

Prime Second Generation Incidental Food Use

North Hollywood Arts District

5200 Lankershim Blvd., Suite 160 ± 1,520 SF



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5200 Lankershim Blvd North Hollywood

PROPERTY HIGHLIGHTS:

- 2nd generation incidental food use space- ideal for coffee shop, ice cream/gelato, salad, and many other non-hooded food concepts
- Ideally positioned in North Hollywood at the signalized corner of Magnolia and Lankershim Blvd.
- Located in the Heart of The NoHo Arts District
- Quality retail co-tenancy, in the area, including Pitfire Pizza, Superba, Starbucks, Dave's Hot Chicken & numerous other restaurants, etc.
- Excellent visibility with 22.7K daily traffic counts on Lankershim Blvd and 26.9K daily traffic count on Magnolia Blvd
- High-density trade area with affluent demographics – average HHI of \$93,872, population of 154,315 and day-time employment of 47,808 (2 miles)
- Transit-friendly location served by the B Line (Red) rail and G Line (Orange) busway networks at Metro's NoHo Station just a 5-minute walk away
- Close proximity to Bob Hope Airport in Burbank
- Regionally accessible via the 101, 134, 170 and 5 Freeways

|  Population | 1 Mile | 2 Miles | 3 Miles |
|--|-----------|-----------|-----------|
| Estimated Population (2021) | 46,885 | 150,768 | 249,768 |
|  Daytime Population | | | |
| Total Employees (2021) | 17,677 | 53,868 | 125,440 |
|  Average Household Income | | | |
| Estimated Average Home Income (2021) | \$78,296 | \$99,835 | \$108,655 |
|  Age Demographics | | | |
| Median Age (2021) | 34.5 | 36.5 | 37.1 |
|  Home Value | | | |
| Median Home Value (2021) | \$722,584 | \$803,861 | \$857,161 |

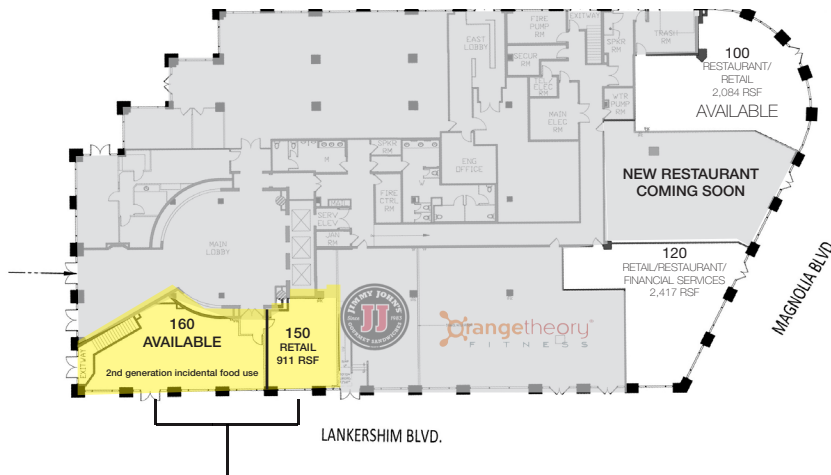
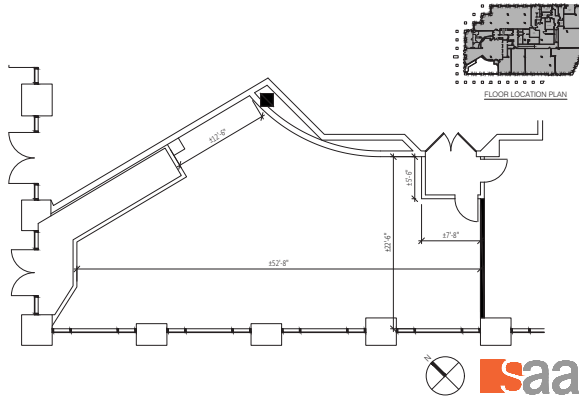
2nd Generation Incidental Food Use Floor Plan

Suite 160

1,520 SF

Asking Rate

\$4.25/sq. ft. (NNN)



Suites 150 & 160 can be combined for a total of 2,431 SF

5200 Lankershim Blvd
North Hollywood

- Suite 160 – excellent frontage and window line on Lankershim Blvd.
- Size: 1,520 SF
- Asking Rent: \$4.25 SF/NNN
- NNN Expenses: Approx. \$1.43/SF/Mo.
- Former Chop Stop Salad restaurant with walk-in cooler, large prep area with two, 3-compartment sinks, etc..
- Validated customer parking available in the detached parking structure

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

ROCKWOOD

ARTISAN VENTURES

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Site Plan - For Lease

5200 Lankershim Blvd
North Hollywood

Availabilities:

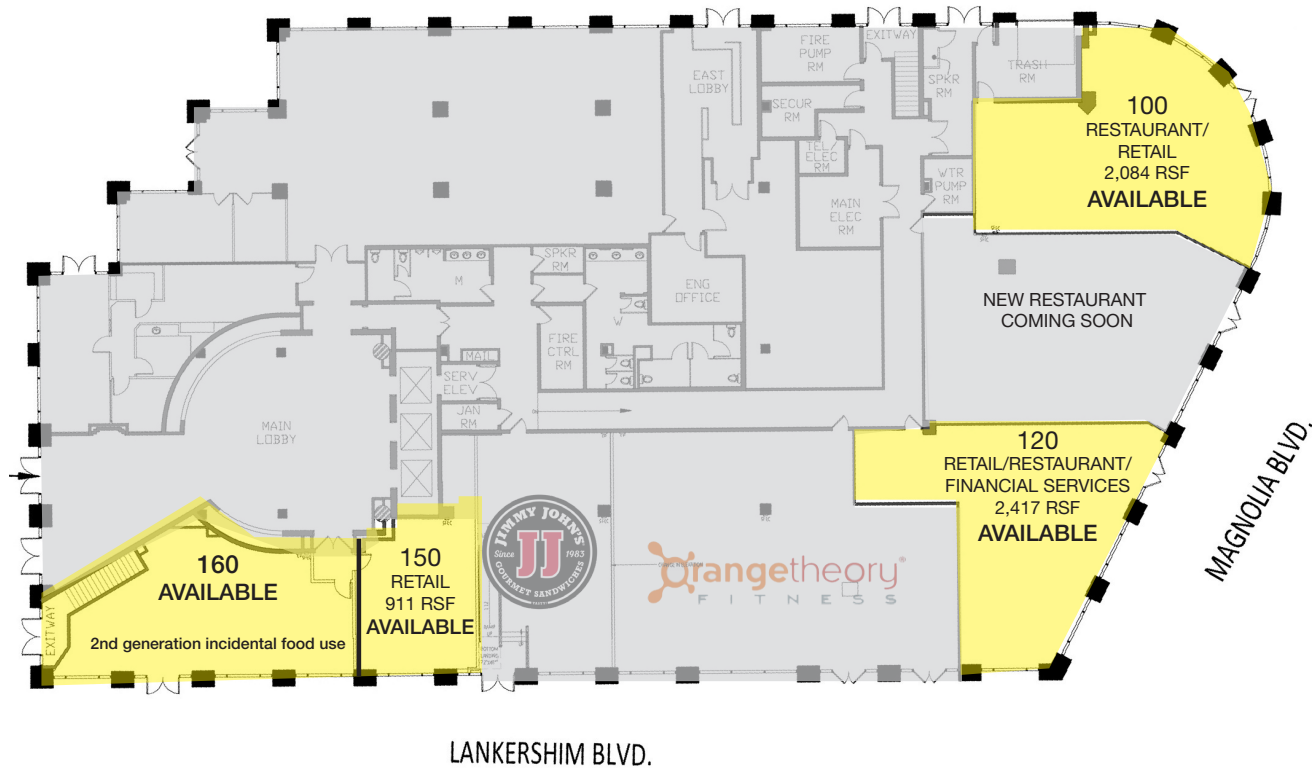
Suite 100: 2,084 SF

Suite 110: 2,310 SF (in leases)

Suite 120: 2,417 SF

Suite 150: 911 SF

Suite 160: 1,520 SF



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2nd Generation Incidental Food Use For Lease ± 1,520 SF Space Photos

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2nd Generation Incidental Food Use
For Lease \pm 1,520 SF
Retail Map

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North Hollywood

