

5321

VINELAND AVENUE

AVAILABLE



For more information,
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PROPERTY OVERVIEW



PROPERTY DESCRIPTION

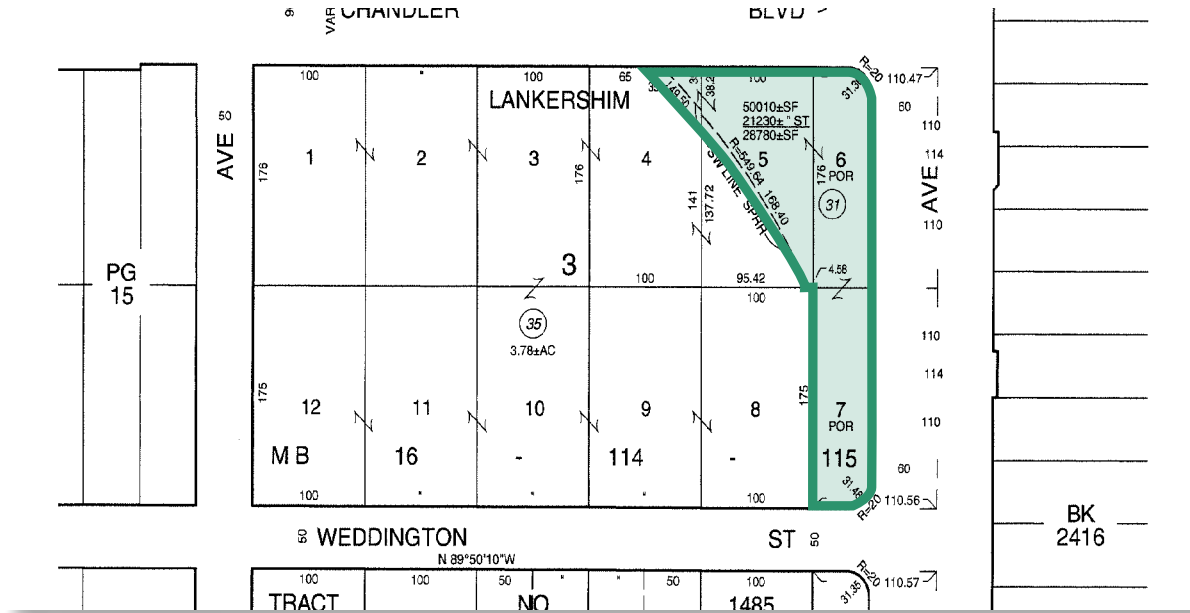
- » PROPERTY ADDRESS
5321 Vineland Avenue
North Hollywood, CA 91601
- » BUILDING SIZE
14,673 SF
- » LOT SIZE
28,578 SF (0.66 Acres)
- » APN
2350-014-031
- » YEAR BUILT
1962
- » ZONING
LAC4

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.



PARCEL MAP



Chandler Blvd
26,400 VPD

Subject
Property

Vineland Ave
30,893 VPD

MARKET OVERVIEW

NORTH HOLLYWOOD, CALIFORNIA

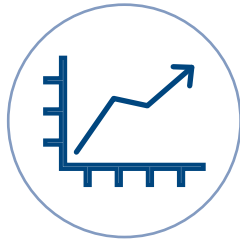
Widely known as the glamorous and historic home of the film industry, Hollywood is most recognized these days for its world-renowned theaters, multilevel shopping centers, and a wealth of production studios. Crowds vie for a glimpse of celebrity form daily along the Walk of Fame and at the Hollywood & 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



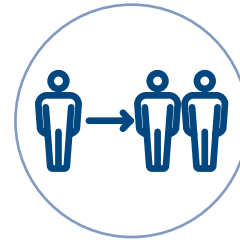
**2028
Projection**



**2023
Estimate**



**2010
Census**



**Growth
2023-2028**



**Daytime
Population**

| | | | | | |
|------------|---------|---------|---------|-------|---------|
| One Mile | 46,760 | 45,878 | 42,079 | 0.38% | 40,476 |
| Three Mile | 253,811 | 249,661 | 239,078 | 0.33% | 283,080 |
| Five Mile | 577,400 | 572,357 | 557,379 | 0.18% | 599,469 |

HOUSEHOLD INCOME



**2023
Est. Average**



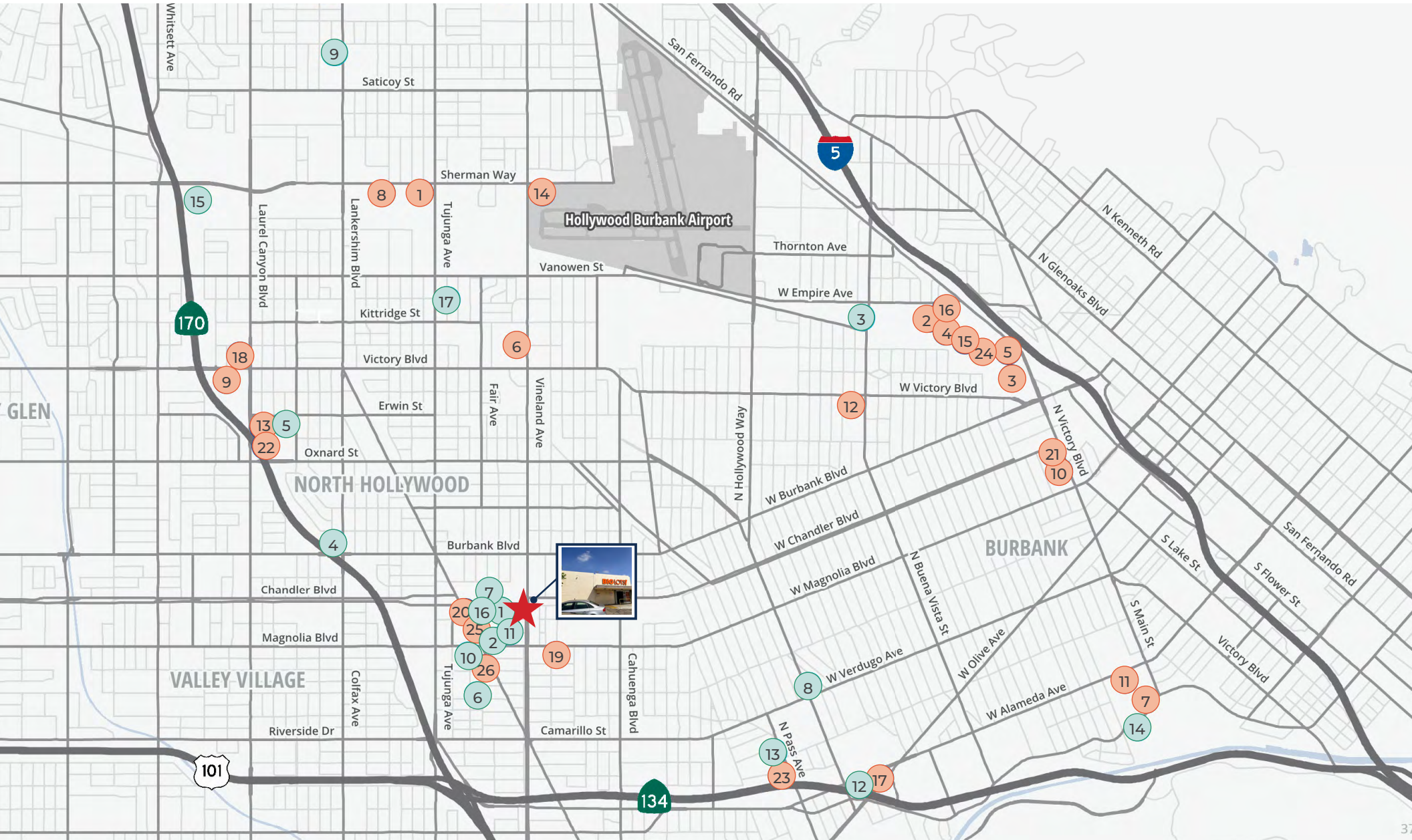
**2023
Est. Median**

| | | |
|------------|-----------|----------|
| One Mile | \$94,855 | \$64,730 |
| Three Mile | \$124,767 | \$82,421 |
| Five Mile | \$125,547 | \$80,431 |



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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BIG LOTS!

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