

FOR LEASE

SUPERIOR GROCERS ANCHORED CENTER

6050-6140 LANKERSHIM BOULEVARD | NORTH HOLLYWOOD, CA 91606



JASON EHRENPREIS

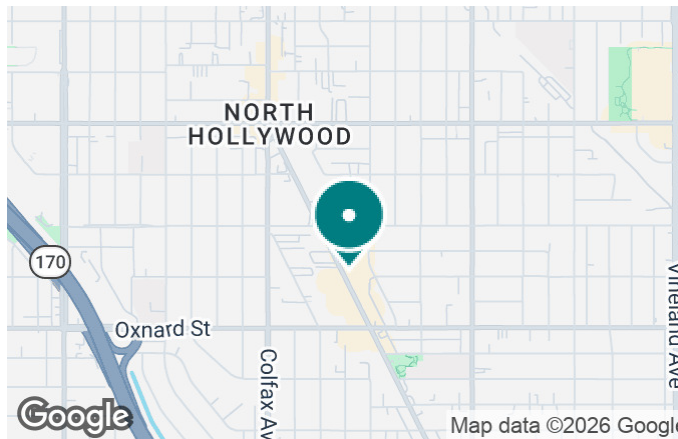
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LEASING
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INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Available Units 900-9,200 SF
- Recent Light Remodel, Including Fresh Paint, Updated Common Area Lighting and Landscaping, Roof tile Replacement, and More
- Superior Grocers Anchored Shopping Center
- A+ National Co-Tenants Include Starbucks Drive-Thru, Little Caesars Pizza, Yoshinoya Beef Bowl, Metro by T-Mobile, Cricket Wireless, Fiesta Insurance, and more!
- 285 Parking Stalls
- Monument Sign
- High Retail Identity
- Excellent Street Visibility
- Strong Traffic Counts on Lankershim Blvd With 24,000+ VPD
- Neighboring Tenants Include Pep Boys, Harbor Freight, Yum Yum Donuts, In 'N Out Burger, Taco Bell, 24 HR Fitness, Gold's Gym, Crumbl Cookies, Trader Joe's. IHOP, Wells Fargo, Ross Dress For Less, LA Fitness, Target, Firestone, Nordstrom Rack, ULTA Beauty, Regal Cinemas, and more!

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,404	113,064	219,518
Total Population	40,663	285,590	575,504
Average HH Income	\$88,895	\$109,287	\$115,208

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Multiple units available in a Superior Grocers anchored shopping on Lankershim Boulevard in prime North Hollywood. The property recently had a light remodel, including fresh paint, updated common area lighting and landscaping, roof tile replacement, and more. Additional A+ National co-tenants include Starbucks drive-thru, Little Caesars Pizza, Yoshinoya Beef Bowl, Metro by T-Mobile, Cricket Wireless, and Fiesta Insurance. The high identity 70,121 SF building is situated on a 244,204 SF lot, and features excellent street visibility on a major area thoroughfare, 285 parking stalls in a sprawling onsite lot, convenient access from both cross streets, and monument signage.

LOCATION DESCRIPTION

The property located at the SE signalized corner of Lankershim Boulevard & Erwin Street, centrally positioned in North Hollywood less than a mile from the 170 Freeway on and off ramps at Oxnard Street. The property enjoys excellent visibility 740 feet of frontage facing Lankershim Boulevard. A heavily trafficked thoroughfare serving as the primary corridor connecting North Hollywood to Studio City and Sun Valley. The busy corridor sees traffic counts in excess of 24,000 vehicles per day.

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SPACES	LEASE RATE	SPACE SIZE
6056	Negotiable	1,088 SF
6100-A	Negotiable	900 SF
6106	Negotiable	1,500 SF
6108	Negotiable	5,700 SF
6112	Negotiable	2,900 SF
6120	Negotiable	9,200 SF
6130	Negotiable	1,860 SF

ADDITIONAL PHOTOS

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SITE PLAN

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SUITE	TENANT	SIZE
6050-A	Yoshinoya Beef Bowl	1,800 SF
6050-B	Fiesta Insurance and Tax	750 SF
6052	North Hollywood Market & Bakery	2,850 SF
6056	Available	1,088 SF
6058	Dentist	1,280 SF
6060	Starbucks	3,131 SF
6100-A	Available	900 SF
6100-B	Water Store	900 SF
6102	Metro by T-Mobile	850 SF
6104	Little Caesars	1,500 SF
6106	Available	1,500 SF
6108	Available	5,700 SF
6112	Available	2,900 SF
6116	Cricket Wireless	1,560 SF
6118	J & J Wok Chinese Fast Food	1,200 SF
6120	Available	9,200 SF
6130	Available	1,860 SF
6140	Superior Grocers	31,152 SF

RETAILER MAP

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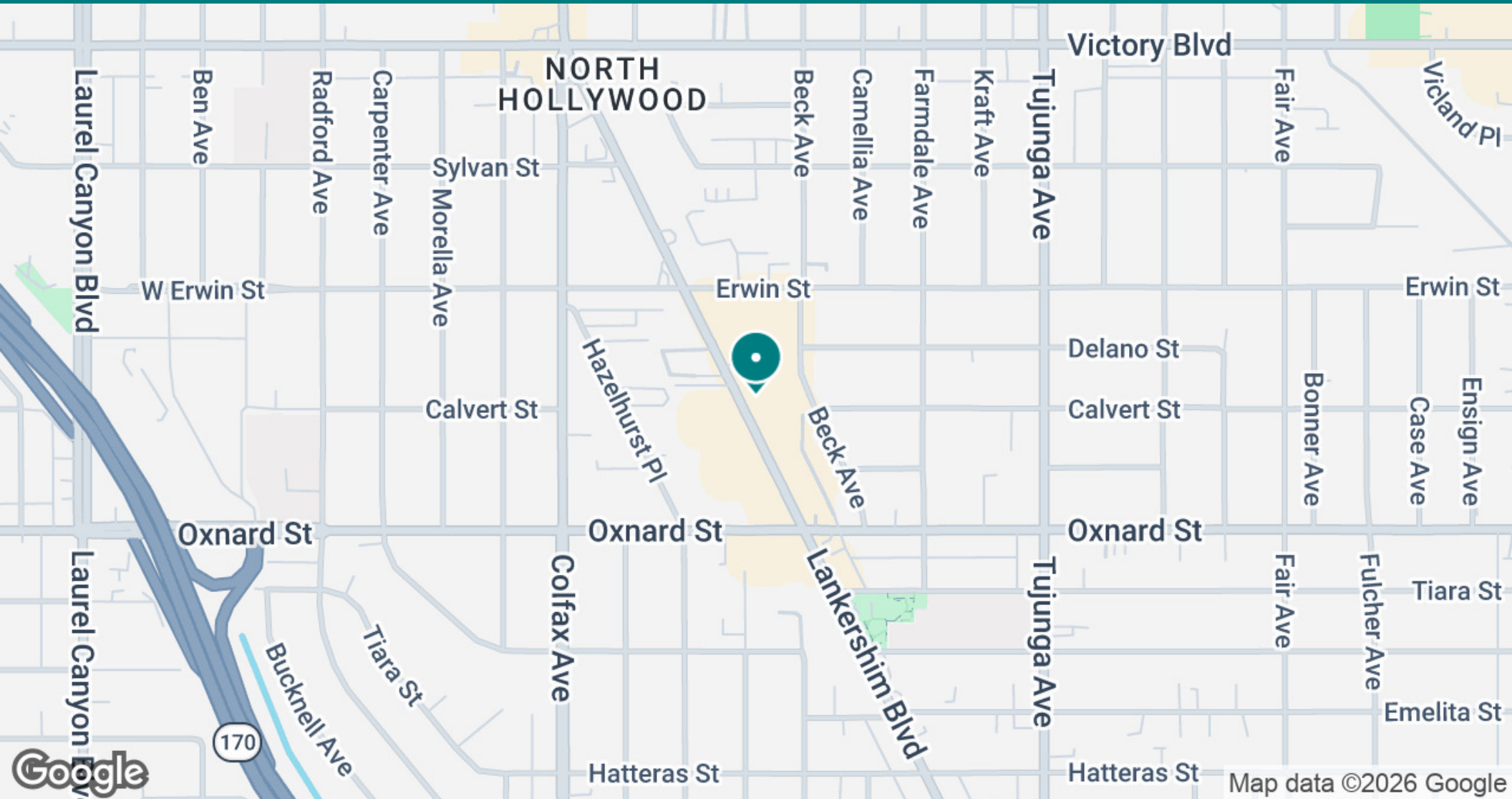


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LOCATION MAP

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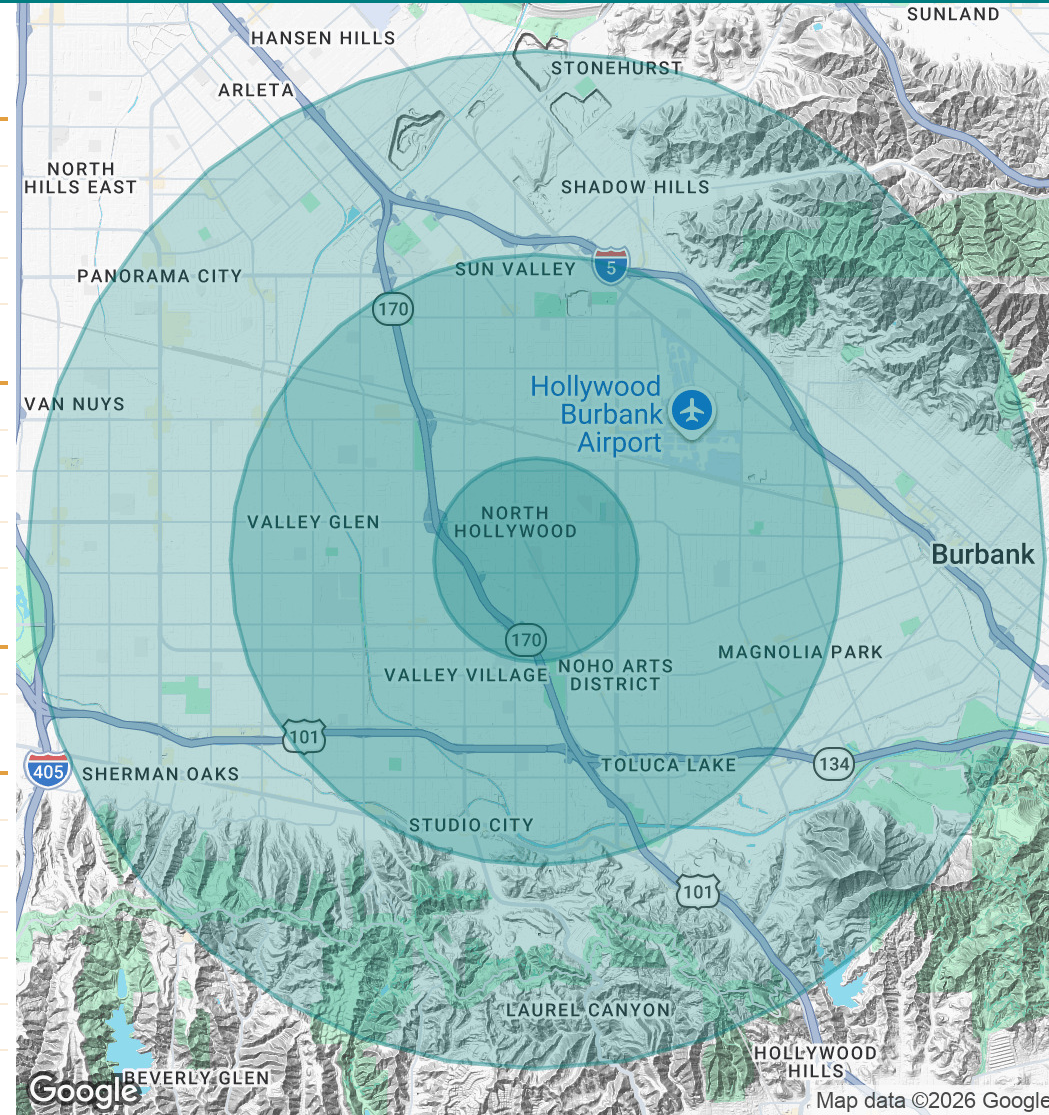
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	40,663	285,590	575,504
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,404	113,064	219,518
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$88,895	\$109,287	\$115,208
Average House Value	\$952,785	\$1,049,572	\$1,042,011
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	54.9%	41.5%	42.9%
RACE	1 MILE	3 MILES	5 MILES
% White	37.2%	47.5%	45.7%
% Black	5.8%	5.0%	4.5%
% Asian	6.1%	7.8%	8.7%
% Hawaiian	0.2%	0.1%	0.1%
% American Indian	2.1%	1.3%	1.3%
% Other	33.0%	23.9%	25.5%



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