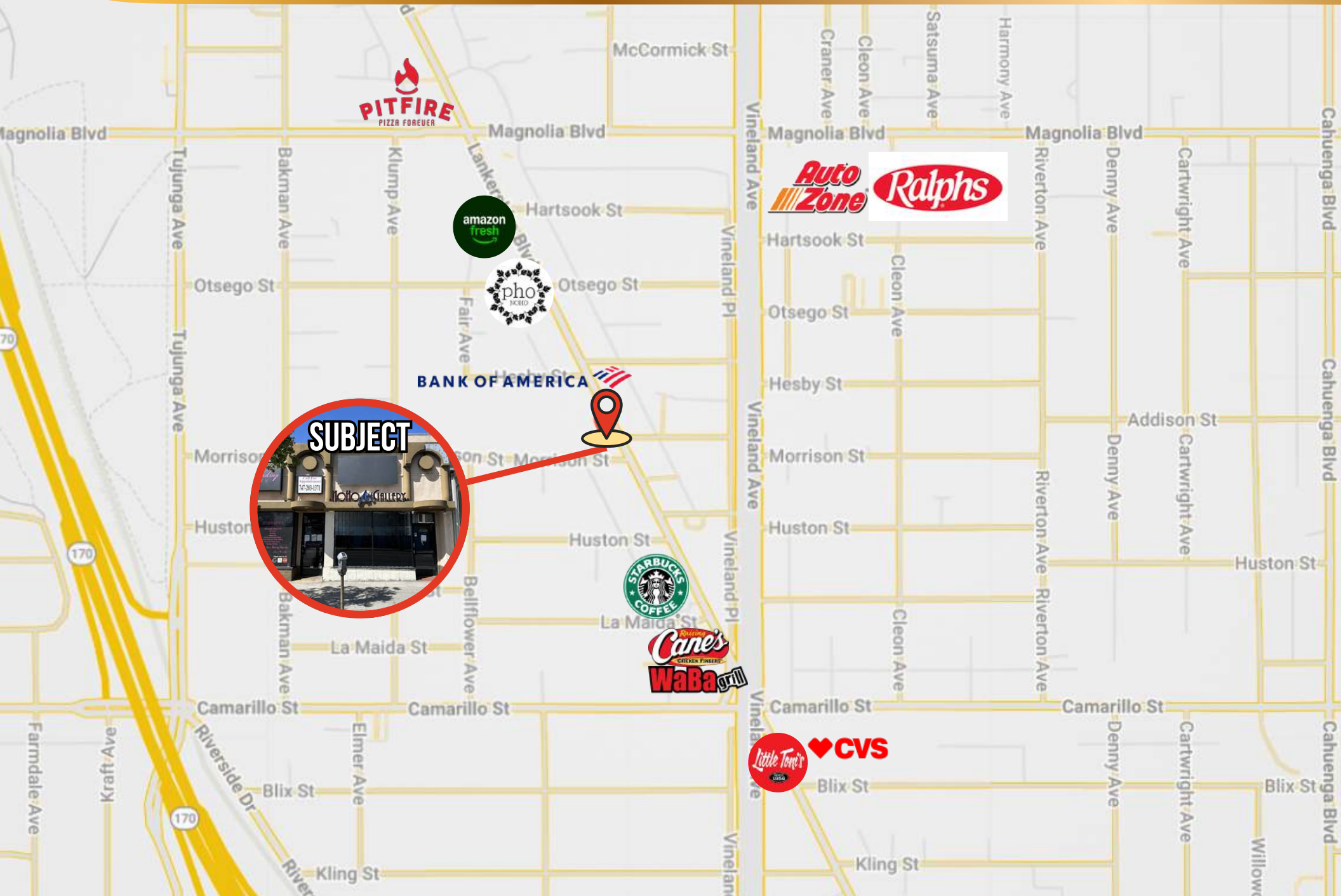




PROPERTY MAP



PROPERTY OVERVIEW



TYPE
Retail



SIZE
± 850 SF



RATE
\$3.25 + 0.30 NNN



YEAR BUILT
1940



TERM
1-2 years

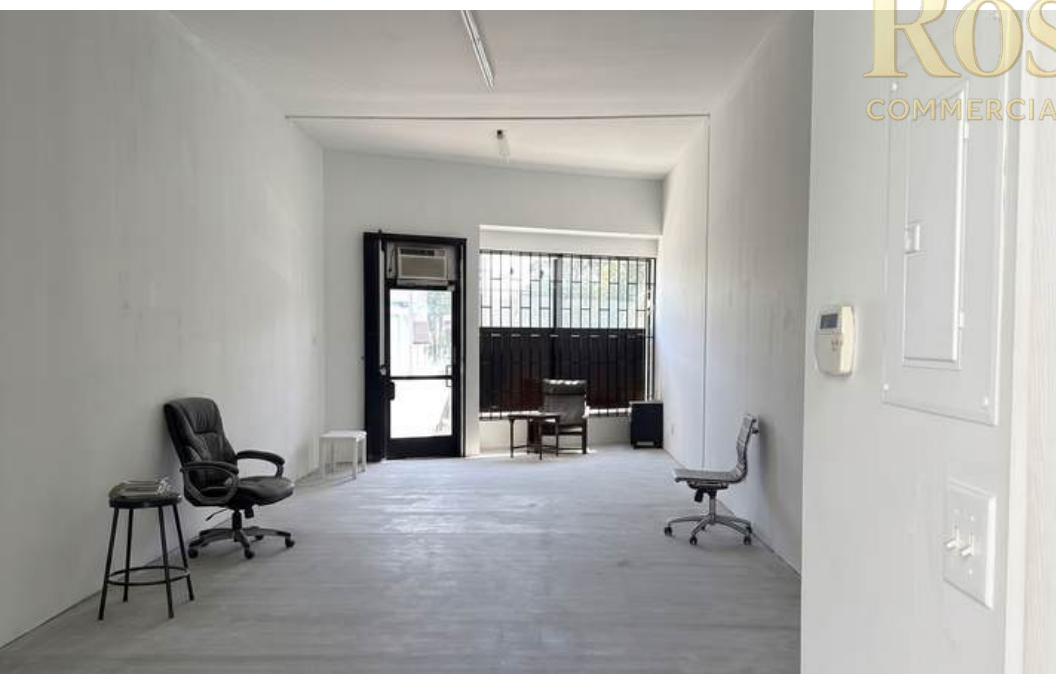


ZONING
LAC4

Rose & Co.
COMMERCIAL GROUP



PROPERTY PHOTOS



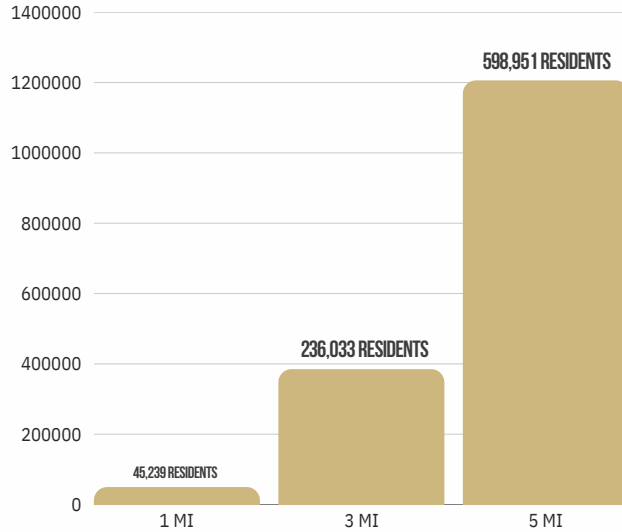
Roseco. co.
COMMERCIAL GROUP



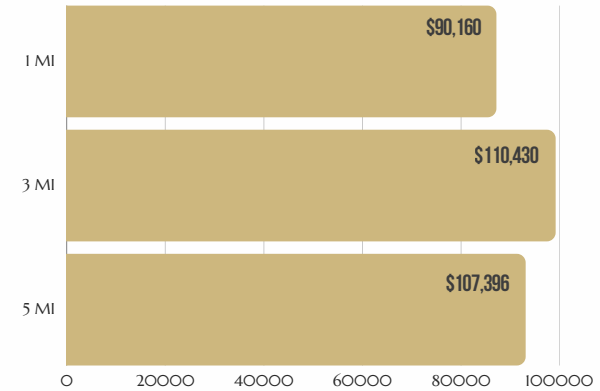
- **Prime Lankershim Blvd frontage in the North Hollywood / NoHo Arts District trade area**, surrounded by a dense mix of retail, entertainment, and neighborhood-serving uses.
- **High visibility corridor** with strong vehicle exposure
- **Strong signage / branding opportunity** along a primary commercial spine
- **Cultural + lifestyle foot-traffic generator**: NoHo Arts District includes theaters, studios, galleries, dining, and specialty shops—supporting daytime and evening activity.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Lankershim Blvd	Hesby St	22,301 vehicles/day	.04miles
Lankershim Blvd	Hesby St	22,293 vehicles/day	.04miles
Hesby St	Vineland Pl	2,864 vehicles/day	.07miles
Hesby St	Vineland Pl	2,845 vehicles/day	.07miles
N Vineland Ave	Hesby St	24,275 vehicles/day	.09miles
N Vineland Ave	Hesby St	24,341 vehicles/day	.09miles
Lankershim Blvd	Hesby St	23,592 vehicles/day	.11miles
Lankershim Blvd	Hesby St	23,335 vehicles/day	.11miles
N Vineland Ave	Hesby St	23,704 vehicles/day	.12miles
N Vineland Ave	Hesby St	23,768 vehicles/day	.12miles



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ARIE ROSE




Founder | DRE 02226762

-  424.421.4241
-  arie@roseandcogroup.com
-  roseandcogroup.com



ALEX URENA

Commercial Agent | DRE 02227366

-  661.547.7224
-  alex@roseandcogroup.com
-  roseandcogroup.com