

FOR SALE

11470 Vanowen St, North Hollywood



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JohnHart Real Estate DRE 01873088. Information contained herein deemed reliable but not guaranteed.

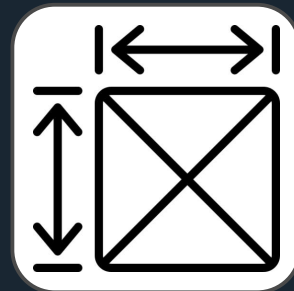


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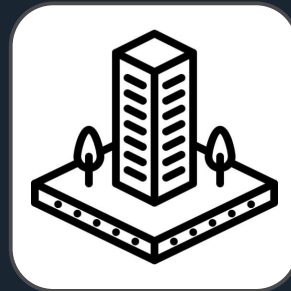
PROPERTY SUMMARY

11470 VANOWEN ST, NORTH HOLLYWOOD

APN 2320-017-001



2,475 SF



12,309 SF LOT



YEAR BUILT
1955



ZONING
LAC2

PROPERTY HIGHLIGHTS

- Huge lot
- Excellent opportunity for owner user or investor
- 7 minute drive to Bob Hope Airport
- Prime corner lot in Noho industrial district
- Monthly income from billboard
- Monthly income from 2nd floor commercial tenant
- Secured gated yard



PROPERTY PHOTOS



TRAFFIC COUNTS

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Vanowen St	Kraft Ave	0.03 W	2022	24,342	MPSI	.11
2	Vanowen St	Kraft Ave	0.03 W	2020	23,620	MPSI	.11
3	Tujunga Ave	Vanowen St	0.03 S	2022	14,869	MPSI	.15
4	Tujunga Ave	Archwood St	0.04 S	2022	13,693	MPSI	.15
5	Vanowen St	Bakman Ave	0.02 E	2022	24,368	MPSI	.19
6	Vanowen St	Bakman Ave	0.02 E	2021	24,671	MPSI	.19
7	Vanowen St	Lankershim Blvd	0.03 W	2020	25,770	MPSI	.33
8	Vanowen St	Lankershim Blvd	0.03 W	2022	25,762	MPSI	.33
9	Lankershim Blvd	Archwood St	0.05 S	2022	24,348	MPSI	.36
10	W Vanowen St	Fair Ave	0.02 E	2022	23,550	MPSI	.37

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	42,276		278,399		640,547	
2022 Estimate	42,778		281,110		646,981	
2010 Census	41,962		272,617		628,539	
Growth 2022 - 2027	-1.17%		-0.96%		-0.99%	
Growth 2010 - 2022	1.94%		3.12%		2.93%	
2022 Population by Hispanic Origin	31,845		143,101		312,196	
2022 Population	42,778		281,110		646,981	
White	36,381	85.05%	228,408	81.25%	521,438	80.60%
Black	1,914	4.47%	13,223	4.70%	28,848	4.46%
Am. Indian & Alaskan	690	1.61%	3,899	1.39%	8,200	1.27%
Asian	2,484	5.81%	25,378	9.03%	65,221	10.08%
Hawaiian & Pacific Island	138	0.32%	637	0.23%	1,342	0.21%
Other	1,170	2.74%	9,566	3.40%	21,932	3.39%
U.S. Armed Forces	11		55		119	
Households						
2027 Projection	12,200		96,234		225,741	
2022 Estimate	12,376		97,233		228,296	
2010 Census	12,282		94,505		223,035	
Growth 2022 - 2027	-1.42%		-1.03%		-1.12%	
Growth 2010 - 2022	0.77%		2.89%		2.36%	
Owner Occupied	3,367	27.21%	35,728	36.74%	87,281	38.23%
Renter Occupied	9,009	72.79%	61,505	63.26%	141,014	61.77%
2022 Households by HH Income	12,375		97,232		228,295	
Income: <\$25,000	3,128	25.28%	19,716	20.28%	41,886	18.35%
Income: \$25,000 - \$50,000	2,971	24.01%	18,994	19.53%	42,089	18.44%
Income: \$50,000 - \$75,000	2,409	19.47%	16,915	17.40%	37,537	16.44%
Income: \$75,000 - \$100,000	1,495	12.08%	11,884	12.22%	28,129	12.32%
Income: \$100,000 - \$125,000	760	6.14%	9,090	9.35%	21,693	9.50%
Income: \$125,000 - \$150,000	546	4.41%	5,869	6.04%	14,990	6.57%
Income: \$150,000 - \$200,000	562	4.54%	6,666	6.86%	16,825	7.37%
Income: \$200,000+	504	4.07%	8,098	8.33%	25,146	11.01%
2022 Avg Household Income	\$68,565		\$88,202		\$97,200	
2022 Med Household Income	\$50,820		\$64,105		\$69,904	



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