

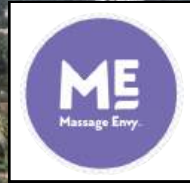
5058-5062 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91601



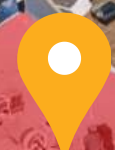
FOR SALE



LOCAL COMMUNITY MAP



Lankershim Blvd



PROPERTY SUMMARY

**5058-5062 LANKERSHIM BLVD,
NORTH HOLLYWOOD, CA 91601**

Property type: Year Retail

built: Parcel 1941

number: 2353-008-016

Building: 2,925 SF

Lot: 6,001 SF

Zoning: LAC4

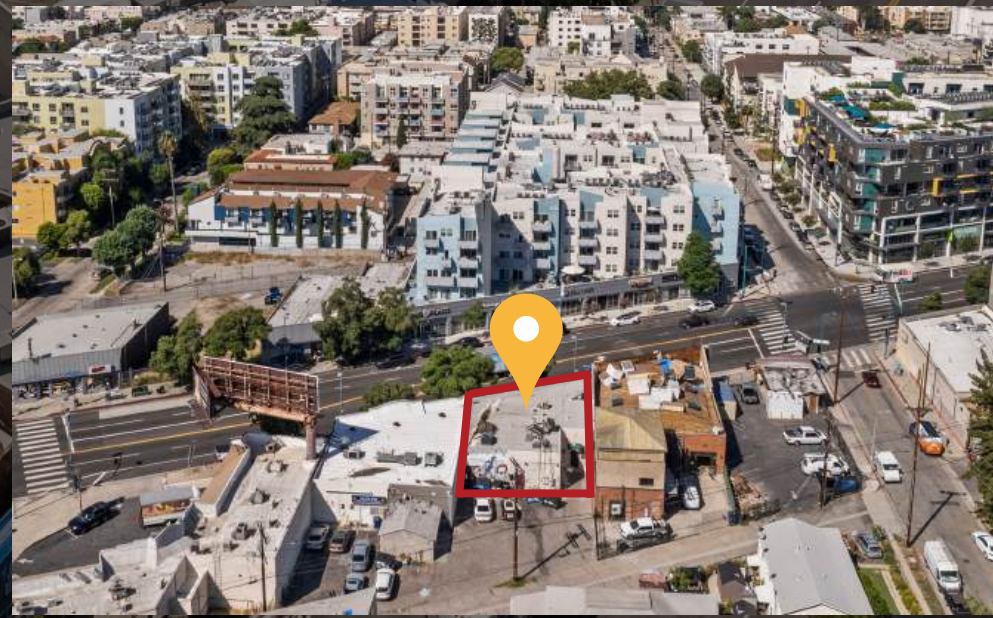
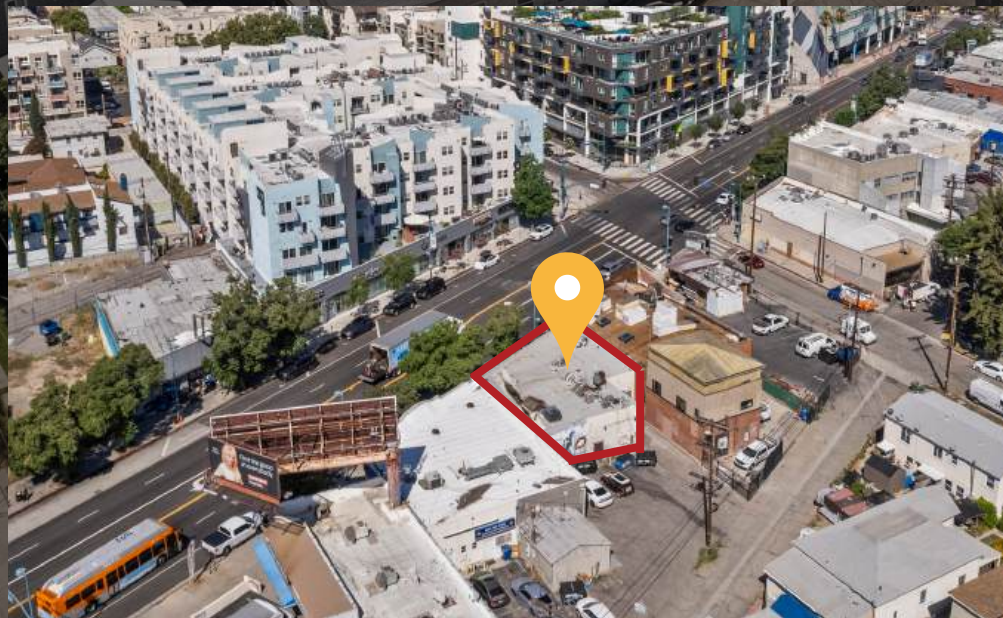
PROPERTY HIGHLIGHTS

SUBJECT

- ✓ Excellent owner-user/investment opportunity
- ✓ 56' frontage located in the Heart of the NoHo Arts district
- ✓ Surrounded by National Tenants
- ✓ Close proximity to 101, 170 & 134 freeway
- ✓ Surrounded by new housing/retail developments
- ✓ High visibility and very dense area

PROPERTY PHOTOS

5058-5062 LANKERSHIM BLVD • NORTH HOLLYWOOD, CA 91601



DEMOGRAPHICS & TRAFFIC COUNTS

5058-5062 LANKERSHIM BLVD • NORTH HOLLYWOOD, CA 91601

Household

	1 Mile	3 Mile	5 Mile
Households	20,851	97,955	238,021
5 Yr Growth	-0.2%	-1.9%	-2.1%
Median Household Income 5	\$66,935	\$80,612	\$76,001
Yr Forecast	\$67,934	\$82,579	\$77,909
Average Household Income	\$89,637	\$109,401	\$106,800
5 Yr Forecast	\$90,918	\$111,167	\$108,498
% High Income (>\$75K)	44%	53%	50%

Population

	1 Mile	3 Mile	5 Mile
Population	44,950	235,795	585,361
5 Yr Growth	0.1%	-1.7%	-1.9%
Median Age	40	41	41
5 Yr Forecast	42	43	43
White / Black / Hispanic	75% / 9% / 36%	81% / 5% / 36%	81% / 5% / 37%
5 Yr Forecast	75% / 9% / 36%	81% / 5% / 36%	81% / 5% / 37%
Employment	18,239	133,044	309,414
Buying Power	\$1.4B	\$7.9B	\$18.1B
5 Yr Growth	1.3%	0.5%	0.3%
College Graduates	42.8%	40.7%	39.1%

Housing

	1 Mile	3 Mile	5 Mile
Median Home Value	\$824,676	\$868,406	\$848,884
Median Year Built	1974	1962	1963
Owner / Renter Occupied	19% / 81%	36% / 64%	36% / 64%

TRAFFIC COUNT

	Count	Year	Traffic Volume	Distance from Subject
Lankershim Blvd	0		22,999	0.01 mi
Lankershim Blvd	0		21,980	0.08 mi
Hesby St	0		2,826	0.10 mi
Lankershim Blvd	0		23,199	0.14 mi
N Vineland Ave	0		23,719	0.15 mi
Magnolia Blvd	0		24,581	0.16 mi
N Vineland Ave	0		24,291	0.17 mi
Morrison St	0		1,109	0.17 mi
Vineland Ave	0		24,492	0.18 mi
Magnolia Blvd	0		24,569	0.19 mi

FINANCIAL SUMMARY

5058-5062 LANKERSHIM BLVD • NORTH HOLLYWOOD, CA 91601

CURRENT RENT ROLL

TENANTS	LEASE TERM	Price Per SF	MONTHLY INCOME
Urban Skillet	Month-to-Month	\$2.34 + NNN	\$3,333
Prime Sport Nutrition	Month-to-Month	\$2.34 + NNN	\$3,333
NoHo Mailboxes	4 years	\$2.34 + NNN	\$3,333
			\$10,000

PRO FORMA RENT ROLL

TENANTS	LEASE TERM	Price Per SF	MONTHLY INCOME
Future Tenant	TBD	\$5.00 + NNN	\$6,074
Future Tenant	TBD	\$5.00 + NNN	\$6,074
NoHo Mailboxes	4 years	\$2.46 + NNN	\$3,597
			\$15,745

PRO FORMA CAP RATE

6.2%

*Property information deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.

EXCLUSIVELY REPRESENTED BY



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IKON
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