

FOR SALE

NOHO LIVE-WORK PROPERTY



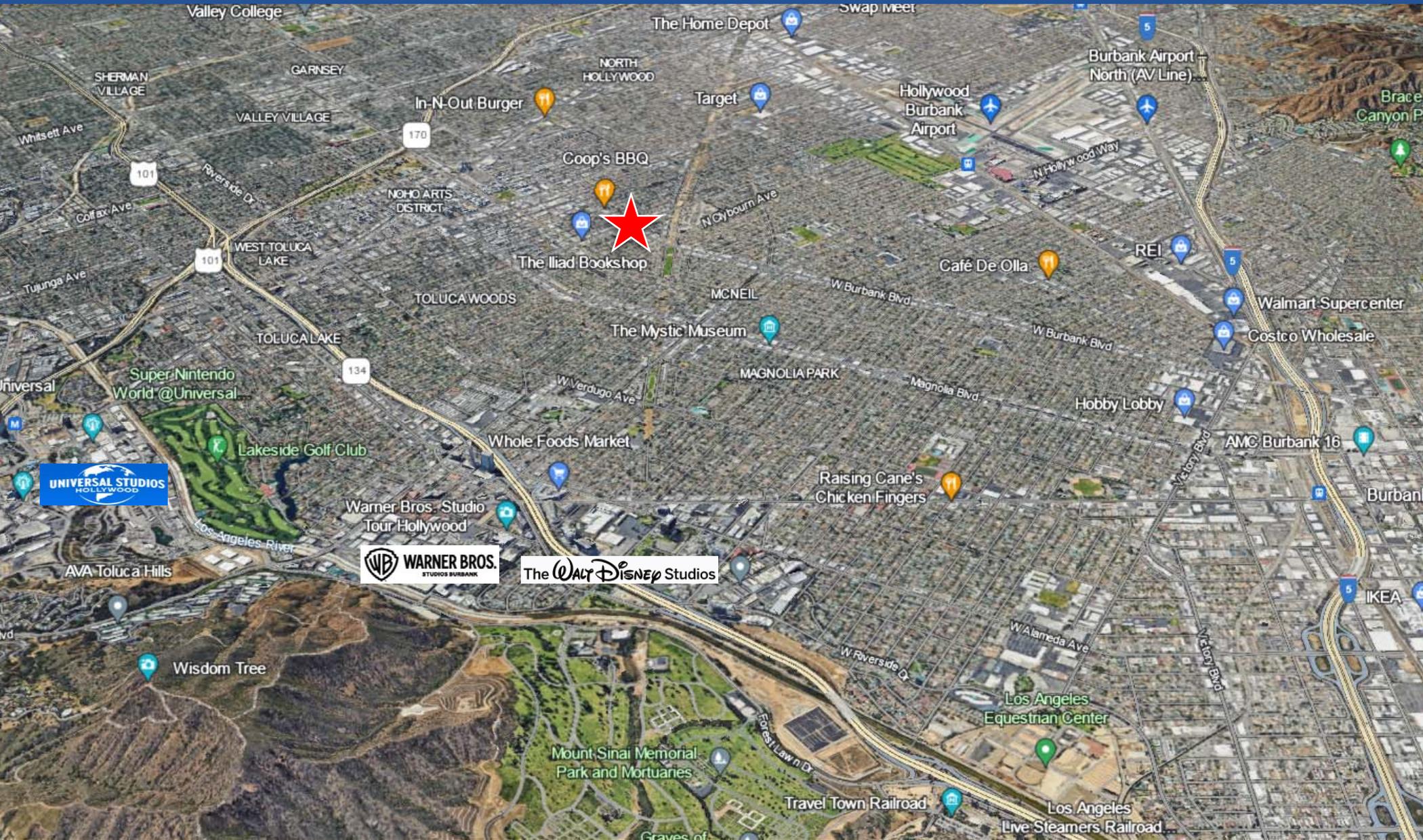
5514 CAHUENGA BLVD, NORTH HOLLYWOOD 91601

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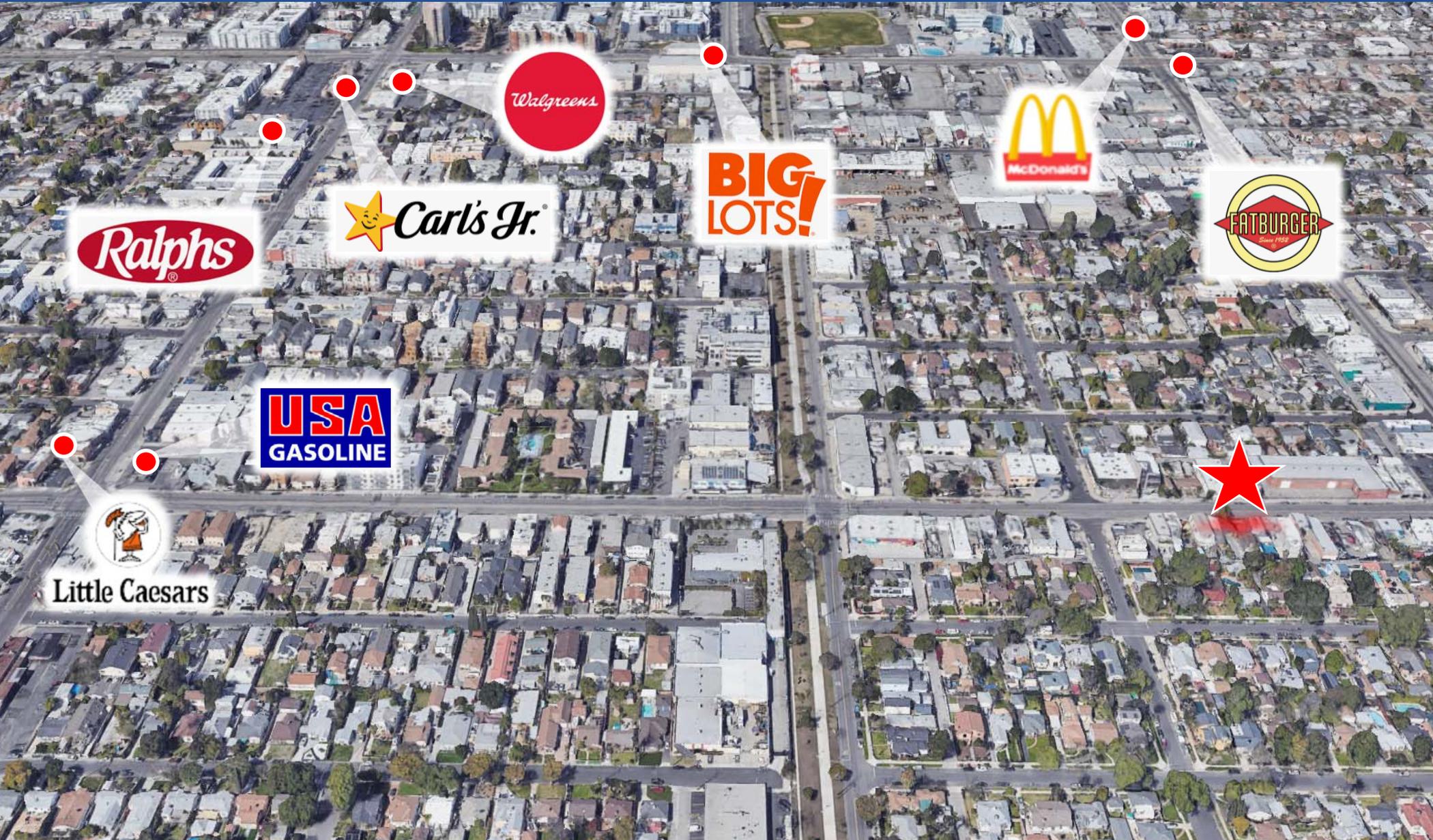
AERIAL OVERVIEW (WIDE)

5514 CAHUENGA, NORTH HOLLYWOOD 91601



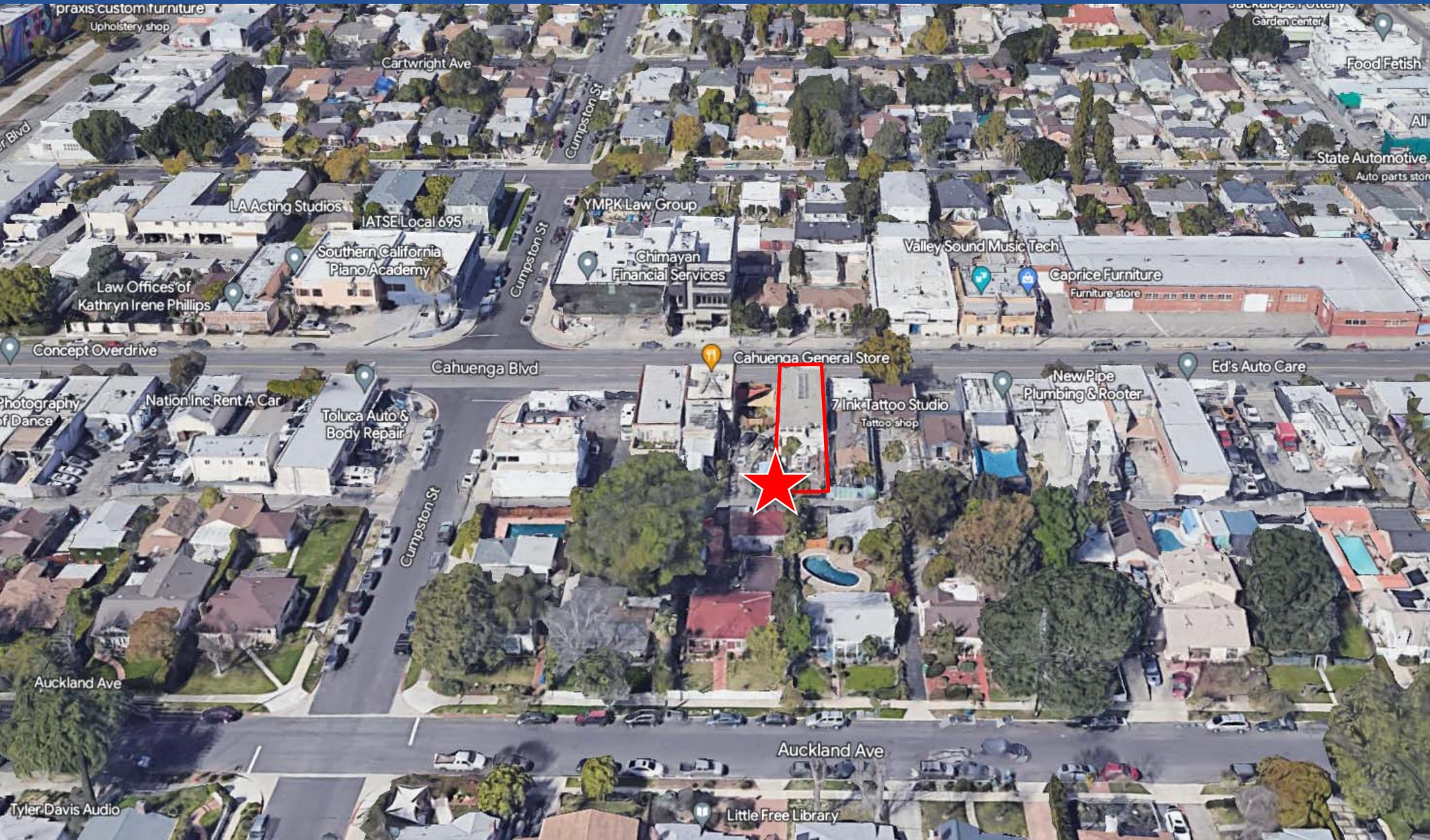
AREA BUSINESSES

5514 CAHUENGA, NORTH HOLLYWOOD 91601



AERIAL OVERVIEW (NARROW)

5514 CAHUENGA, NORTH HOLLYWOOD 91601



PROPERTY OVERVIEW & RENT ROLL

5514 CAHUENGA BLVD, NORTH HOLLYWOOD 91601



Address:	5514 Cahuenga Blvd, North Hollywood 91601
APN:	2417-001-027
Price:	\$1,575,000.00
Building (SF):	3,230'
Land (SF):	2,625'
Zoning:	LAC2
Use:	Commercial/Office/Residential

Year Built:	1955
Type:	Frame & Stucco with flat roof
Foundation:	Concrete Slab
First Floor:	Two (2) Retail Spaces (each with 1 Restroom)
Second Floor:	Two (2) One (1) Bedroom One (1) Bath Apartments
Parking :	In rear of the building via the alley

Addresses	Square Feet	Current Rent	Start	Expire
5514 - 1ST FLOOR RETAIL	1,000	VACANT	-	-
5516 - 1ST FLOOR RETAIL	1,000	VACANT	-	-
5514 1/2 - 2ND FLOOR 1 BED/1BATH	600	VACANT	-	-
5516 1/2 -2ND FLOOR 1 BED/1BATH	570	VACANT	-	-
TOTALS	3,230	-	-	-

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INVESTMENT HIGHLIGHTS

5514 CAHUENGA, NORTH HOLLYWOOD 91601



HIGHLIGHTS

- Building Delivered Vacant
- Perfect for an Owner-User
- High Traffic Area on Major Street
- 10% down SBA Financing Available
- Prime NoHo Arts District Neighborhood

LOCATION

An up-and-coming area in the heart of the North Hollywood Arts District between Magnolia and Burbank Boulevards and within close proximity to the Chandler Bike Path. Surrounded by countless new apartment buildings and development sites including District NoHo which will transform the fifteen (15) acre Metro North Hollywood Station into a urban village with a combination of office, residential and retail.

PROPERTY DESCRIPTION

Rare live-work property with retail or office use on the first (1st) floor and two residential units on the second floor. Gated and secure parking area in the rear accessed by an alley. Excellent opportunity for a business who would prefer to own rather than pay rent.



DEMOGRAPHICS

5514 CAHUENGA, NORTH HOLLYWOOD 91601



POPULATION	2-Mile	5-Mile	10-Mile
2010 Households	52,852	209,416	875,536
2022 Households	55,272	214,328	898,610
2027 Household Projection	54,870	211,925	889,031
HOUSEHOLD INCOME	2-Mile	5-Mile	10-Mile
Avg Household Income	\$96,734	\$104,544	\$99,910
Median Household Income	\$72,164	\$73,956	\$70,180

POPULATION BY RACE	2-Mile	5-Mile	10-Mile
White	104,352	439,113	1,800,017
Black	7,756	24,198	128,588
American Indian/Alaskan Native	1,634	5,837	33,514
Asian	12,611	53,043	373,511
Hawaiian & Pacific Islander	264	1,023	4,801
Two or More Races	5,222	20,467	85,715
Hispanic Origin	51,957	199,284	1,038,596