



OFFERING MEMORANDUM

6511-6517 LANKERSHIM BOULEVARD

NORTH HOLLYWOOD, CA 91606 | RETAIL OPPORTUNITY FOR LEASE

EXECUTIVE SUMMARY

OFFERING SUMMARY

Annual Rent PSF	\$2.00 / SF
Lease Type	Gross

PROPERTY DETAILS

Location	6511-6517 Lankershim Blvd North Hollywood, CA 91606
County	Los Angeles County
APN	2322-020-025
Building Size	6,586 SF (0.15 AC)
Lot Size	12,707 SF (0.29 AC)
Year Built	1979
Zoning Type	LAR3
Building Class	B
Parking Ratio	1.52 / 1,000 (11 Spaces)
Frontage	95' on Lankershim
Walk Score / Transit Score	85 / 52

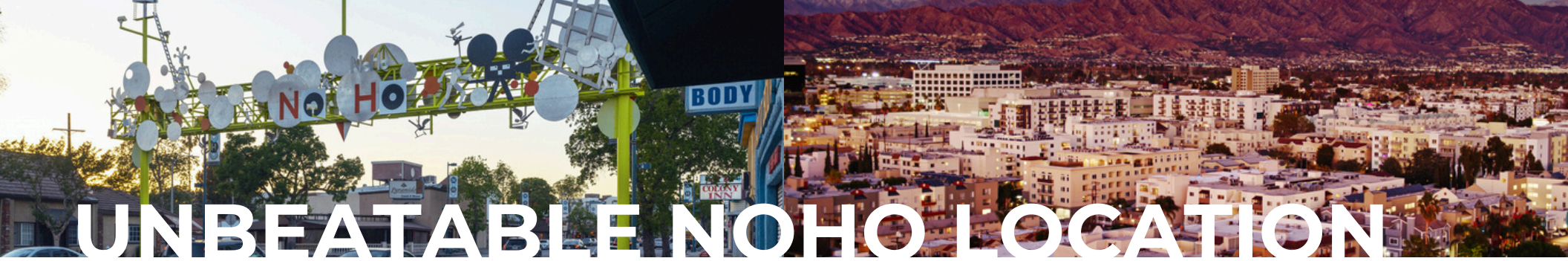
HIGHLIGHTS

Prime Freestanding Retail Opportunity In the Heart of North Hollywood

- Exceptional commercial leasing opportunity in one of Los Angeles' most dynamic and retail corridors.
- 6,586 ± sq ft freestanding building on a ±0.29-acre lot offers flexible space ideal for retail, service, creative use, or showroom operations.
- Property features functional L-shaped floor plan with 9' 10" ceilings (expandable to 13' clear height), making it a versatile space for a variety of needs.

Key Features & Improvements

- Freestanding retail w/ excellent street presence.
- Roof replaced within the last year.
- Six HVAC units under two years old.
- Building divisible into multiple units.
- Five restrooms, fire door, floor drain, extra sink plumbing, coffee bar, three offices (one large enough for conference room), and a ventilated paint mixing booth.
- Gated parking and prominent monument signage.



UNBEATABLE NOHO LOCATION

LOCATION OVERVIEW

Positioned along highly trafficked Lankershim Boulevard, this property benefits from excellent exposure and convenient access. It's within walking distance to the North Hollywood Metro Station serving both the B Line (Red) and G Line (Orange) busway, with easy connectivity across Los Angeles.

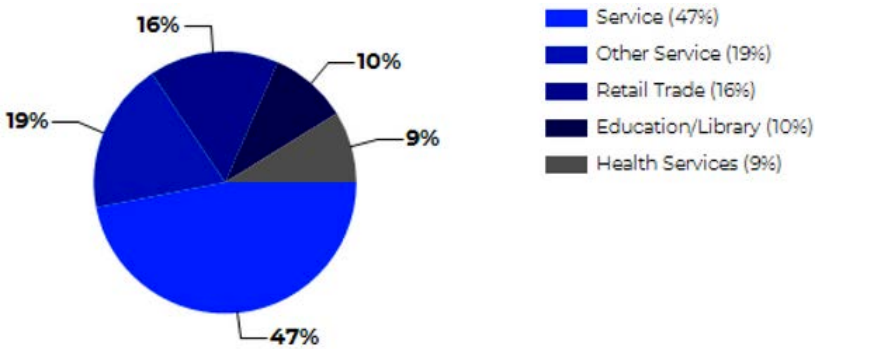
The surrounding neighborhood is a thriving mix of creative firms, entertainment venues, eateries, and growing residential and mixed-use developments, making it an ideal location to capture major foot and vehicle traffic alike.

TRANSPORTATION ACCESS

Direct access to 101, 170, and 134 freeways, LA Metro Rail & Busway, easy access to Hollywood Burbank Airport, and minutes from Burbank, Valley Village, Toluca Lake, Hollywood, Glendale, Sherman Oaks, San Fernando Valley and central Los Angeles area neighborhoods.



MAJOR INDUSTRIES BY EMPLOYEE COUNT



LARGEST EMPLOYERS

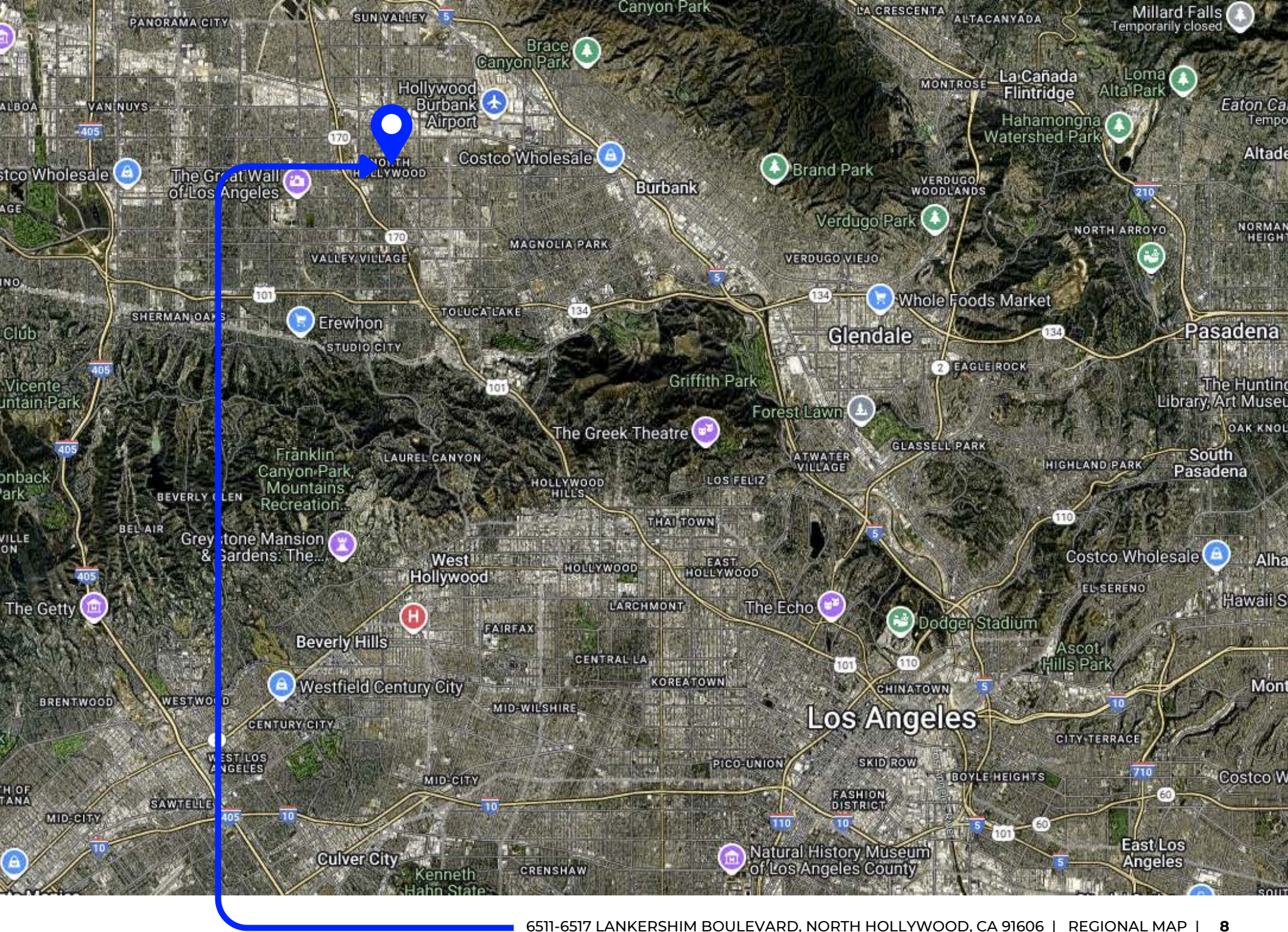
Soho Fabrics, Inc	3,810
Walt Disney Records Direct	2,990
Providence Holy Cross	2,931
Kaiser Permanente	2,700
Providence St. Joseph	2,000
Dream Lounge, Inc	1,989
TWDC Enterprises 18 Corp	1,802
Andrews International Inc	1,702

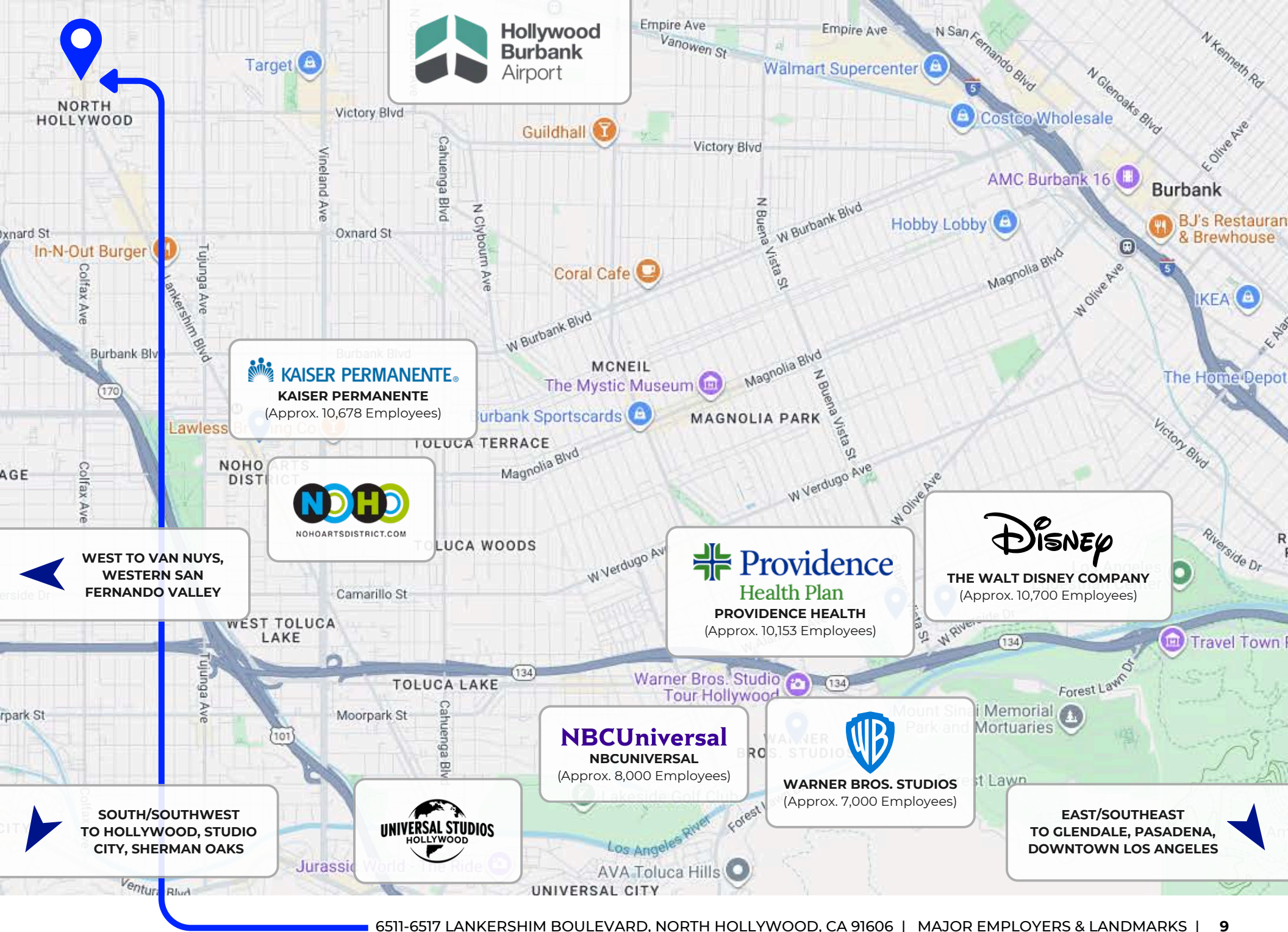






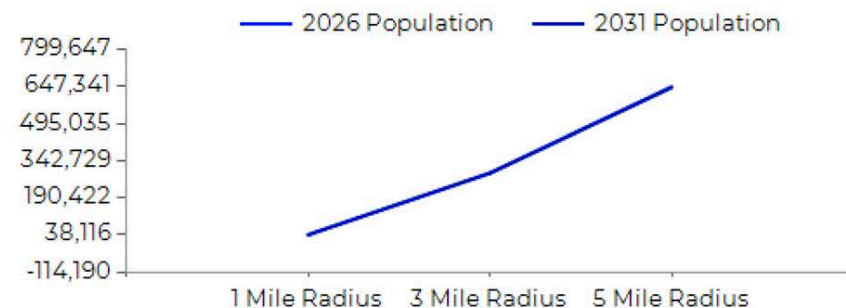




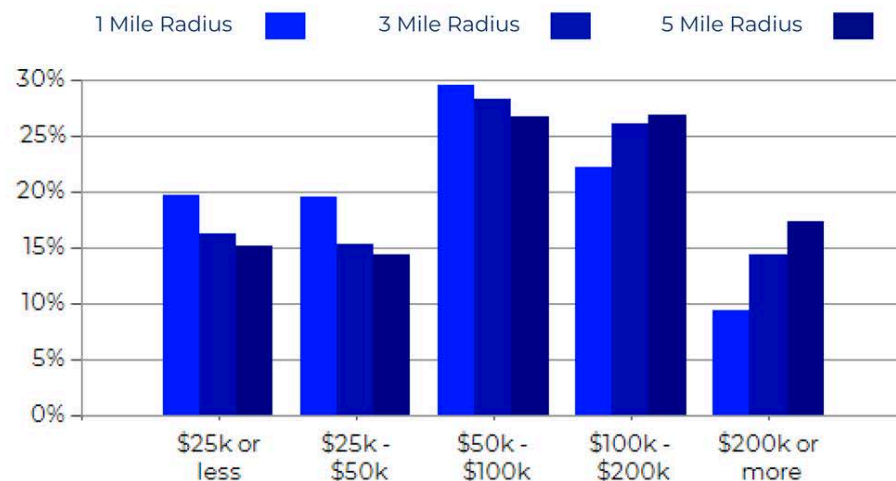


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	40,605	289,408	627,503
2010 Population	39,527	291,834	643,775
2026 Population	38,680	292,634	647,341
2031 Population	38,116	291,960	643,757
2026 African American	1,815	13,394	27,139
2026 American Indian	835	4,204	9,078
2026 Asian	2,285	22,903	60,159
2026 Hispanic	23,783	135,129	295,311
2026 Other Race	15,012	81,369	179,283
2026 White	12,710	128,283	278,848
2026 Multiracial	5,953	42,039	91,973
2026-2031: Population: Growth Rate	-1.45%	-0.25%	-0.55%

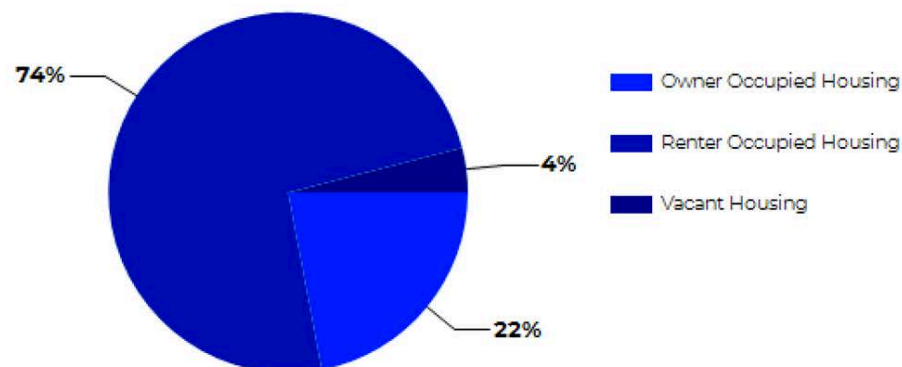
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,566	11,402	22,902
\$15,000-\$24,999	1,220	7,046	14,609
\$25,000-\$34,999	1,386	6,971	14,237
\$35,000-\$49,999	1,365	10,461	21,413
\$50,000-\$74,999	2,397	17,246	35,876
\$75,000-\$99,999	1,785	14,954	30,499
\$100,000-\$149,999	2,007	18,681	41,432
\$150,000-\$199,999	1,130	11,018	25,231
\$200,000 or greater	1,324	16,402	43,043
Median HH Income	\$65,431	\$80,338	\$86,115
Average HH Income	\$93,872	\$116,706	\$130,154



2026 Household Income



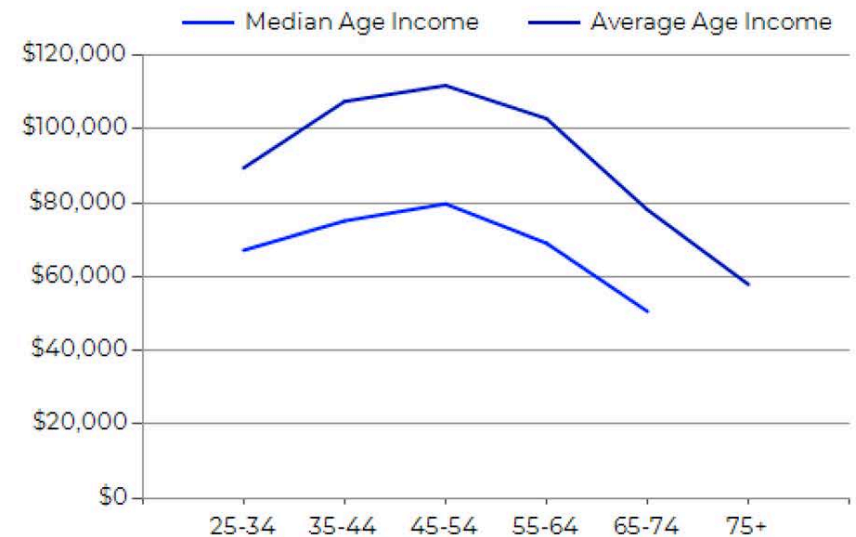
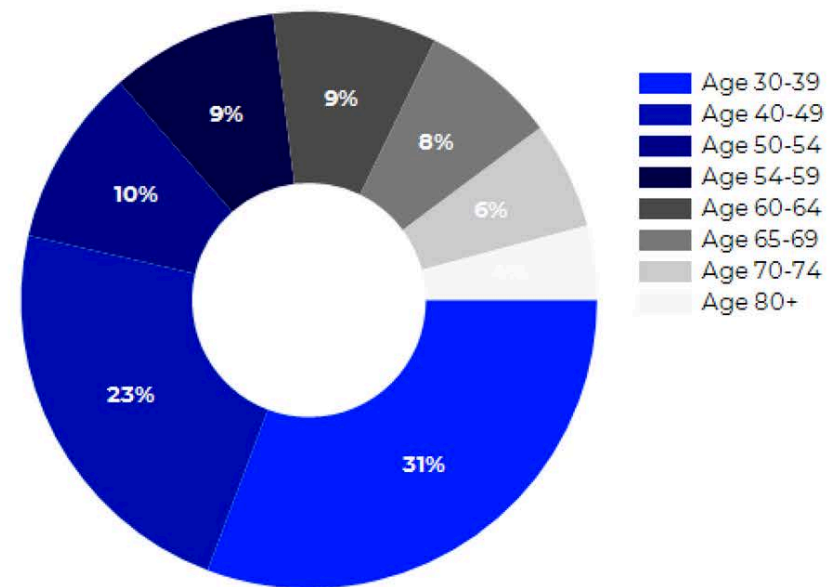
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,892	29,188	60,908
2026 Population Age 35-39	3,320	25,326	54,071
2026 Population Age 40-44	2,828	22,244	49,314
2026 Population Age 45-49	2,541	19,286	43,442
2026 Population Age 50-54	2,344	18,806	42,283
2026 Population Age 55-59	2,211	17,252	39,089
2026 Population Age 60-64	2,158	16,265	36,087
2026 Population Age 65-69	1,793	14,436	31,674
2026 Population Age 70-74	1,412	11,777	25,698
2026 Population Age 75-79	977	8,185	18,431
2026 Population Age 80-84	553	4,787	11,096
2026 Population Age 85+	495	4,303	10,403
2026 Population Age 18+	31,386	241,867	530,647
2026 Median Age	37	38	39
2031 Median Age	39	40	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,168	\$79,300	\$82,841
Average Household Income 25-34	\$89,476	\$105,910	\$113,686
Median Household Income 35-44	\$75,098	\$93,745	\$102,786
Average Household Income 35-44	\$107,499	\$135,393	\$148,850
Median Household Income 45-54	\$79,737	\$102,605	\$110,419
Average Household Income 45-54	\$111,824	\$143,475	\$159,320
Median Household Income 55-64	\$69,088	\$91,646	\$101,482
Average Household Income 55-64	\$102,856	\$129,132	\$147,915
Median Household Income 65-74	\$50,547	\$61,525	\$69,320
Average Household Income 65-74	\$78,136	\$95,061	\$110,406
Average Household Income 75+	\$57,896	\$74,267	\$83,020

Population By Age



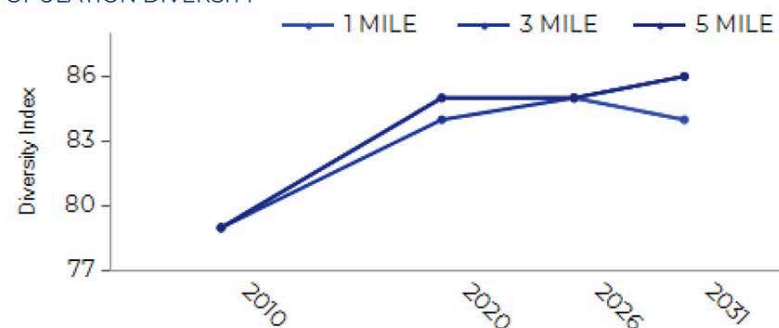
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	86	86
Diversity Index (current year)	85	85	85
Diversity Index (2020)	85	84	85
Diversity Index (2010)	79	79	79

POPULATION BY RACE



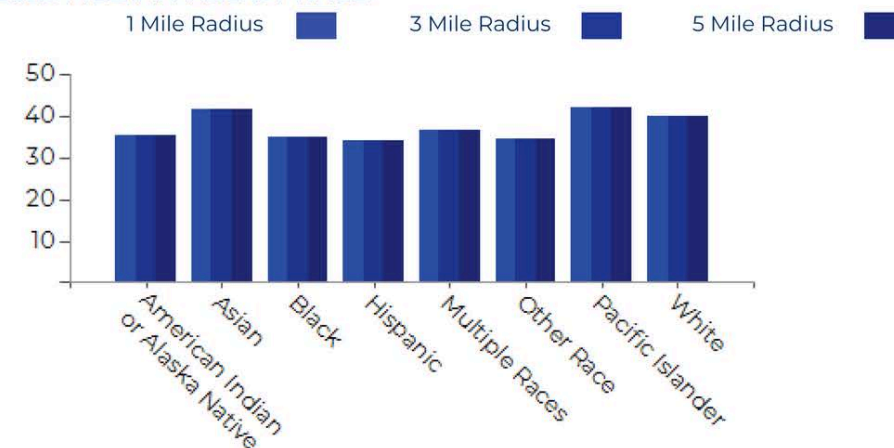
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	3%
American Indian	1%	1%	1%
Asian	4%	5%	6%
Hispanic	38%	32%	31%
Multiracial	10%	10%	10%
Other Race	24%	19%	19%
White	20%	30%	30%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	37	37
Median Asian Age	42	43	43
Median Black Age	35	36	36
Median Hispanic Age	34	35	35
Median Multiple Races Age	37	36	35
Median Other Race Age	34	35	34
Median Pacific Islander Age	42	37	36
Median White Age	40	41	42

2026 MEDIAN AGE BY RACE





PRIME RETAIL OPPORTUNITY AVAILABLE FOR LEASE IN NOHO

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