

5321

VINELAND AVE
NORTH HOLLYWOOD, CA 91601

Freestanding Corner Building
FOR LEASE

For more information,
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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

This unique freestanding building is located in North Hollywood, within the rapidly growing NoHo Arts District. It is a prime corner property that is well-positioned on Vineland and Chandler with high visibility on both streets. The property consists of 14,673 SF of space, sits on a 0.66 acre lot, and includes a roll-up door with loading dock. There are also approximately 25 parking spaces on the property with a plan pending approval for additional parking..

PROPERTY HIGHLIGHTS

» PROPERTY ADDRESS

5321 Vineland Avenue
North Hollywood, CA 91601

» BUILDING SIZE

14,673 SF

» LOT SIZE

28,578 SF (0.66 Acres)

» PARKING

36 Spaces
*Pending Approval

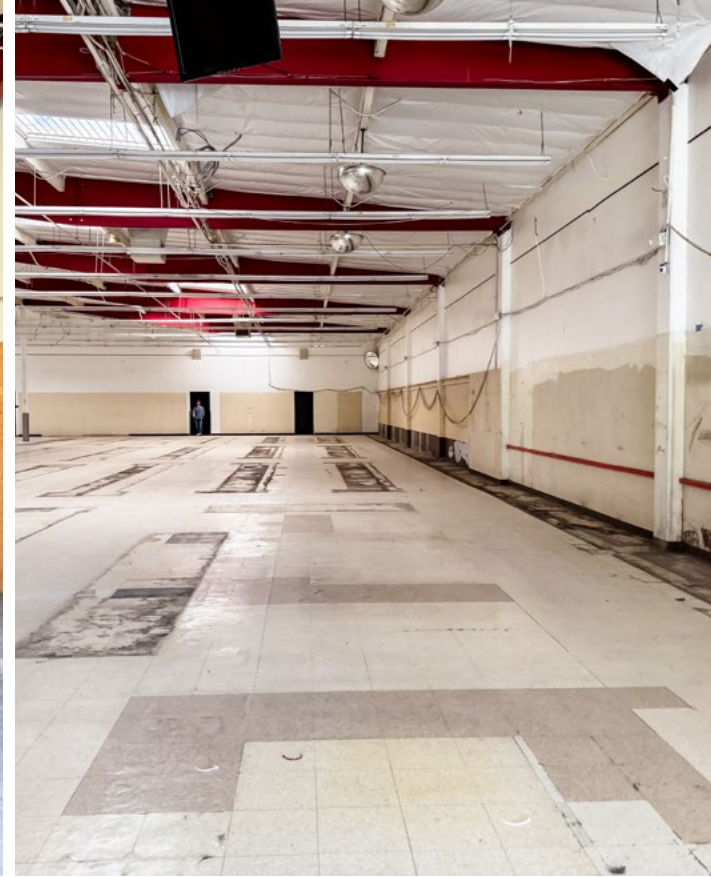
» HIGH VISIBILITY

Corner building with signage on
both Chandler and Vineland

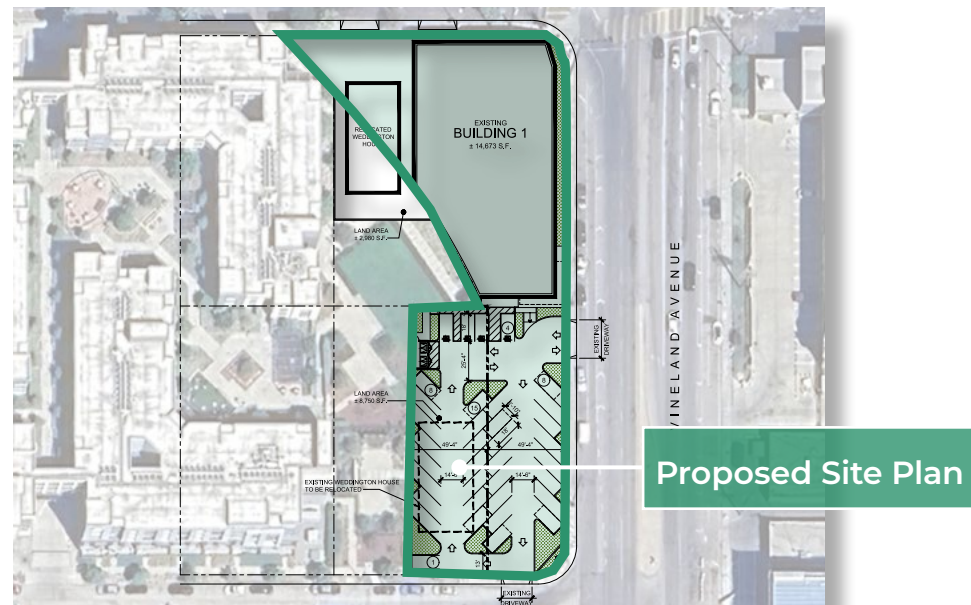
» LAYOUT

Open floorplan, concrete floor, and
high ceilings





PARCEL MAP





Chandler Blvd
26,400 VPD

Subject
Property

Vineland Ave
30,893 VPD

MARKET OVERVIEW

NORTH HOLLYWOOD, CALIFORNIA

Widely known as the glamorous and historic home of the film industry, Hollywood is most recognized these days for its world-renowned theaters, multilevel shopping centers, and a wealth of production studios. Crowds vie for a glimpse of celebrity form daily along the Walk of Fame and at the Hollywood & Highland Center, which sit at the neighborhood's core. However, North Hollywood's vibrant and energetic community has quickly become the hidden gem of Los Angeles, boasting almost 45,000 residents. In the San Fernando Valley region of Los Angeles, North Hollywood contains the Noho Arts District, the Academy of TV Arts and Sciences, and eclectic art galleries that line every corner. Walkable streets lined with eateries, bars, and residential parks create a lively community with endless opportunities for fun.

With almost 16,000 households, North Hollywood has seen some of the most significant growth in the city despite the housing shortage. With more than 16 higher education institutions in Hollywood, including many devoted to the arts in North Hollywood, the area is a market flush with demand from student renters and young professionals. Such robust demand has helped boost migration to the community, with a 2.6% projected increase in households by 2028. The North Hollywood area is diverse and well-educated, with a safe and vibrant atmosphere showcasing some of Los Angeles's best amenities.



DEMOGRAPHICS

POPULATION



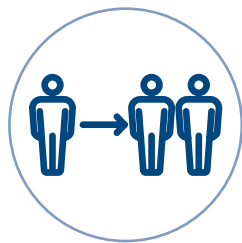
2030
Projection



2026
Estimate



2025
Population



Growth
2025-2030



Daytime
Population

One Mile	46,358	46,342	45,929	0.9%	40,052
Three Mile	247,731	247,626	248,122	-0.2%	280,836
Five Mile	557,664	568,923	561,219	-0.6%	587,404

HOUSEHOLD INCOME



2025
Est. Average



2025
Est. Median

One Mile	\$105,461	\$77,765
Three Mile	\$138,359	\$91,338
Five Mile	\$138,582	\$88,559



SURROUNDING MARKET

● Multifamily ● Retail



SURROUNDING MARKET

MULTIFAMILY

	Units
1 The Weddington	329
2 Academy Village Apartments	248
3 Atrio	276
4 Pacific Pointe Apartments	203
5 Alexan NOHO West	644
6 The Hesby Apartments	308
7 The Gallery at NoHo Commons	438
8 Parc Pointe Apartments	255
9 Villa California Apartments	211
10 Lankershim + Otsego	297
11 Living at NoHo	402
12 Talaria	244
13 AVA Burbank	748
14 1200 Riverside	270
15 The Marquee Apartment Homes	236
16 Lofts at Noho Commons	292
17 North Hollywood Apartments	476

RETAIL

1 Costco - North Hollywood	
2 Lowe's - Burbank	
3 Costco - Burbank	
4 Target - Burbank	
5 Walmart - Burbank	
6 Target - North Hollywood	
7 Pickwick Bowl & Pro Shop - Burbank	
8 The Home Depot - North Hollywood	
9 Regency Theaters - North Hollywood	
10 Hobby Lobby - Burbank	
11 Pavilions - Burbank	
12 Ralphs - Burbank	
13 Regal Cinemas - North Hollywood	20 24 Hour Fitness - North Hollywood
14 Vallarta Supermarkets - Burbank	21 Homegoods - Burbank
15 T.J. Maxx - Burbank	22 Nordstrom Rack - North Hollywood
16 REI - Burbank	23 Vons - Burbank
17 Whole Foods Market - Burbank	24 Best Buy - Burbank
18 Target - North Hollywood	25 Laemmle Noho 7 - Burbank
19 Ralphs - North Hollywood	26 Amazon Fresh - North Hollywood

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