

EXECUTIVE SUMMARY



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HIGHLIGHTS:

- Brand New High End Commercial Space in Luxury 108 Unit Mixed-use Moderno NoHo West
- High Retail Demand in Underserved Community
- 2 Contiguous Commercial Spaces (1,042 & 1,027 SF) Available
- Excellent Exposure with up to 50 Feet of Windowed Frontage with over 31k Cars/day on Highly Trafficked Lankershim Blvd
- High Density Area with Population over 41k within 1 Mile and over 269k within 3 Miles

OFFERING SUMMARY: 7401 Lankershim offers a tenant 2 contiguous spaces totaling up to 2,069 SF or leased separately located below 108 units of high end apartments which have just been built. The spaces offer 28 & 22 Feet respectively of frontage on Lankershim Blvd which has over 31k Cars/day. The highly dense area is underserved with retail options and limited competition.

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 41,000 as well as over 269,000 within a 3 mile radius, and this population is expected to continue to grow annually. The average household income was estimated at approximately \$60,000 within a 3 mile radius.

LEASE RATE: 1,042 SF & 1,027 SF available at \$2.20/SF NNN with (\$0.65/SF estimated NNN)

PROPERTY PICTURES

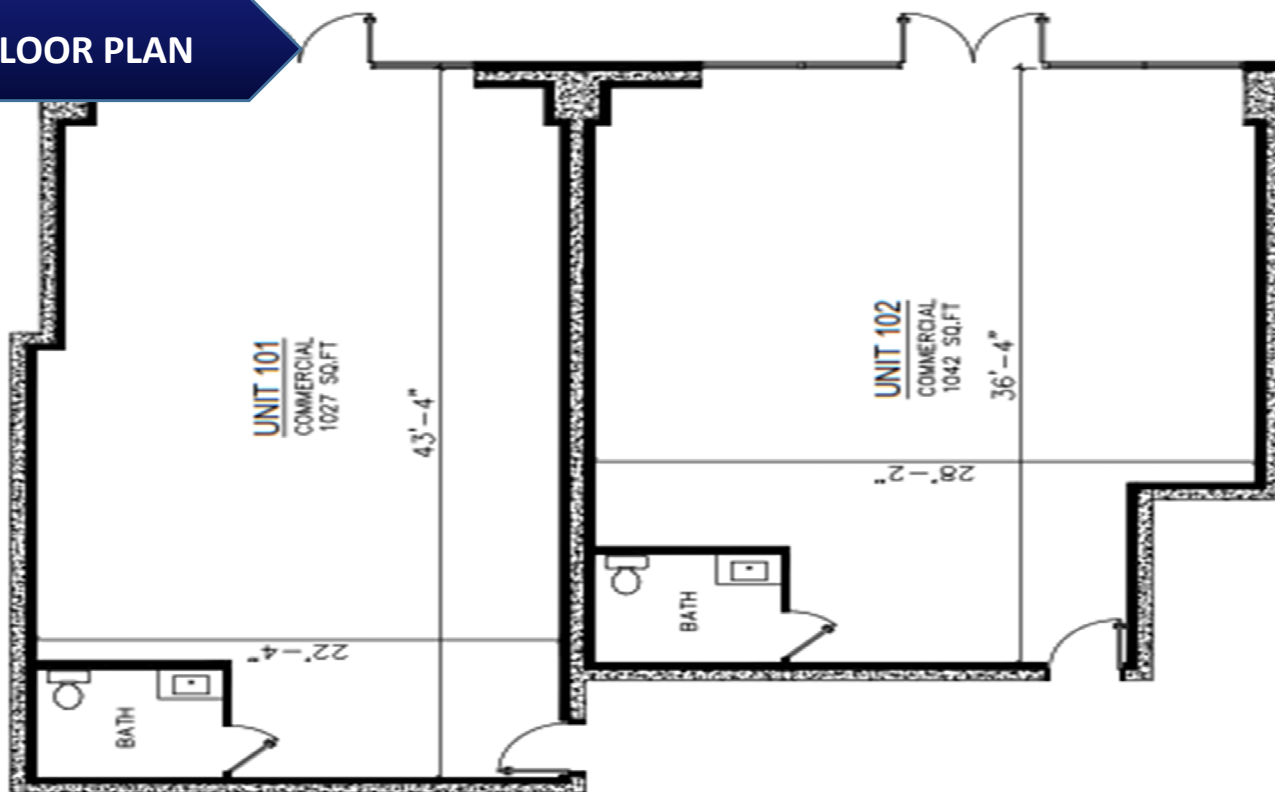


PROPERTY PICTURES

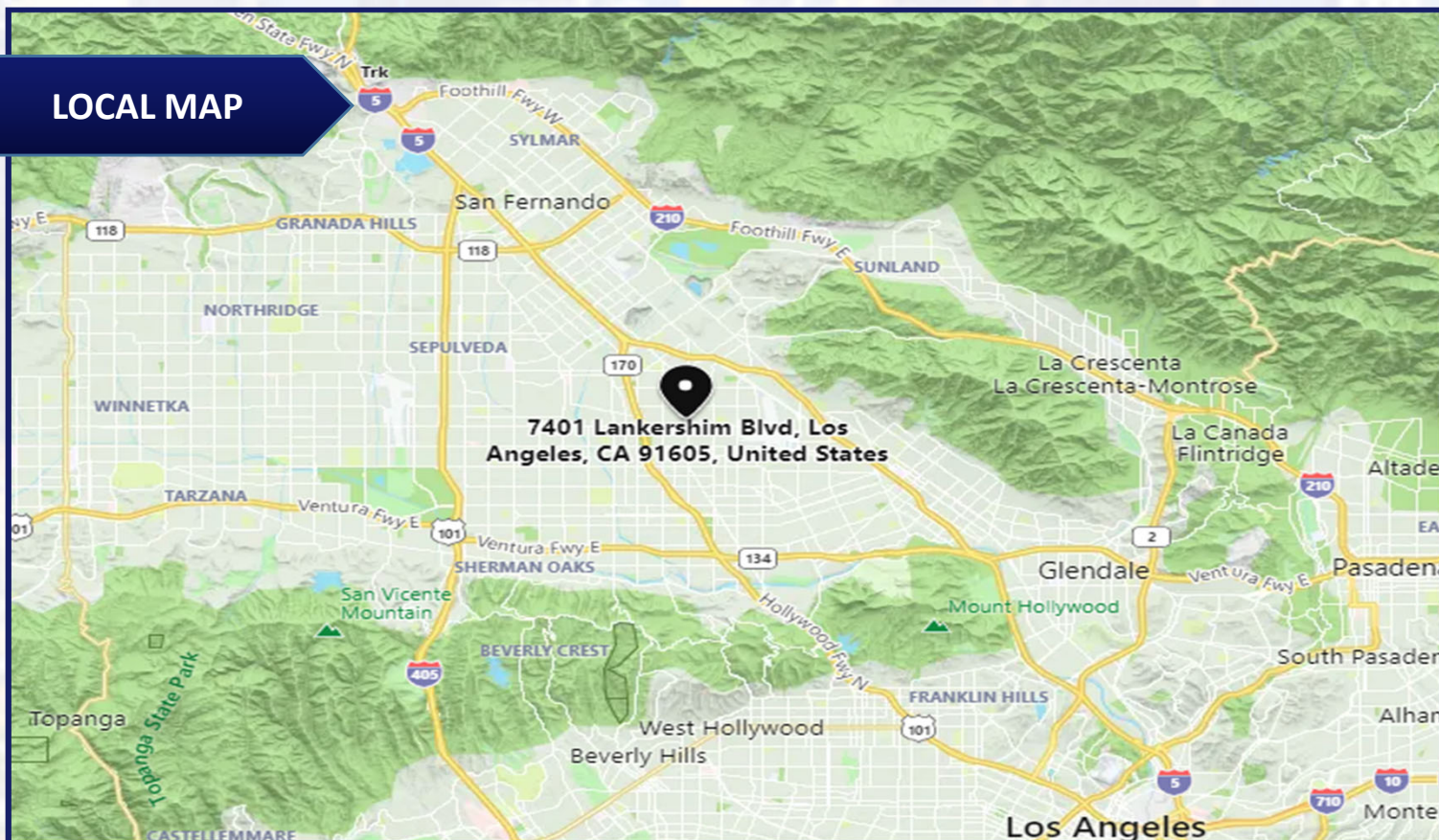
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FLOOR PLAN



LOCAL MAP

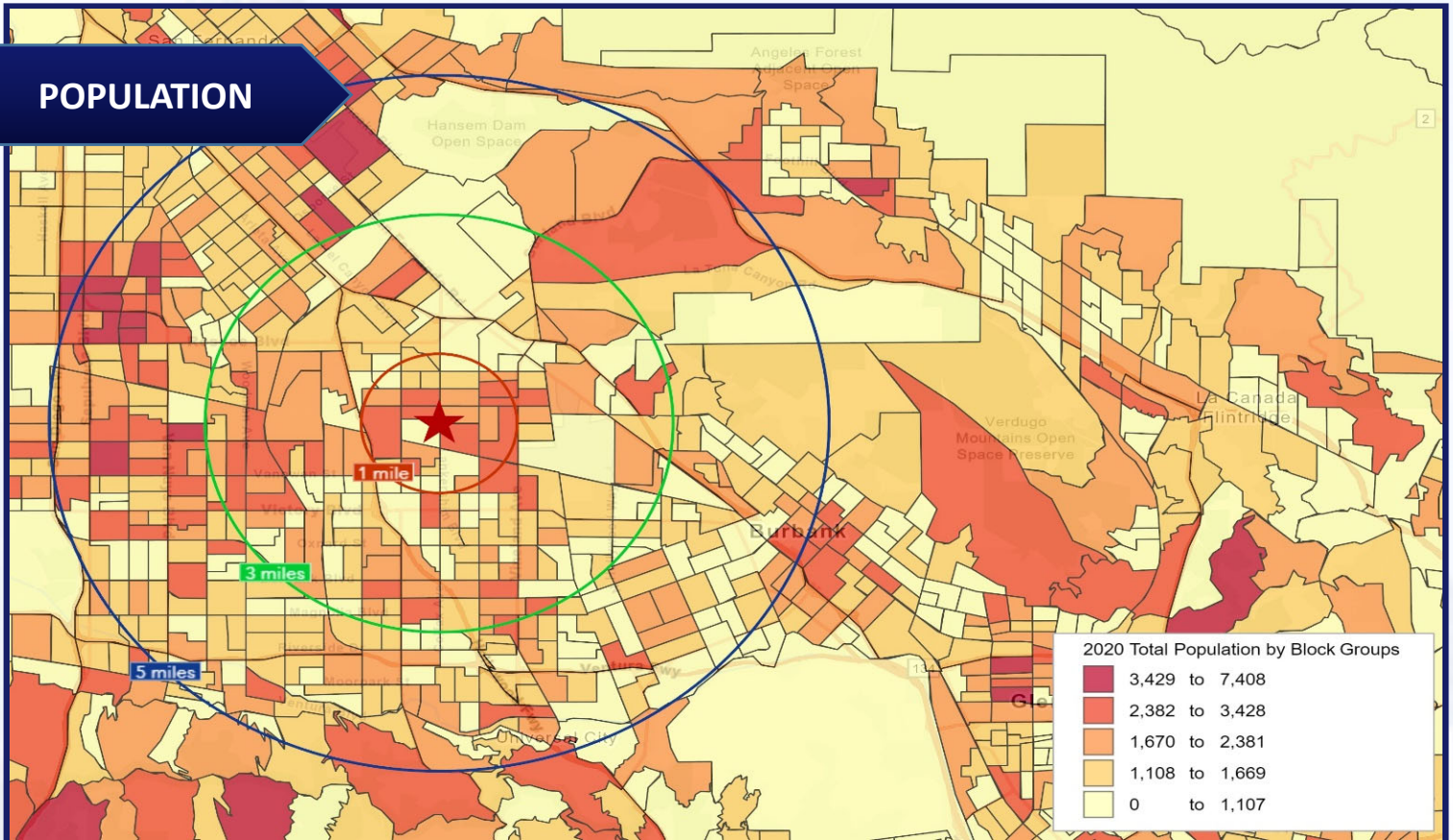


DEMOGRAPHICS

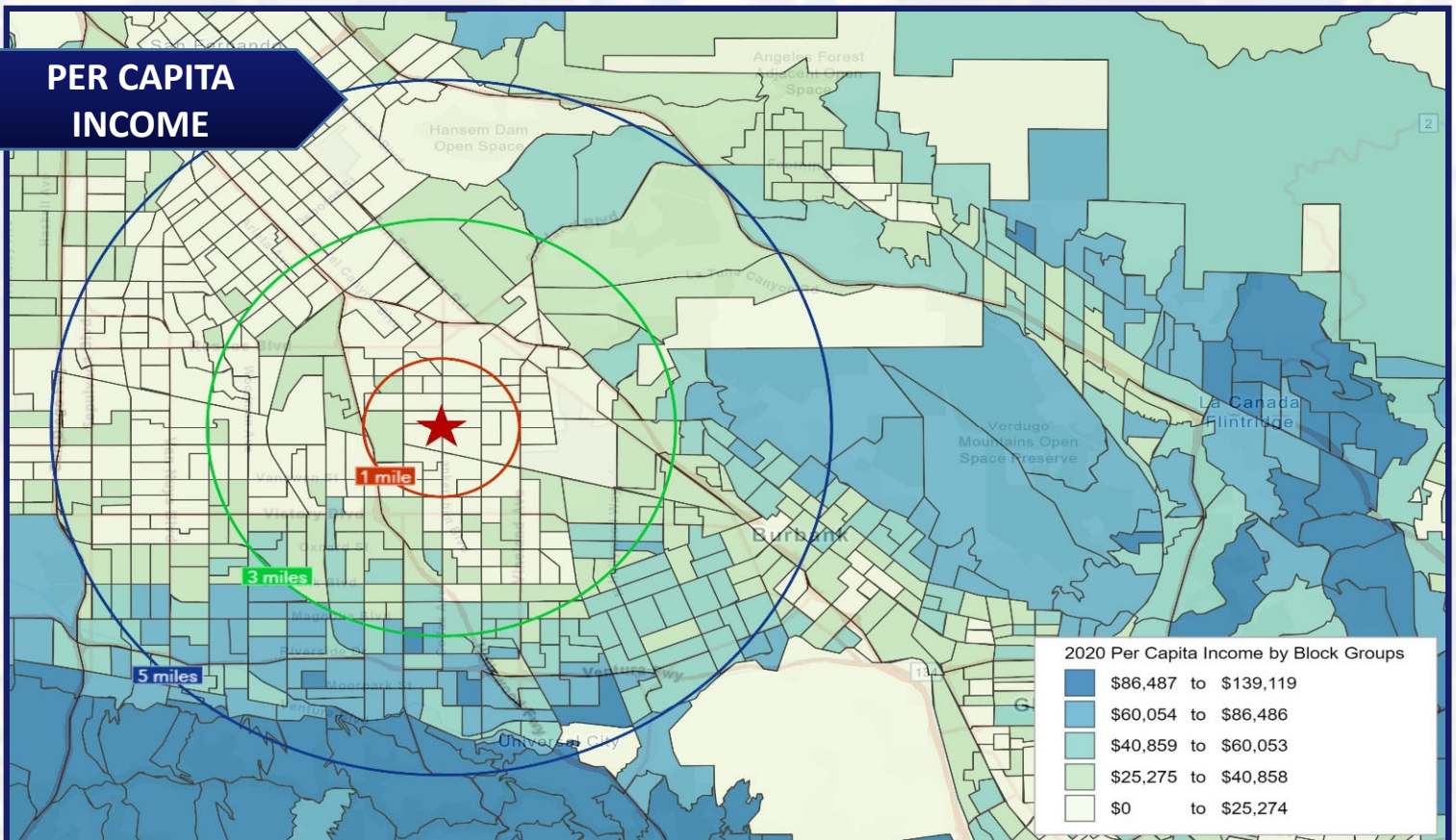
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POPULATION



PER CAPITA INCOME

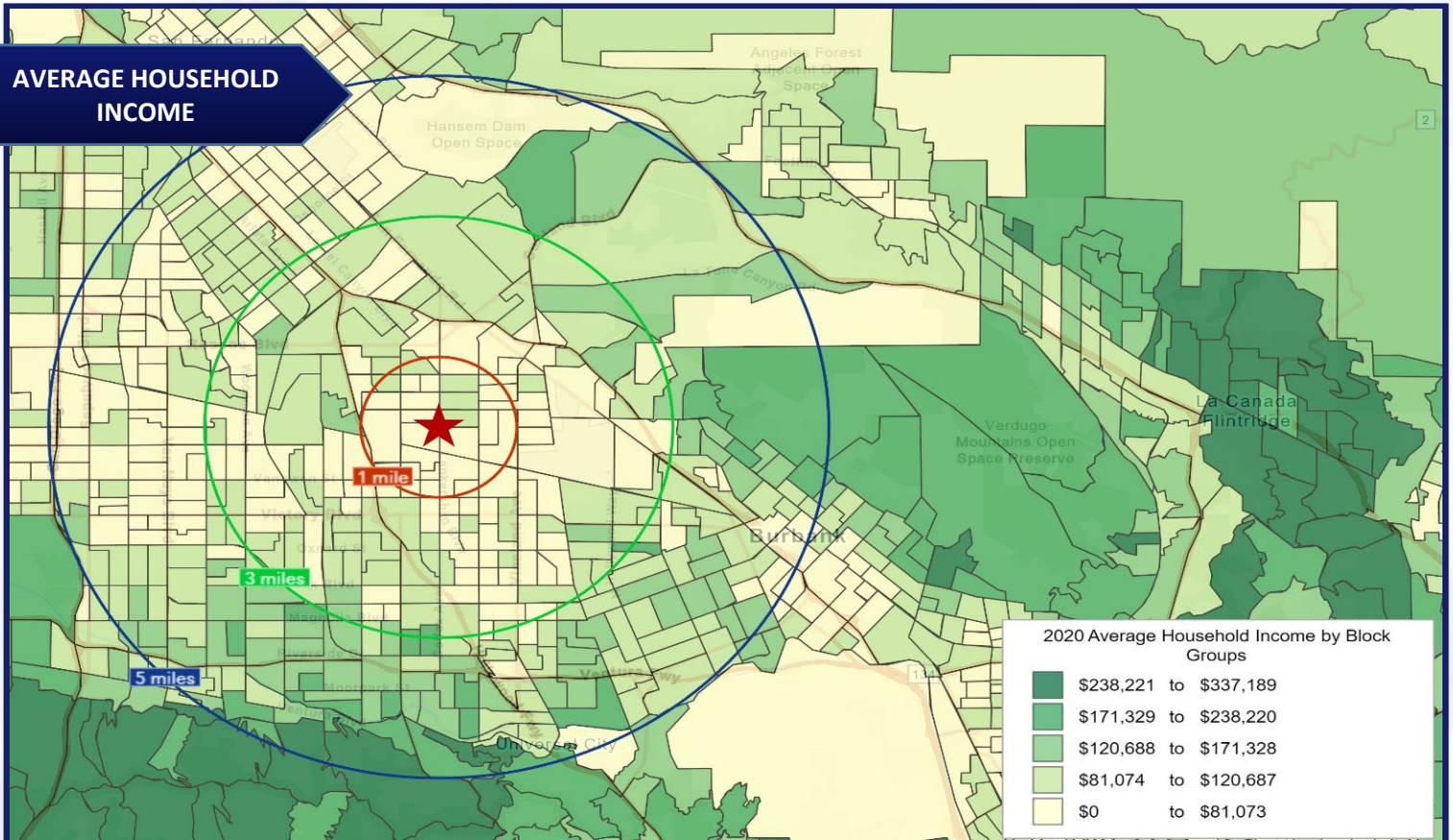


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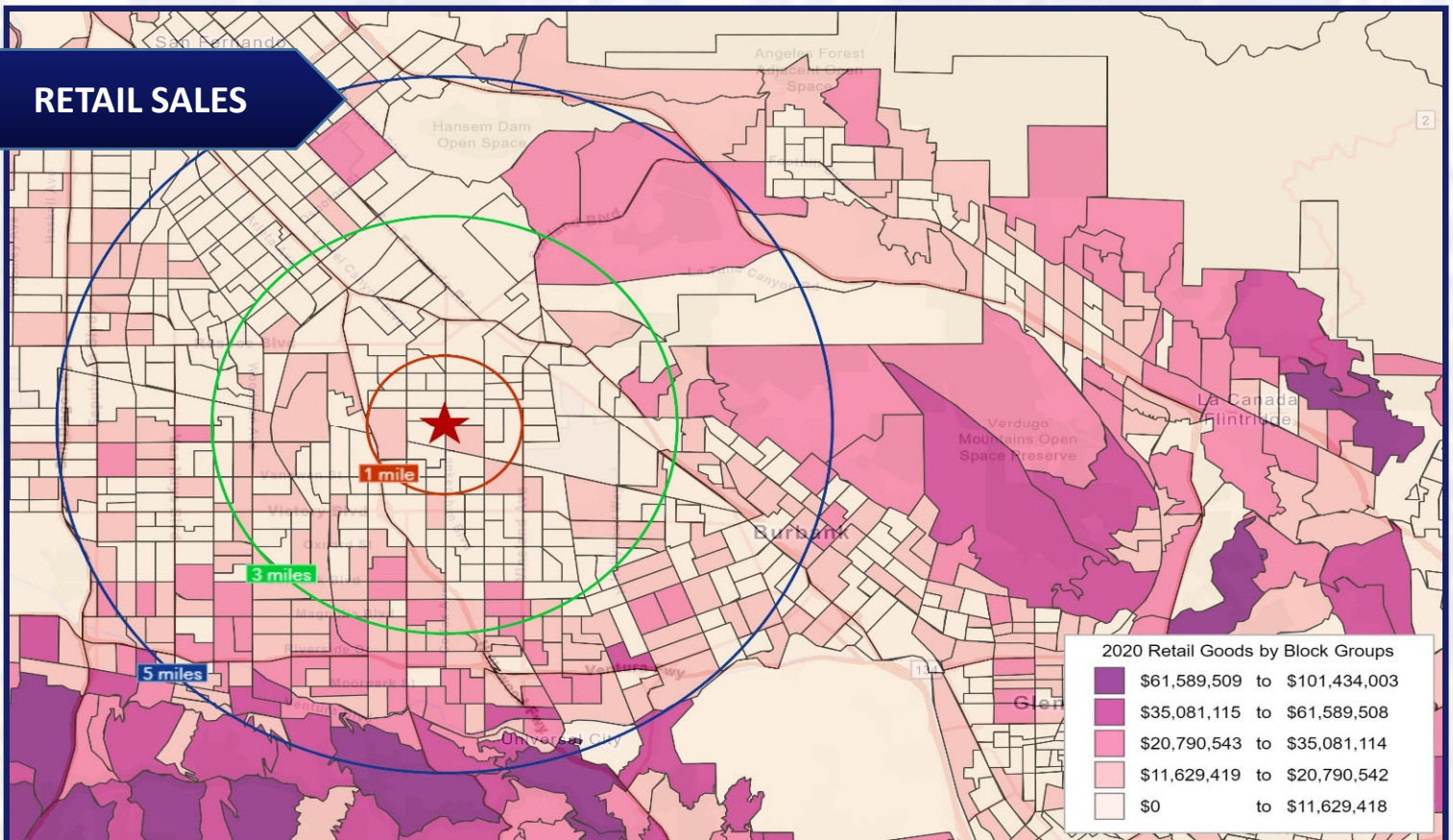
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AVERAGE HOUSEHOLD INCOME



RETAIL SALES

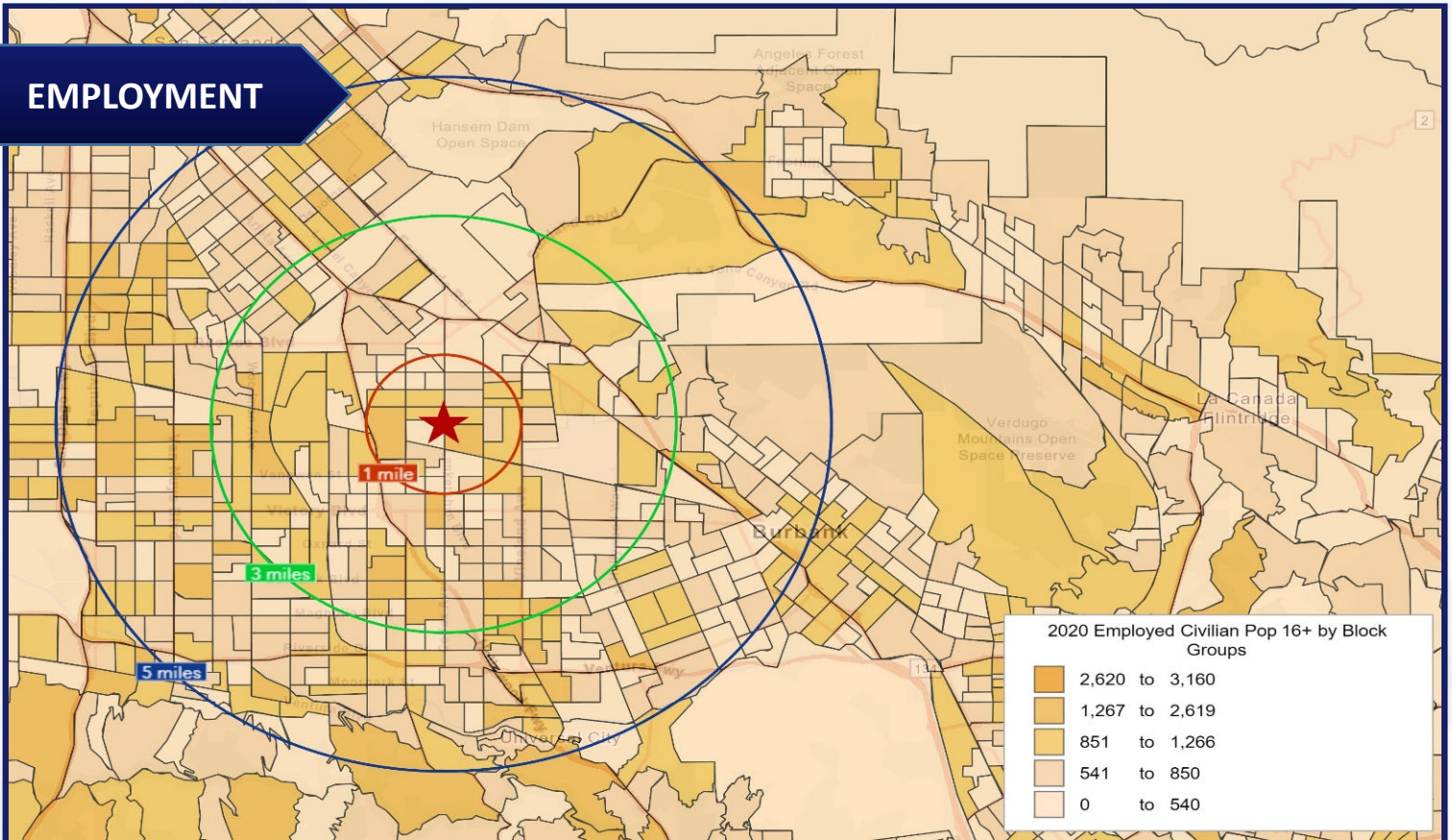


DEMOGRAPHICS

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EMPLOYMENT



CRIME INDEX

