

For Lease
1,246-3,518 SF
Second Generation
Restaurant/Retail



4929-4931 Lankershim Blvd.

North Hollywood, CA

- Prime NoHo Retail Center - Corner Location
- Second Generation Restaurant
- Demisable Space 1,246-3,518 SF
- Rate \$3.85/PSF/Mo.
- NNN \$0.85/PSF/Mo.
- Traffic Counts: Approx 26,000 Cars per Day
- Mass Transit Close to Red Line and Orange Line Connectors 101/134/170 Freeways
- L.A. Enterprise Zone



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	1 Mile	3 Miles	5 Miles
Population	44,873	236,783	616,843
Average Household Income	\$90,182	\$111,223	\$110,279
Daytime Population	25,106	186,082	472,703

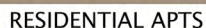
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North Hollywood, CA

MORRISON STREET

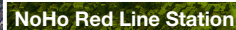


**Available
Restaurant Space
2,272 SF**

**Available Retail or Combine
1,246 SF with Restaurant**

**Tenant
Pure Barre**

ADJACENT 1 STORY BUILDING



Art Institute California

Academy of Television Arts and Sciences

SITE



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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4929 Lankershim Blvd Los Angeles, CA 91601		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
POPULATION	2020 Estimated Population	44,873	236,783	616,843	364,255
	2025 Projected Population	44,323	233,993	610,904	359,939
	2010 Census Population	40,018	224,450	587,792	347,707
	2000 Census Population	38,070	219,326	580,422	342,704
	Projected Annual Growth 2020 to 2025	-0.2%	-0.2%	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2020	0.9%	0.4%	0.3%	0.3%
	2020 Median Age	34.9	37.1	37.3	36.8
HOUSEHOLDS	2020 Estimated Households	22,443	104,553	266,628	151,352
	2025 Projected Households	22,845	106,396	272,107	154,017
	2010 Census Households	19,232	94,999	243,356	138,517
	2000 Census Households	17,652	92,849	240,149	135,996
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	1.4%	0.6%	0.6%	0.6%
RACE AND ETHNICITY	2020 Estimated White	61.1%	64.9%	64.9%	62.6%
	2020 Estimated Black or African American	8.1%	5.4%	4.8%	5.1%
	2020 Estimated Asian or Pacific Islander	8.8%	8.6%	9.4%	9.0%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.5%	0.6%
	2020 Estimated Other Races	21.2%	20.5%	20.4%	22.7%
	2020 Estimated Hispanic	37.2%	36.9%	36.6%	40.5%
INCOME	2020 Estimated Average Household Income	\$90,182	\$111,223	\$110,279	\$104,760
	2020 Estimated Median Household Income	\$68,839	\$77,391	\$75,344	\$73,234
	2020 Estimated Per Capita Income	\$45,144	\$49,149	\$47,756	\$43,580
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	5.1%	6.2%	7.6%	7.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.1%	5.5%	5.7%	6.3%
	2020 Estimated High School Graduate	14.8%	15.9%	17.0%	17.3%
	2020 Estimated Some College	20.8%	20.6%	19.3%	20.4%
	2020 Estimated Associates Degree Only	9.3%	8.1%	7.7%	8.2%
	2020 Estimated Bachelors Degree Only	34.2%	30.7%	29.4%	27.9%
	2020 Estimated Graduate Degree	11.7%	12.9%	13.3%	12.0%
	2020 Estimated Total Businesses	2,778	15,776	40,985	23,070
BUSINESS	2020 Estimated Total Employees	14,206	122,720	301,056	185,185
	2020 Estimated Employee Population per Business	5.1	7.8	7.3	8.0
	2020 Estimated Residential Population per Business	16.2	15.0	15.1	15.8

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NoHo Arts District

Business and theatre owners in the Universal City/North Hollywood Chamber of Commerce formed the idea of establishing a theatre and arts district in 1992 with support from L.A. Department of Cultural Affairs.

Central to the new NoHo Arts District are contemporary theaters, art galleries, cafes, and shops. The area features more than 20 professional theatres producing new work and classics, diverse art galleries, public art and professional dance studios. The district also features the largest concentration of music recording venues west of the Mississippi.

The theater district includes two new large venues that expand upon existing theatres, the newly redesigned NoHo Arts Center (formerly the American Renegade Theatre), and the redesigned Historical El Portal. They add to the existing 31 theatres located in and around the NoHo Arts District. New mixed-use development, the NoHo Commons, is planned near the NoHo Arts District's commercial core and subway station by Los Angeles developer J.H. Snyder Company.

The \$100-million, 292-unit loft apartment project by Snyder is the first segment to be completed of NoHo Commons, part of a "transit village" rising at the terminus of the Metro Red Line subway and the Orange Line busway. Also planned are hundreds of other apartments, condos, stores and other developments, including a high school.

NoHo 14 is a 14-story apartment building with 180 units on Lankershim Boulevard and Cumpston Street that is complete and now leasing. The historic North Hollywood train depot at Lankershim and Chandler Boulevards, is being restored to its 1920s condition. The old train depot sits on land owned by the Metropolitan Transportation Authority, across from the Metro Red Line subway station and next to the termination of the Orange Line bus line.

In the future, North Hollywood plans a \$1 billion mixed-use development at Lankershim and Chandler, surrounding the Metro Red and Orange line terminals. The project would re-develop 15.6 acres (63,000 m2) with 1,720,000 square feet (160,000 m2) of commercial and residential space, including 562 residential units and three high-rise office towers. The project was awarded to Lowe Enterprises by the Los Angeles Metro board and will be designed by architects AC Martin Partners.



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