Income	\$101,644	\$124,195	\$119,797
Average House Value	\$1,049,153	\$1,179,923	\$1,125,521

RACE	1 MILE	3 MILES	5 MILES
% White	53.5%	53.7%	52.7%
% Black	9.2%	5.5%	4.6%
% Asian	7.8%	8.0%	8.2%
% Hawaiian	0.2%	0.2%	0.1%
% American Indian	1.2%	1.1%	1.1%
% Other	14.4%	17.3%	19.8%

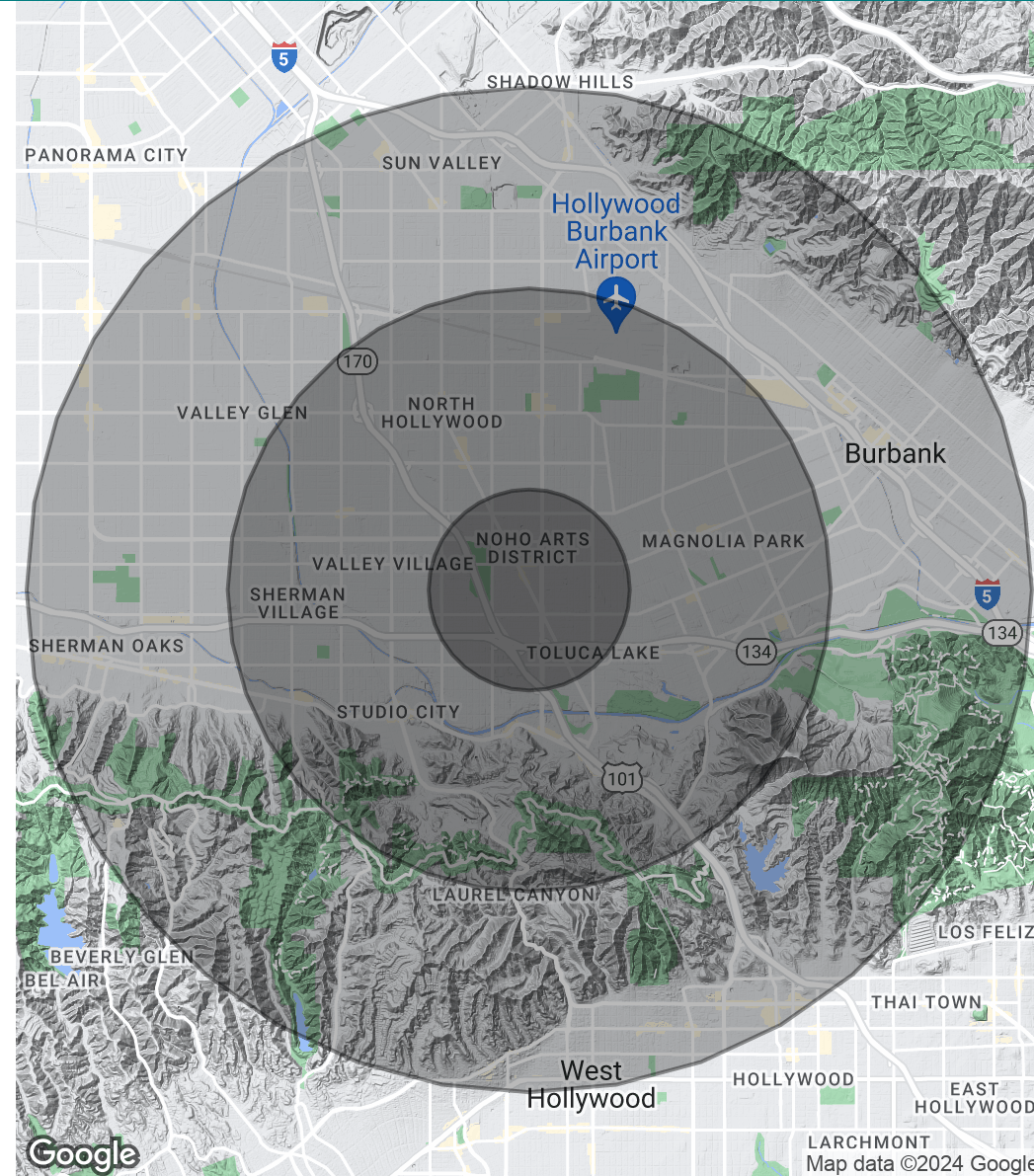
TRAFFIC COUNTS

Lankershim Blvd 21,980/day

Demographics data derived from AlphaMap

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MEET THE TEAM

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