



4090 | 4100 LANKERSHIM BLVD. UNIVERSAL CITY/TOLUCA LAKE, CA 91602

COMMERCIAL PROPERTY FOR LEASE



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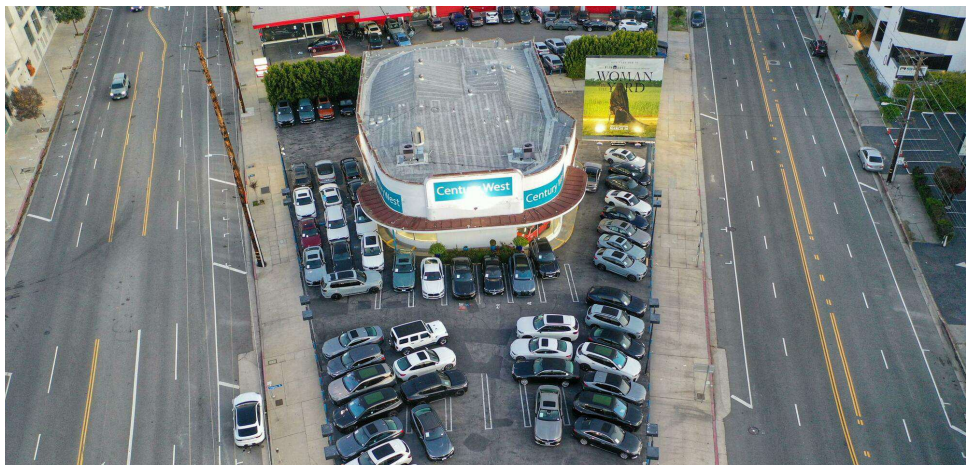
SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALESTATE.COM



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OFFERING SUMMARY

Lease Rate:	\$24,550.00 per month \$0.84/sf (Land) (NNN)
Building Size:	7,800 SF
Land SF:	29,200 SF
Current Use:	Auto Sales & Service

PROPERTY OVERVIEW

At the Heart of Entertainment, across from NBC/Universal and only minutes to Disney, this (approximately) 7,800 sq.ft. property on (approximately) 29,200 sq.ft. of land is a rare opportunity. This location has served as a support facility for a major Southern California auto franchise and ideal for auto/truck, motorcycle, studio transportation and courier services, equipment rentals, auto leasing & rentals, adult day care facility, and assembly uses. The location may also serve as a “pop-up” retail facility or temporary office and production facility. This opportunity is just blocks from the entrance to/from Universal Studios, Universal METRO Station, the 101,134 Freeways and only minutes to Hollywood, Downtown Los Angeles and the Burbank Airport.

PROPERTY HIGHLIGHTS

- Short Term Lease or Long Term and ownership will consider a long term ground lease on modified terms.
- Unmatched Visibility & Exposure with frontage on both Lankershim Blvd and Cahuenga

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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STUDIO CITY, CA

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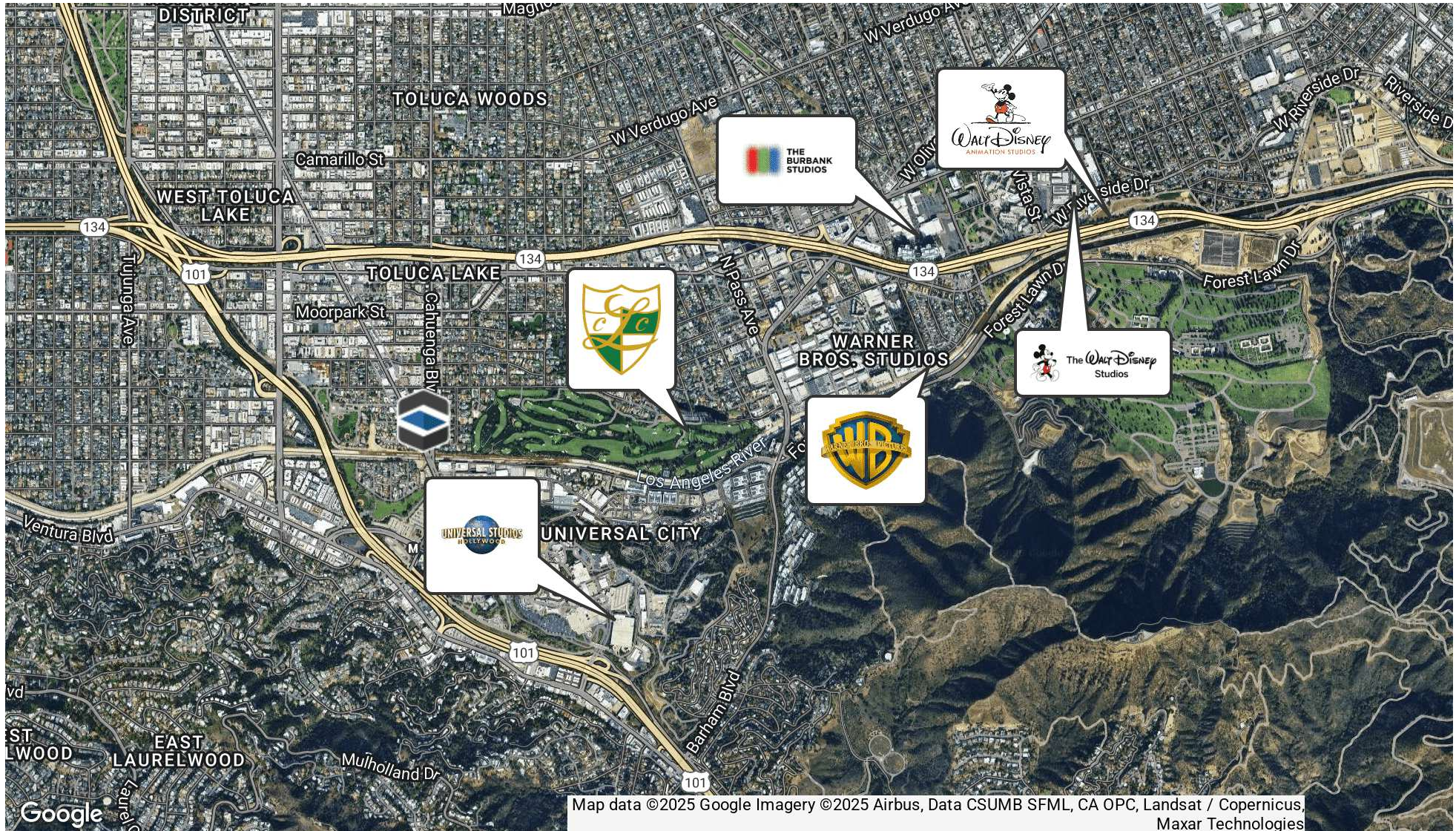


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