

# **TURNKEY RESTAURANT: PRIME NOHO ARTS DISTRICT**

5200 Lankershim Blvd., North Hollywood, CA 91601



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#### TURNKEY RESTAURANT NORTH HOLLYWOOD

# **PROPERTY FEATURES**

5200 Lankershim Blvd., North Hollywood, CA 91601







### **APPROX. 2,310 SF**

#### TURNKEY RESTAURANT

- $\checkmark$  Fully built and operating Mediterranean restaurant
- $\checkmark$  Asset sale and assignment of lease
- ✓ \$199K key money
- ✓ Excellent exposure and signage on Magnolia @ Lankershim, a high traffic intersection

### **AREA AMENITIES**

- ✓ Located in the vibrant NoHo Arts District, one of Southern California's fastest-growing neighborhoods
- ✓ This historic area is undergoing an exciting transformation, driven by cultural events, diverse dining options, and unique retail experiences
- ✓ Easy access to the Ventura (134) and Hollywood (170) Freeways
- ✓ A Walkscore of 93 makes this location a walker's paradise, with nearby restaurants, hotels, and shopping destinations
- ✓ Convenient access to the metro station and parking garages ensures seamless connectivity

| DEMOGRAPHI     | CS | 1 MILE                          | 3 MILE    | 5 MILE    |
|----------------|----|---------------------------------|-----------|-----------|
| Population     |    | 44,660                          | 283,990   | 581,189   |
| Avg. HH Income |    | \$84,131                        | \$101,180 | \$104,326 |
| Daytime Pop    |    | 43,979                          | 278,710   | 574,309   |
| Traffic Count  |    | ± 31,696 CPD ON LANKERSHIM BLVD |           |           |

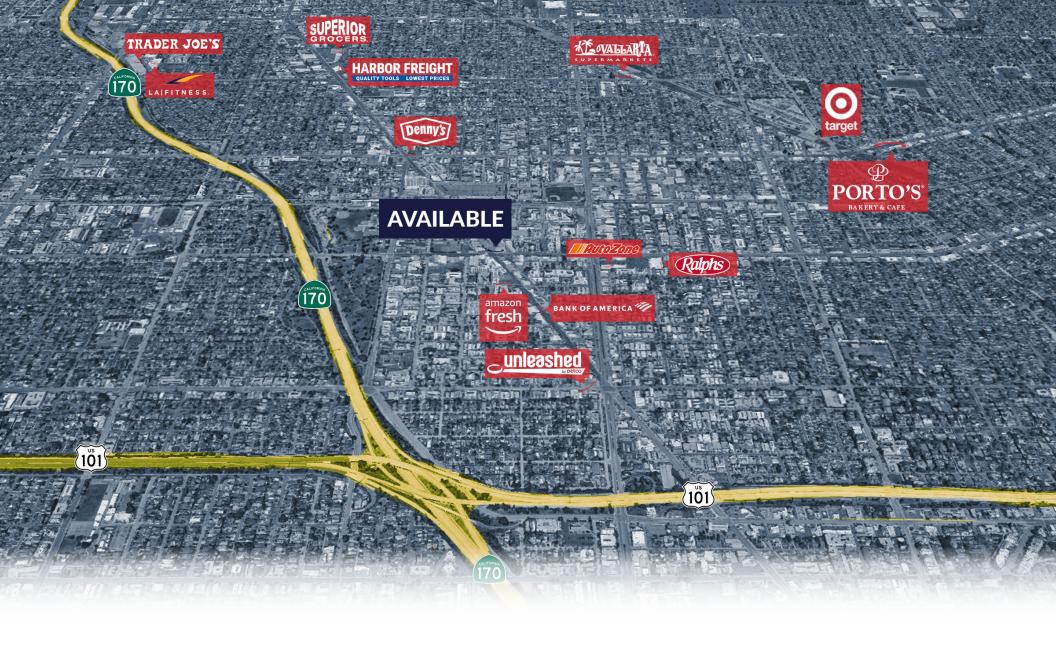
# TURNKEY RESTAURANT

# **INTERIOR PHOTOS**

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COMMERCIAL REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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