

**11354
BURBANK BLVD**

**5560 LANKERSHIM
BLVD**

5560 LANKERSHIM BLVD & 11354 BURBANK BLVD



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01

INVESTMENT SUMMARY

THE OFFERING

INVESTMENT HIGHLIGHTS

PROPERTY PHOTOS



INVESTMENT SUMMARY

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

THE OFFERING

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 \$2,300,000.

11354 Burbank Blvd is a free-standing, two-story office building of approximately 3,195 SF on a 5,853 SF lot. The subject properties provide secured shared parking access through an easement

between the two buildings from Burbank Blvd. Offered at \$1,950,000 (see 11354 Burbank Blvd listing for details or contact agent). 5560 Lankershim and 11354 Burbank Blvd are available as an aggregate purchase.

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.

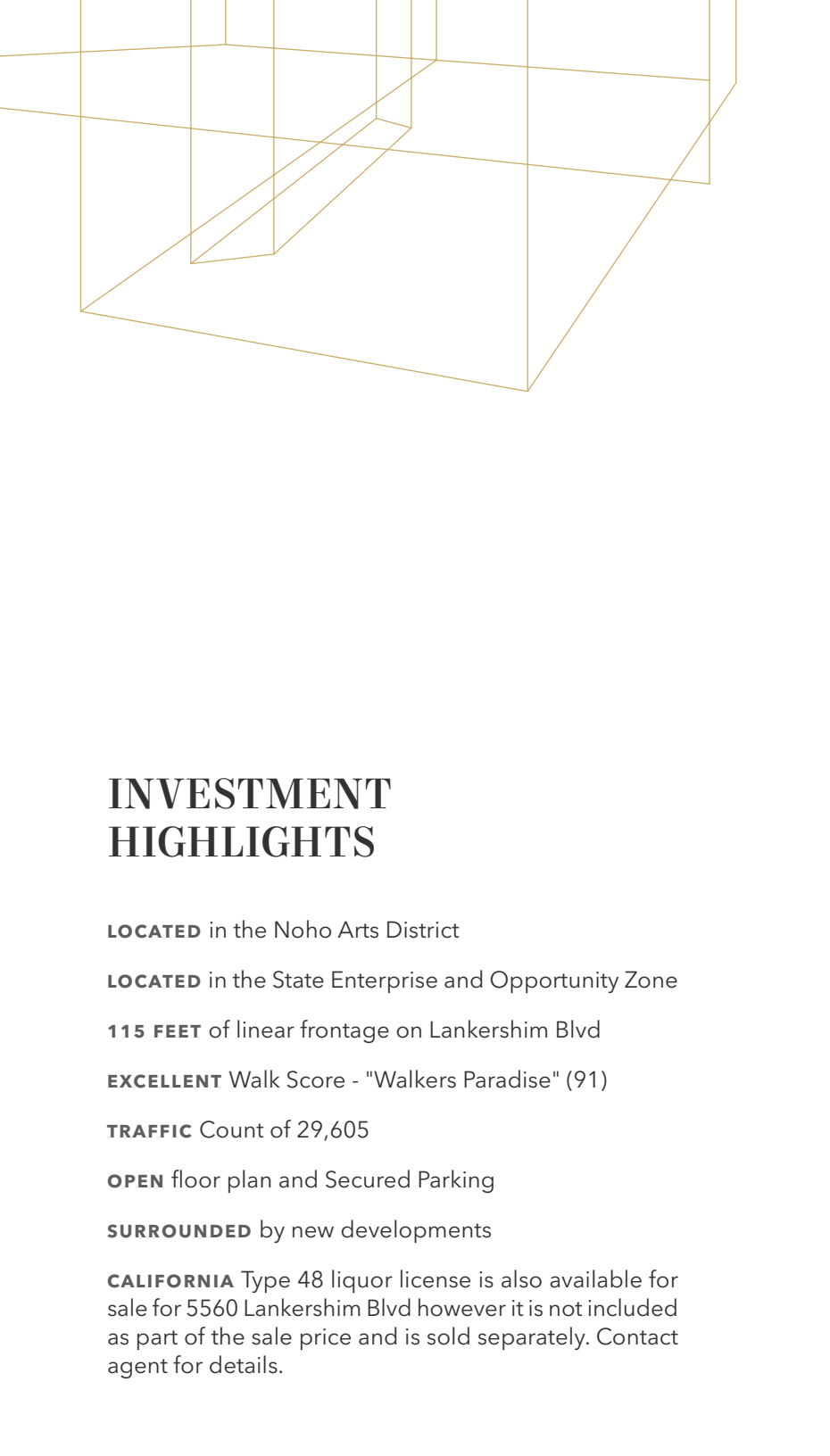
The property is located in the Noho Arts District and walking distance to numerous restaurants and shops. Additionally, the property provides convenient access to the 134, 170, 101 & 5 Freeways.

5560 LANKERSHIM BLVD

Address	5560 Lankershim Blvd North Hollywood, CA 91601
Price	\$2.3M
Building PSF	\$624.66
Land PSF	\$441.46
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

11354 BURBANK BLVD

Address	11354 Burbank Blvd North Hollywood, CA 91601
Price	\$1.95M
Building PSF	\$610.33
Land PSF	\$298.44
APN	2350-008-060
Building SF	3,195 SF
Land SF	6,534 SF
Year Built	1962
Zoning	C2
Stories	2 stories
Parking	10 spaces



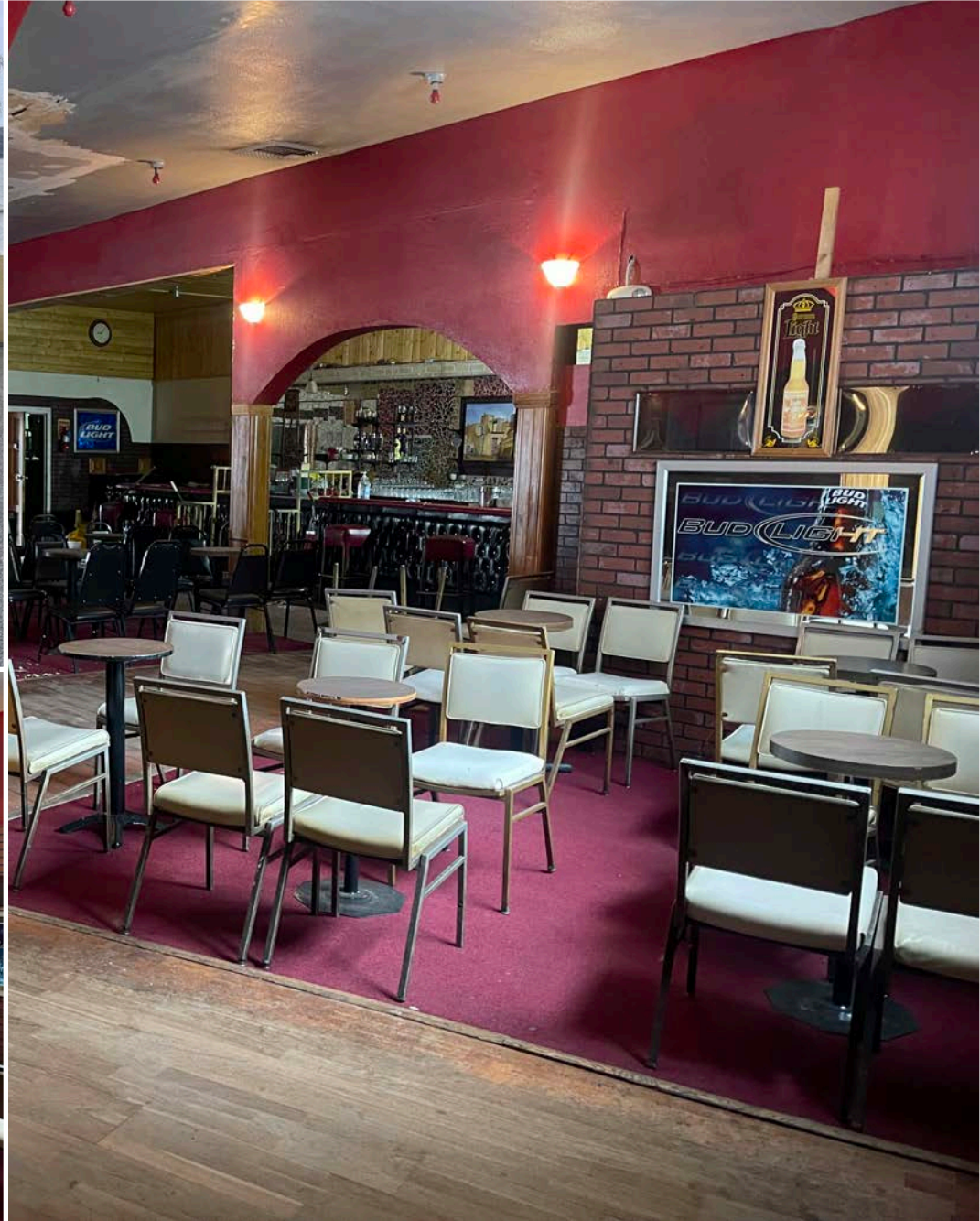
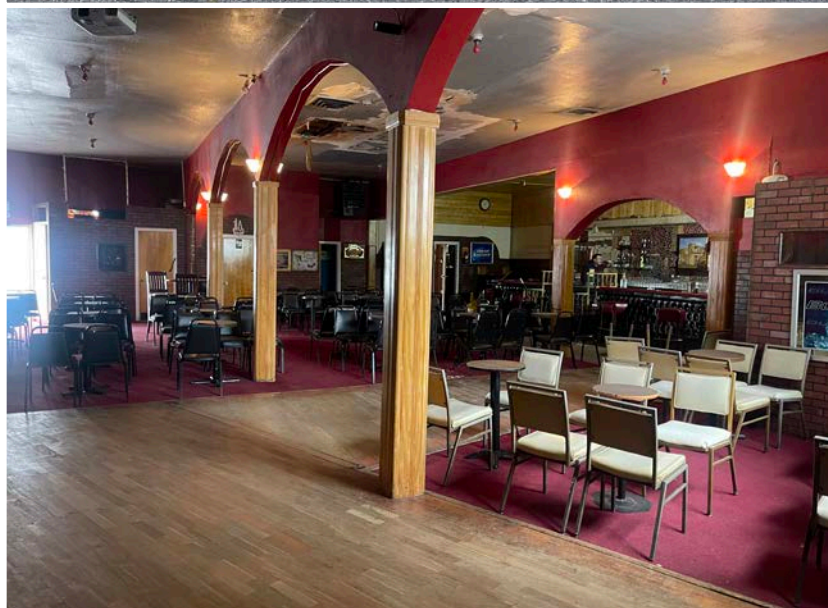
INVESTMENT HIGHLIGHTS

- 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)
- TRAFFIC** Count of 29,605
- OPEN** floor plan and Secured Parking
- SURROUNDED** by new developments

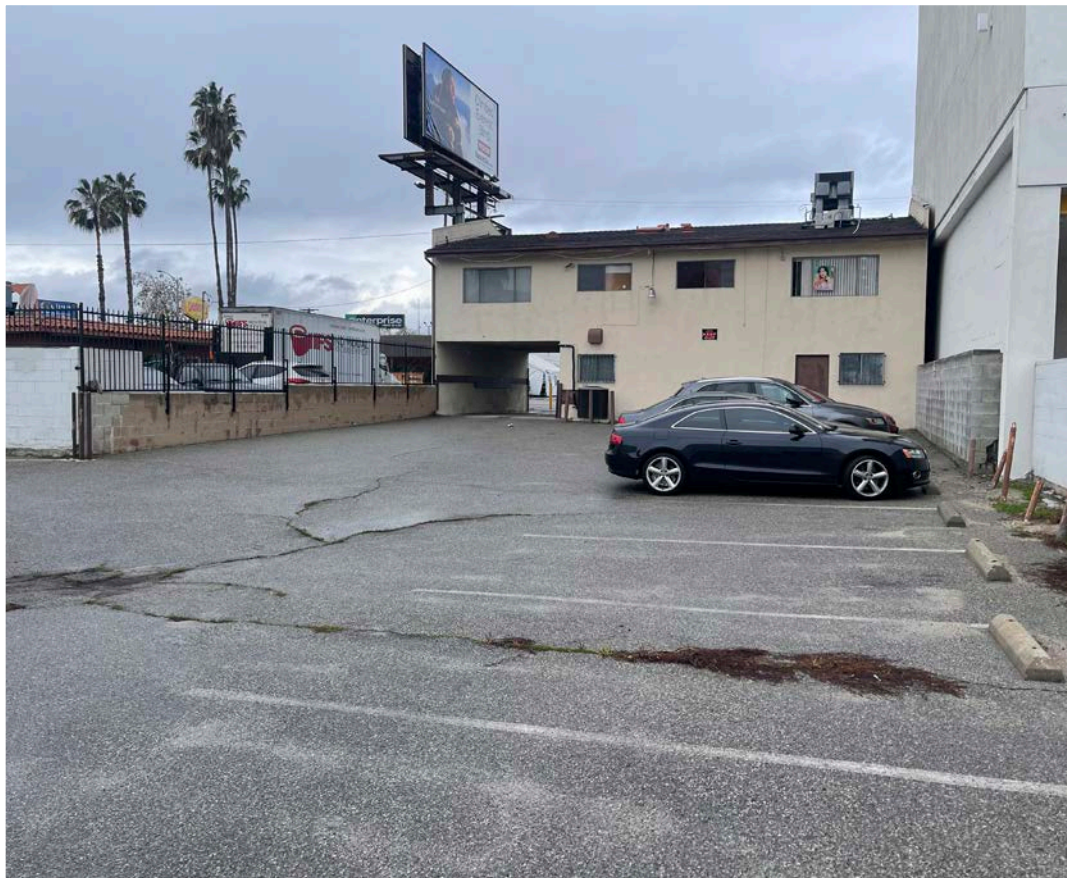
CALIFORNIA Type 48 liquor license is also available for sale for 5560 Lankershim Blvd however it is not included as part of the sale price and is sold separately. Contact agent for details.



5560 LANKERSHIM BLVD



11354 BURBANK BLVD





02

PROPERTY MAPS

PLAT MAP

REGIONAL MAP

AMENITIES MAP

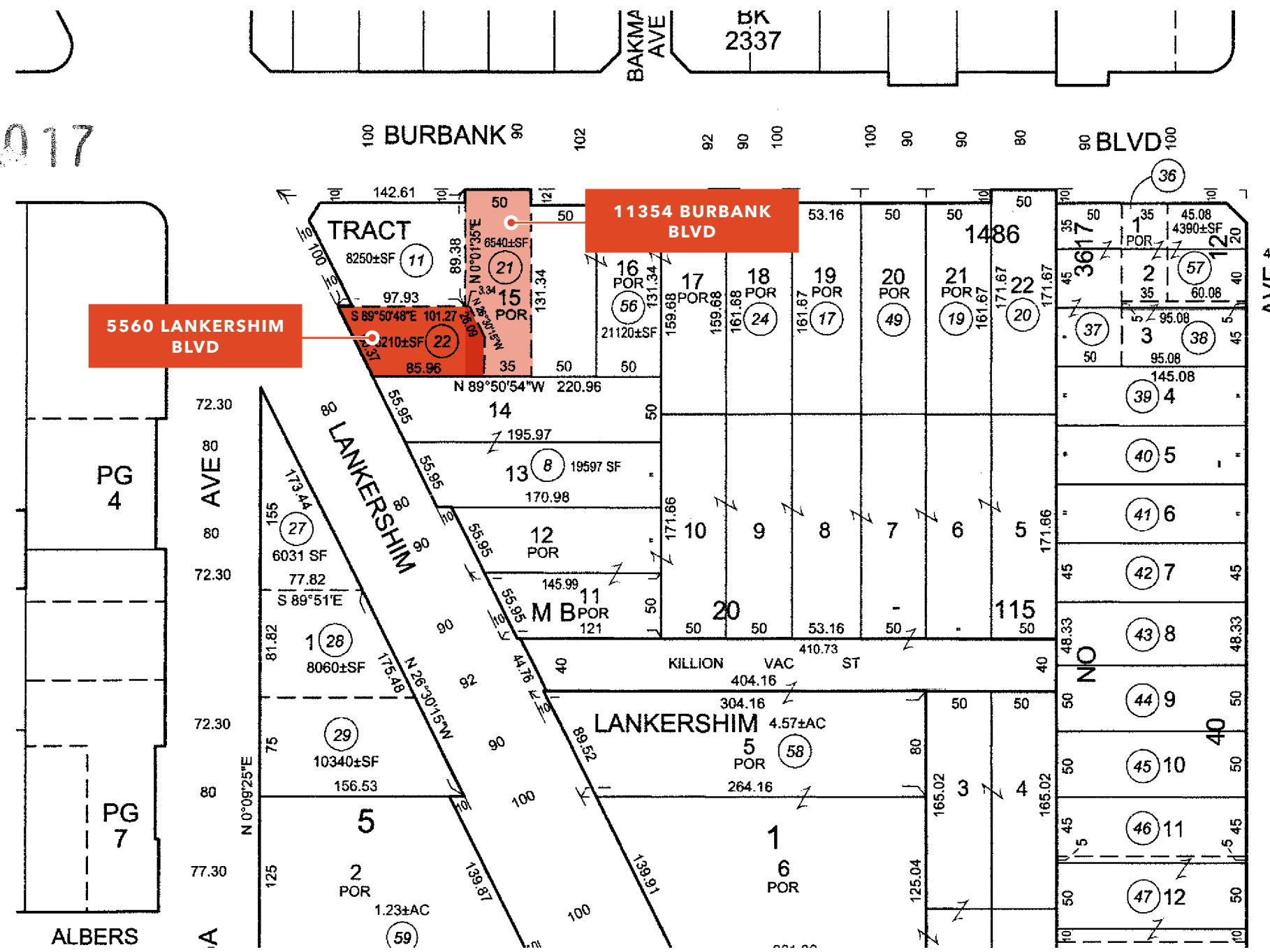
LOCATION OVERVIEW

LOS ANGELES RAIL MAP

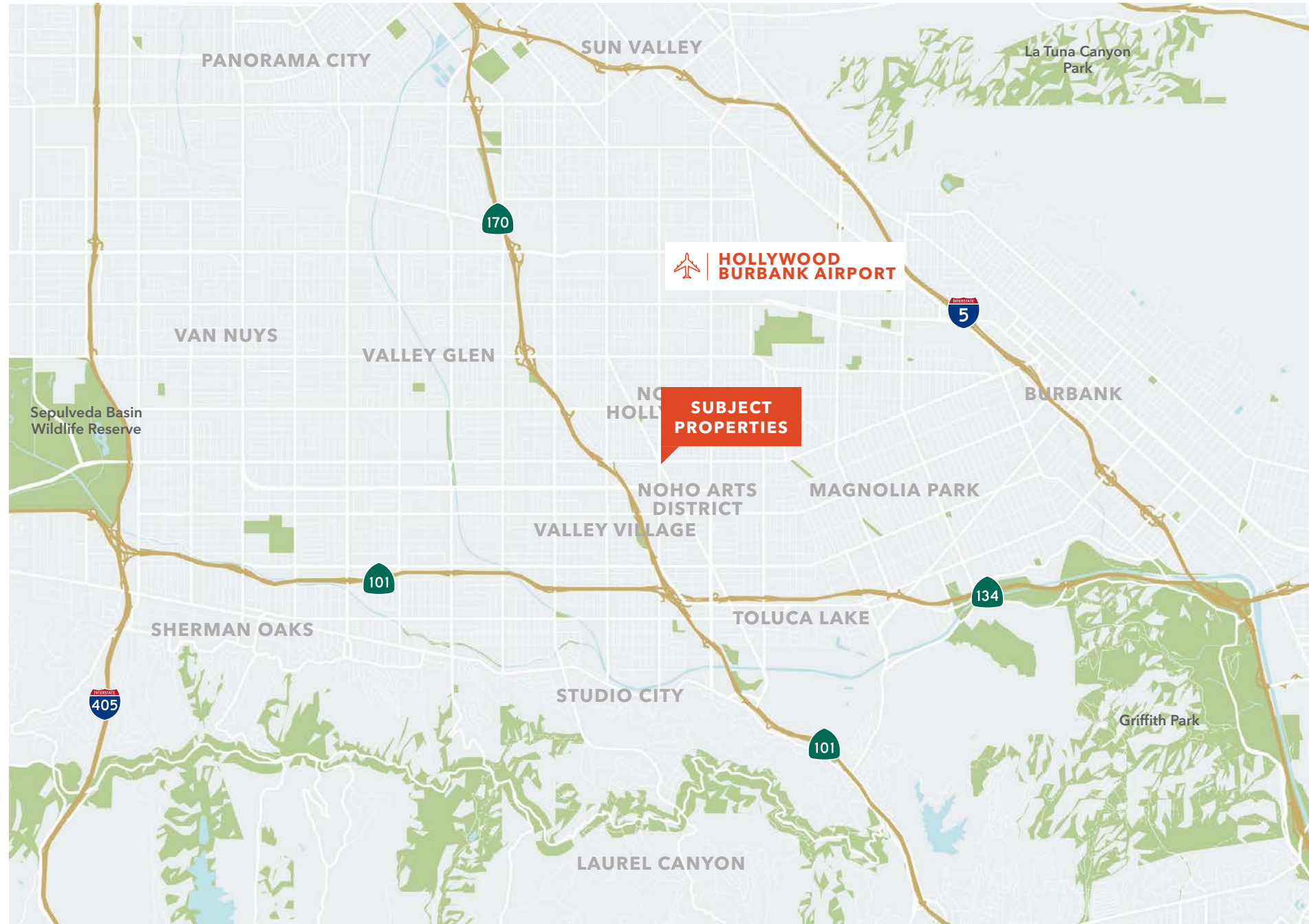


PLAT MAP

2017



REGIONAL MAP



AMENITIES MAP

GAS & SERVICE

- 1 United States Postal Services
- 2 Shell
- 3 Chevron
- 4 AT&T

GROCERY + PHARMACY

- 1 Ralphs
- 2 Smart & Final Extra!
- 3 Famous Market
- 4 Rose Market
- 5 City Market
- 6 CVS Pharmacy
- 7 Yuca's Market
- 8 North Hollywood Market
- 9 7-Eleven

FITNESS & SPA

- 1 Gold's Gym
- 2 NoHo MMA
- 3 Wells Fargo
- 4 Oasis Massage
- 5 Zy Body & Foot Massage
- 6 Top Dragon MAssage

INSTITUTIONS

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

HOTELS

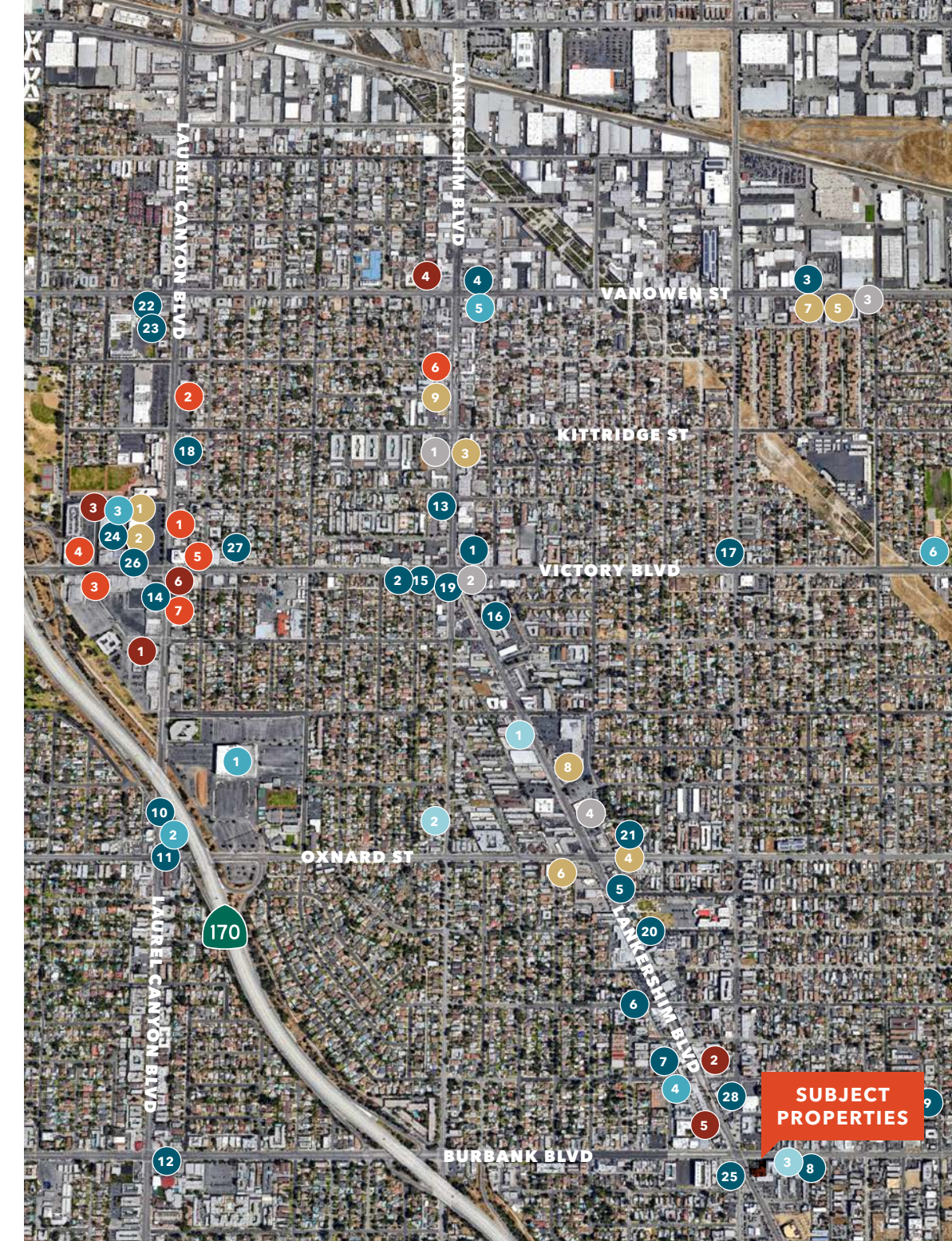
- 1 Comfort Inn
- 2 Goldfinger's Getaway B&B
- 3 Holiday Inn

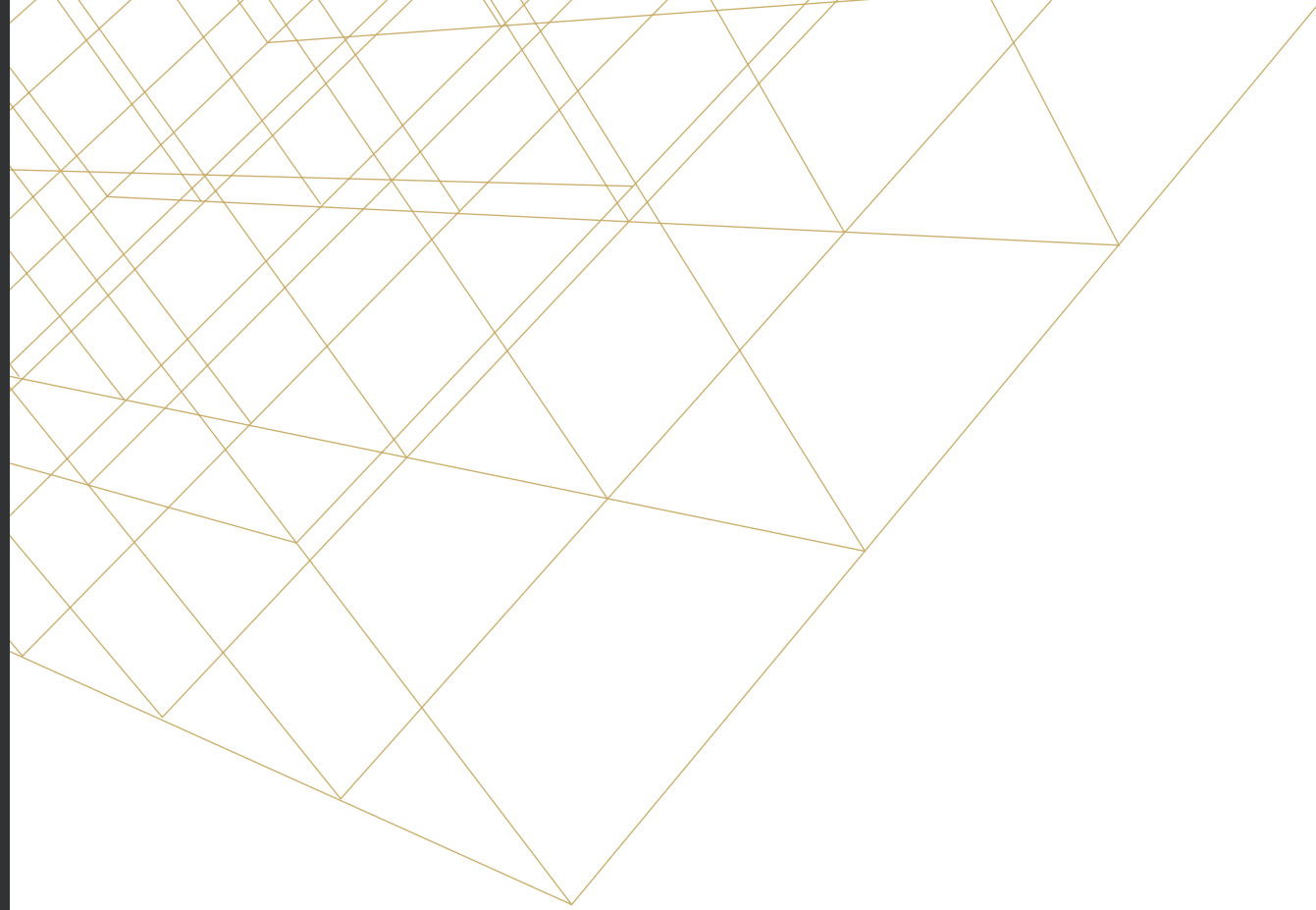
EAT + DRINK

- 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
- 21 Michael's Pub
- 22 El Merengue Bar
- 23 Zacatecano
- 24 Pita Grill
- 25 El Zorro Night Club
- 26 XO Lounge
- 27 Lilit Bakery & Cafe
- 28 Cara Vana Coffee Shop

ENTERTAINMENT + SHOPPING

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





03

MARKET OVERVIEW

NORTH HOLLYWOOD

NOHO LIFESTYLE

NOTABLE SITES

MARKET OVERVIEW

NORTH HOLLYWOOD OVERVIEW

North Hollywood, in the San Fernando Valley, is an eclectic neighborhood with modest residential blocks and the humming NoHo Arts District.

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.

They were selling the dream of citrus grove ownership, 40 acres at a time, and it was citrus that would define that corner of the valley for many more years.

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 – like many stars who come to L.A. and change their names to something glamorous and evocative – 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. in general, and the Valley in particular, where good aviation and other manufacturing jobs could still 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.

Around the Red Line station – and the still-standing Lankershim Depot – transit-oriented housing has risen. The subway and the Orange Line connect the area to downtown and to the office parks of the West Valley. An Arts District has brought new life to the historic commercial district on Lankershim Boulevard.

And, as ever, relatively affordable houses are making North Hollywood a destination for strivers looking to own a piece of the American dream.

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.

689,613

2019 5-MILE POPULATION

7.31%

2010-2019 1-MILE POPULATION GROWTH

27,866

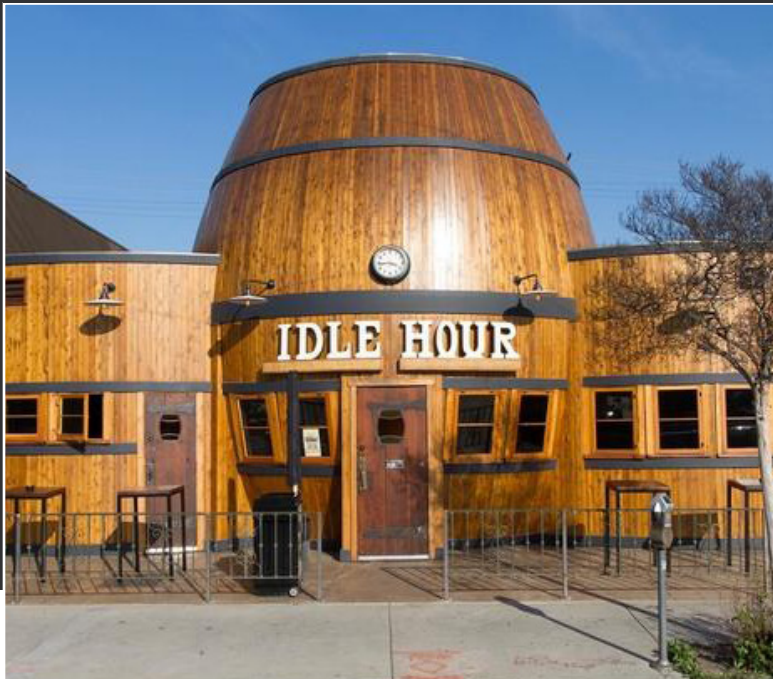
DAILY TRAFFIC COUNT (LANKERSHIM BLVD & ARCHWOOD ST)

37.60

2019 5-MILE AVERAGE AGE

1965

2019 5-MILE MEDIAN YEAR BUILT



\$6,552,709

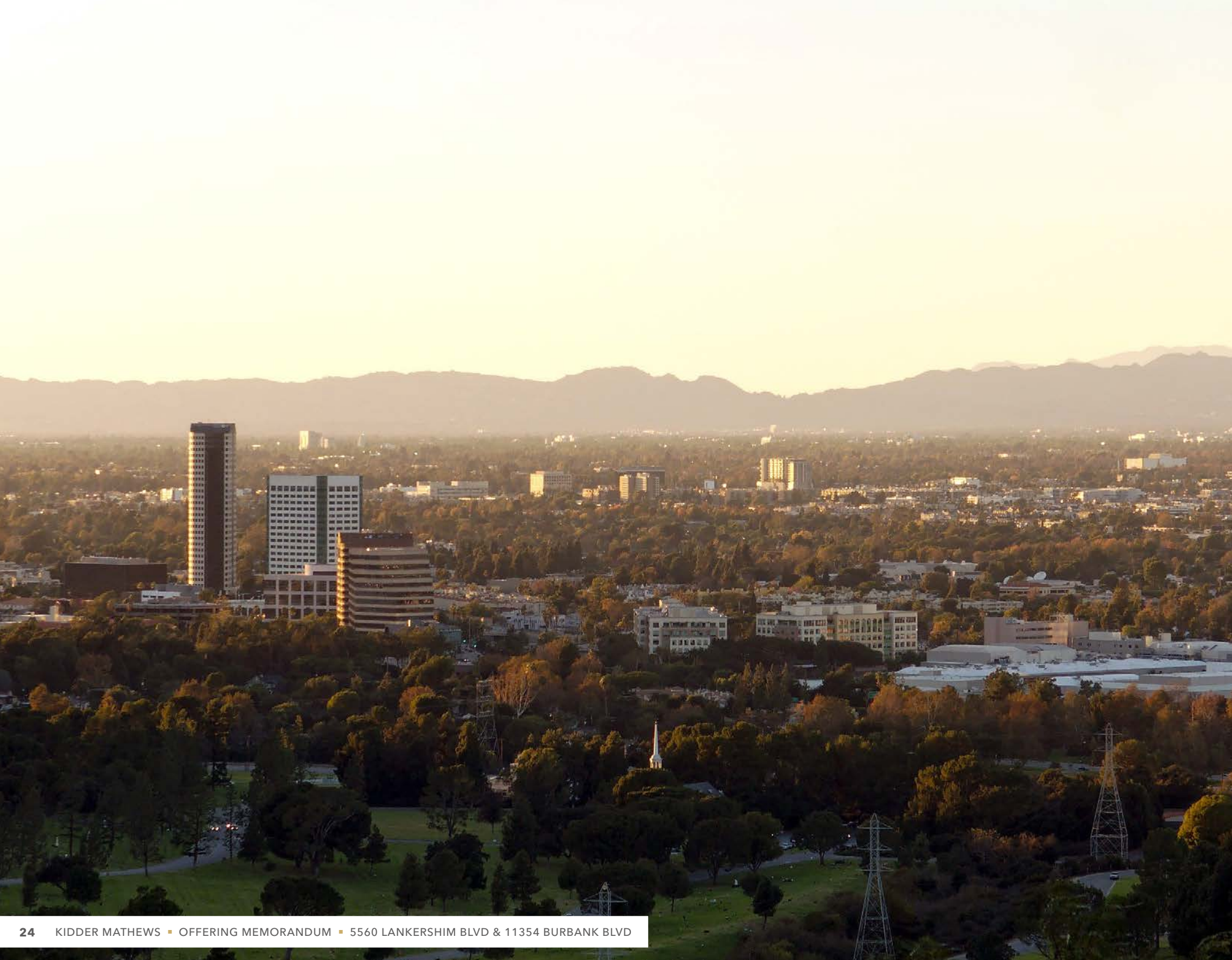
2019 5-MILE CONSUMER SPENDING

\$86,907

2019 5-MILE AVG HOUSEHOLD INCOME

\$626,327

2019 5-MILE MEDIAN HOME VALUE



NOTABLE SITES

UNIVERSAL CITYWALK

CityWalk's chaotic, imposing layout and labyrinth-like parking structure have been repelling locals since 1993. Still, in some ways, the shopping and dining area's outdoor design anticipated that of malls like The Grove and Americana at Brand. Locals shop there. Why shouldn't they enjoy the giant gorilla-laden environment at CityWalk?

So far, plans for the CityWalk makeover include an overhaul of Universal Cinemas scheduled to be completed next year. Planned upgrades include the addition of reclining chairs in all 18 theatres and a new bar within the multiplex. Universal is also bringing in several new eateries, including a Margaritaville (the chain restaurant themed around the song stylings of Jimmy Buffet), Chinese restaurant Meizhou Dongpo, and the first California location of Portland-based Voodoo Donuts.

TEAPOP

They are a loud, collaborative bunch of life enthusiasts who pair refreshment with creativity. Their cafe serves fresh-brewed imported and organic tea, while the gallery offers art and design on the walls, furniture, and your very own beverage to engage all of your senses.

"We at TEAPOP pair premium tea with art to nurture a cultured experience which takes some time, loyalty, and community--three things, I believe, everyone could use more of in this town. It is my pleasure to give customers a

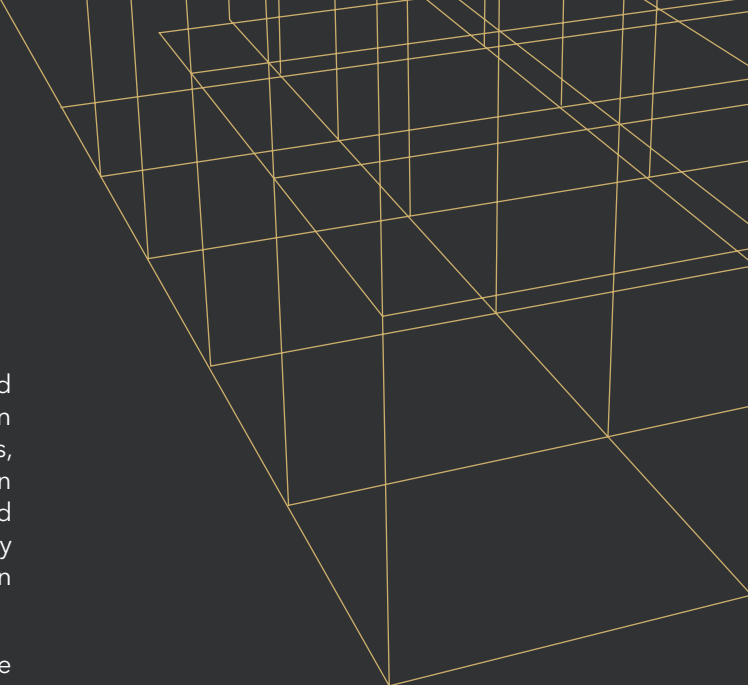
place to celebrate birthdays, catch up with old friends, and overall, feel at home over a cup of tea." -Arlene Yuan, TEAPOP Founder/Owner

LAEMMLE NOHO 7

LA, Laemmle Theaters is one of the hallowed places to watch the best in independent and foreign films. To say that's an important part of being an LA film enthusiast would be an understatement. With eight locations all over the Greater LA region, Laemmle (say "LEM-lee") is a cornerstone for great film, previews and screenings, and events. Established in 1938, the company is still family-run by (you guessed it) the Laemmles.

PLAYER ONE

This arcade bar brings the throwback feel of the '80s and '90s with plenty of retro game cabinets like TRON, Super Smash Bros. and Jurassic Park. It's also one of L.A.'s largest, with 5,400 square feet for your gaming and drinking pleasure. Speaking of drinking, catch cocktails, sakes and beer—and on weekends, food trucks to soak it all up.



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