

11008

Magnolia Blvd, North Hollywood, CA 91601

OWNER-USER/INVESTMENT OPPORTUNITY



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PROPERTY HIGHLIGHTS

SALES PRICE

\$1,500,000

SPACE SIZE

±1,500 SF

CURRENT MONTHLY RENT

\$7,500/MO + NNN*

LEASE EXPIRATION

2026*

*Tenant desires to sign an extension



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- Located on Magnolia between Lankershim and Vineland, the subject property is on main and main in the NOHO Arts district
- With over 250,000 people and over 100,000 apartment/condo within a 3 mile radius, the density and demographics of North Hollywood is unmatched in the greater Los Angeles area
- The property can be delivered vacant to an owner/user or be delivered with a new lease in place
- Current tenant removed glass storefront, which can be reinstalled for retail use
- The property is concurrently set up as a post-production studio with 5 individual terminals/post offices as well as above average parking for the street
- Property is located on a block that consists of numerous restaurants and bars

11008 MAGNOLIA BLVD, NORTH HOLLYWOOD, CA 91601

INTERIOR PHOTOS



ADDITIONAL PHOTOS (THE BLOCK)



STREET MAP



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

MEDIAL AGE

1 MILE: 39.2

2 MILE: 40.6

3 MILE: 40.7

WALK SCORE

96

MAP



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