



COMMERCIAL
ASSET GROUP

PROPERTY VIDEO



**FULLY BUILT OUT FOOD HALL: MOVE IN READY W/
FIVE STALLS, A BAR (TYPE 47 LIQUOR LICENSE)
AND A REAR GHOST KITCHEN**

11016 – 11020 W. MAGNOLIA BLVD, NORTH HOLLYWOOD, CA 91601



LEASE RATE
\$5,500 - \$6,500
PER MO/STALL, MG

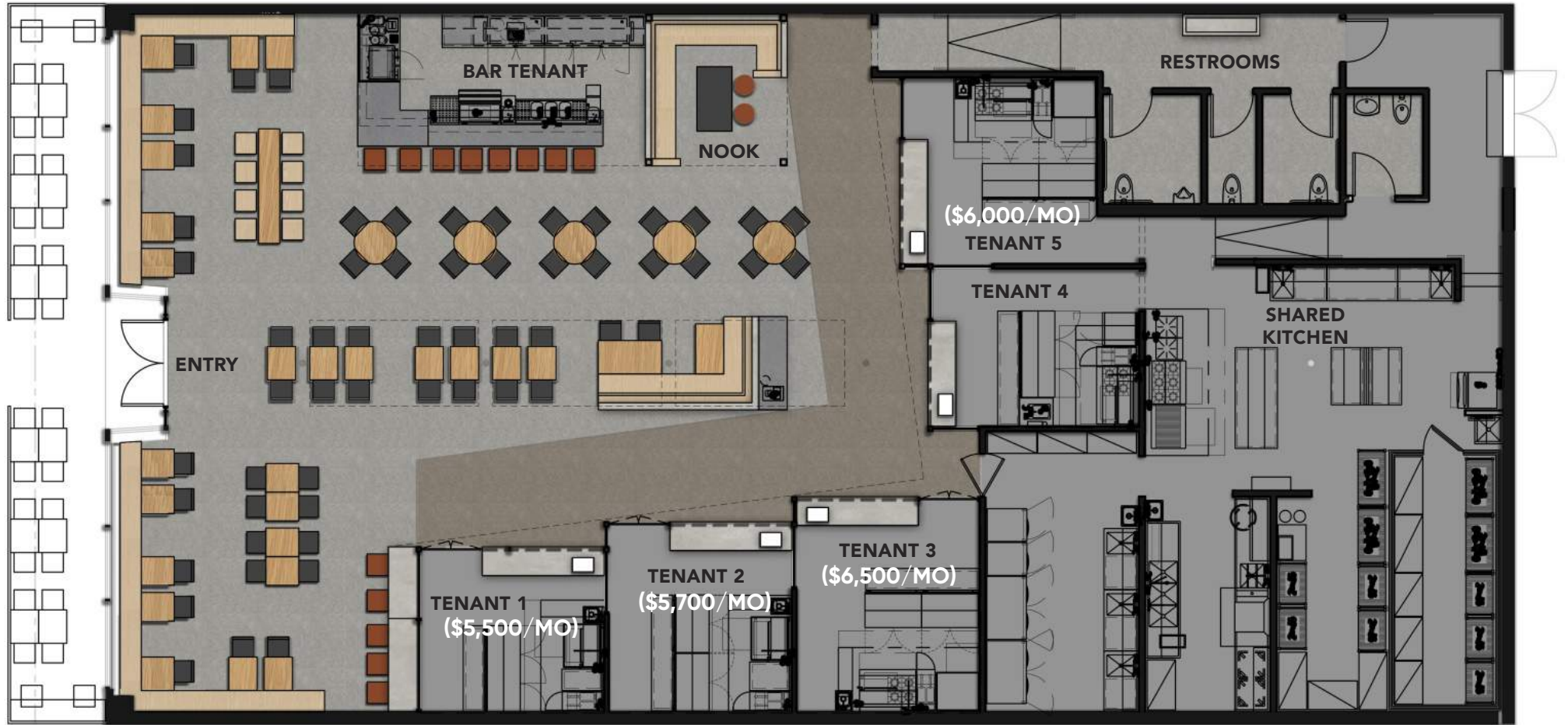
AVAILABLE
Q4 2026

***COLD STORAGE RENTED SEPARATELY**

- Brand New Japanese themed food hall ready for immediate occupancy
- 5 food stalls with hoods, sinks, refrigeration, and equipment ready for immediate occupancy
- Ghost kitchen and shared kitchen operations in the back (communal walk ins, dishwash, etc.)
- Approx. 90 person seating occupancy inside and 28 person seating occupancy outside
- Rear exit off of alley for 3rd party deliveries

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FLOOR PLAN



FRONT OF HOUSE PHOTOS



FRONT OF HOUSE PHOTOS



BACK OF HOUSE PHOTOS



BACK OF HOUSE PHOTOS



THE NEIGHBORS



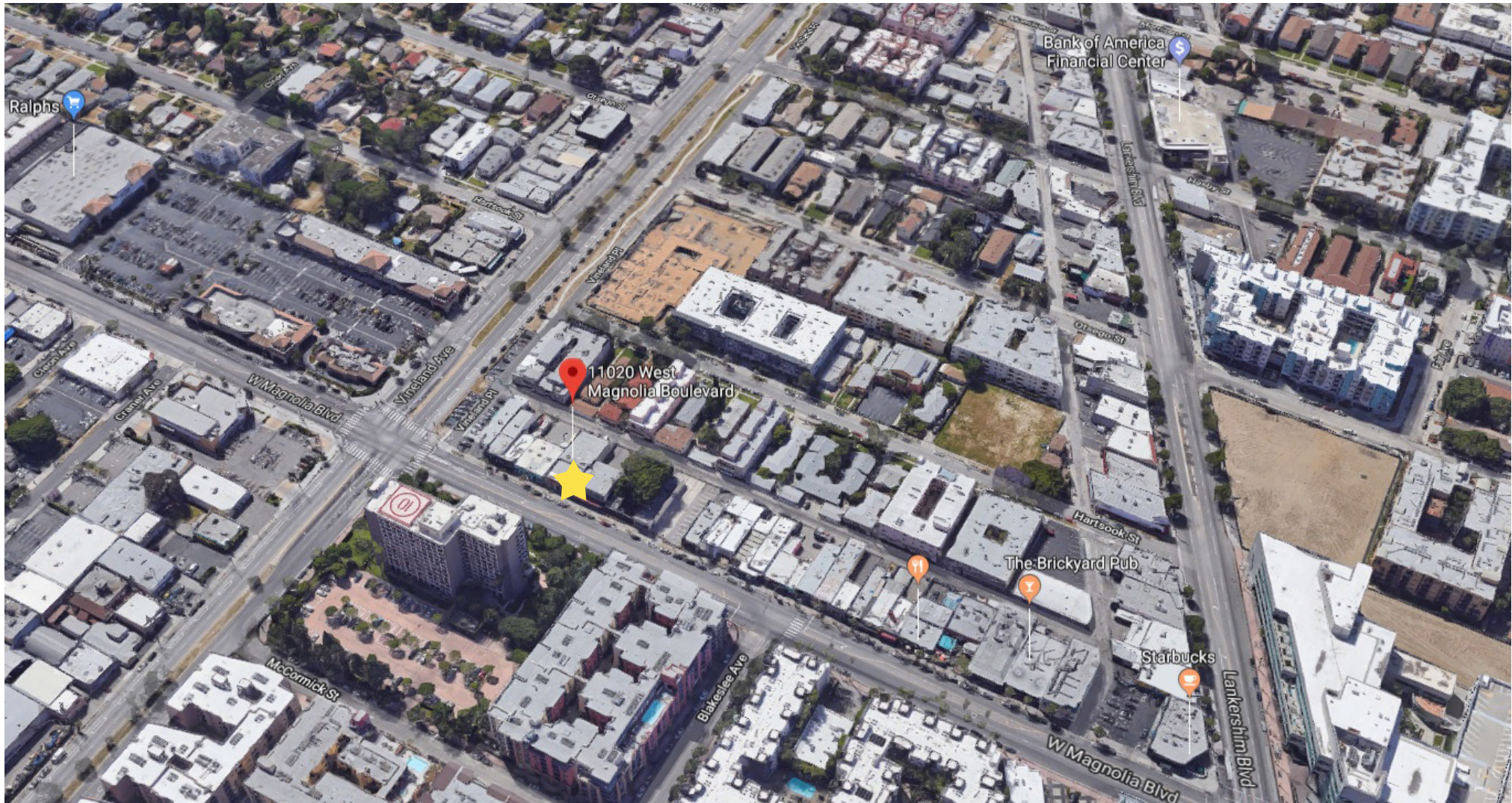
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STREET MAP



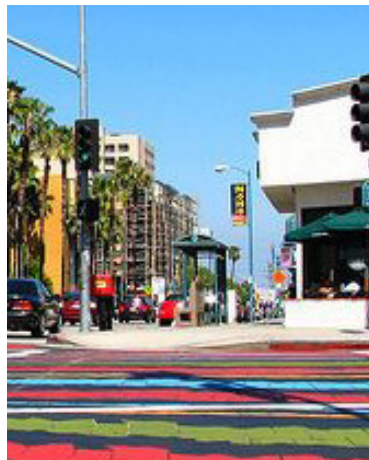
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AERIAL



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DEMOGRAPHICS



TOTAL POPULATION:

1 MILE: 45,409
2 MILE: 144,533
3 MILE: 239,890

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$86,883
2 MILE: \$100,978
3 MILE: \$108,181

MEDIAN AGE:

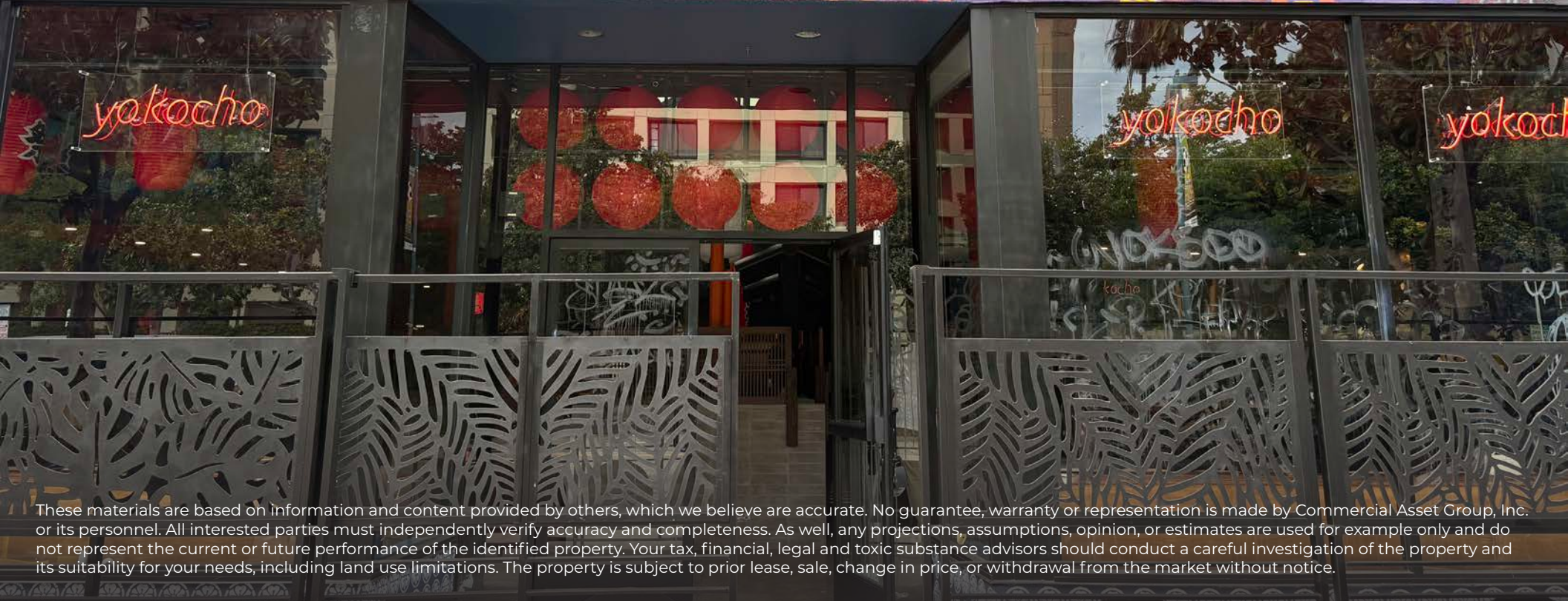
1 MILE: 39.2
2 MILE: 40.6
3 MILE: 40.7

WALK SCORE:

96



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