

11002 MAGNOLIA BLVD  
NORTH HOLLYWOOD, CA 91601



THREE TENANT RETAIL BUILDING  
**FOR SALE** ON A PRIME  
SIGNALIZED HARD CORNER  
MAGNOLIA BLVD & VINELAND AVE | NORTH HOLLYWOOD



**SALE PRICE**

\$2,475,000

**EXISTING CAP**

6.7%

**BUILDING SIZE**

±2,666 SF

**PROFORMA UPON LEASING  
VACANCY: 7.6%****PRICE PER SF (BLD)**

±\$928.00

**LOT SIZE**

±6,011 SF

**PARKING**

±8 SPACES

PLUS METERED  
PARKING**ZONING**

C4 LOS ANGELES

PARCEL: 2353-006-001

**CPD**

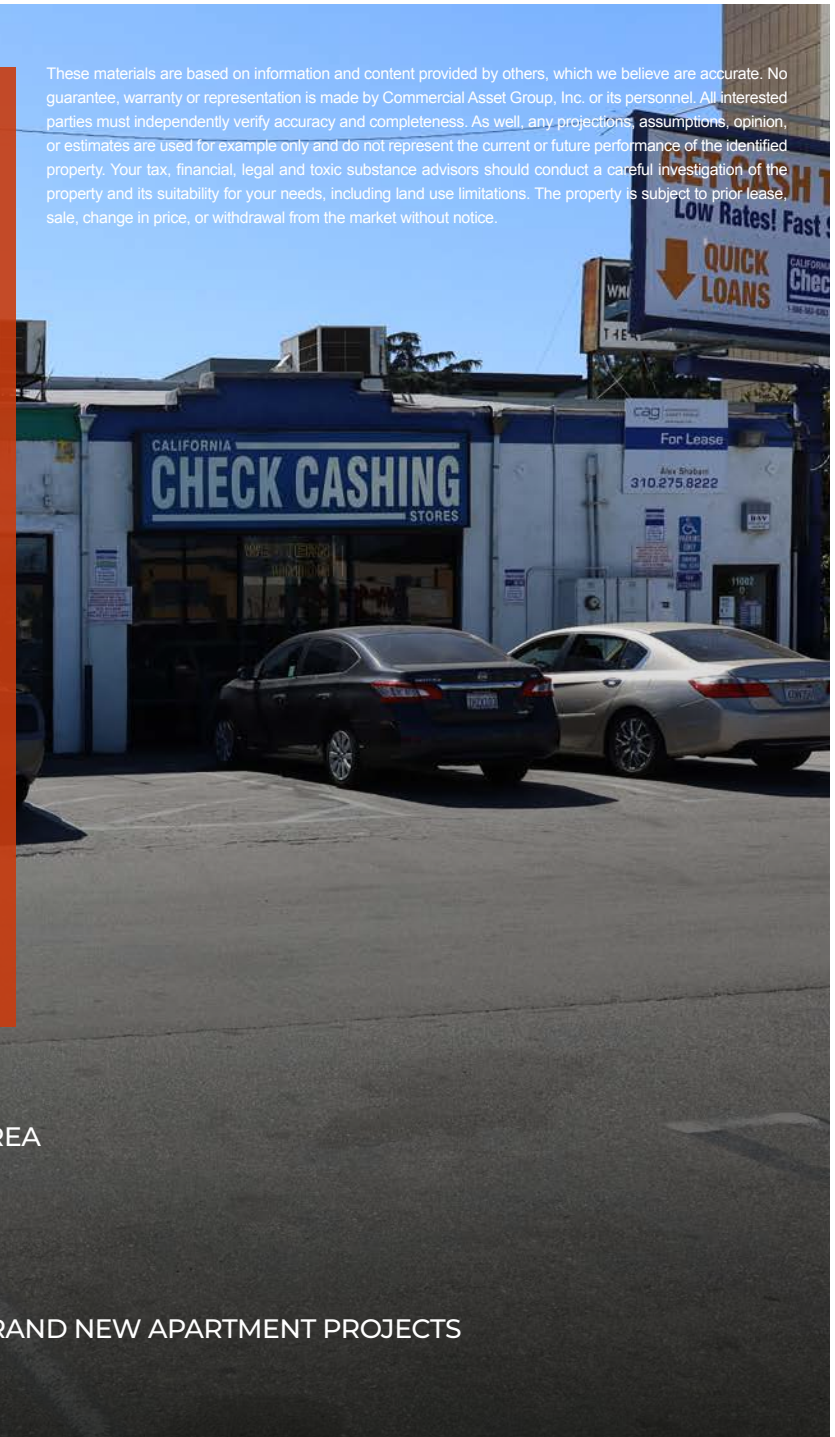
54,000

**YEAR BUILT**

1932

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- LOCATED IN THE HEART OF THE NORTH HOLLYWOOD REDEVELOPMENT AREA
- BREAD AND BUTTER 1031 EXCHANGE
- EASE OF MANAGEMENT: 3 TENANT RETAIL SPACE PLUS 2 BILLBOARDS
- SURROUNDED BY NUMEROUS NATIONAL AND REGIONAL TENANTS AND BRAND NEW APARTMENT PROJECTS
- LOCATED WITHIN CLOSE PROXIMITY TO STUDIO CITY AND BURBANK





**CALIFORNIA CHECK CASHING: UNIT A**

1,200 SQ FT

OPERATES OVER 100 LOCATIONS

**VACANCY: UNIT B**

690 SQ FT

**METRO PCS BY T-MOBILE**

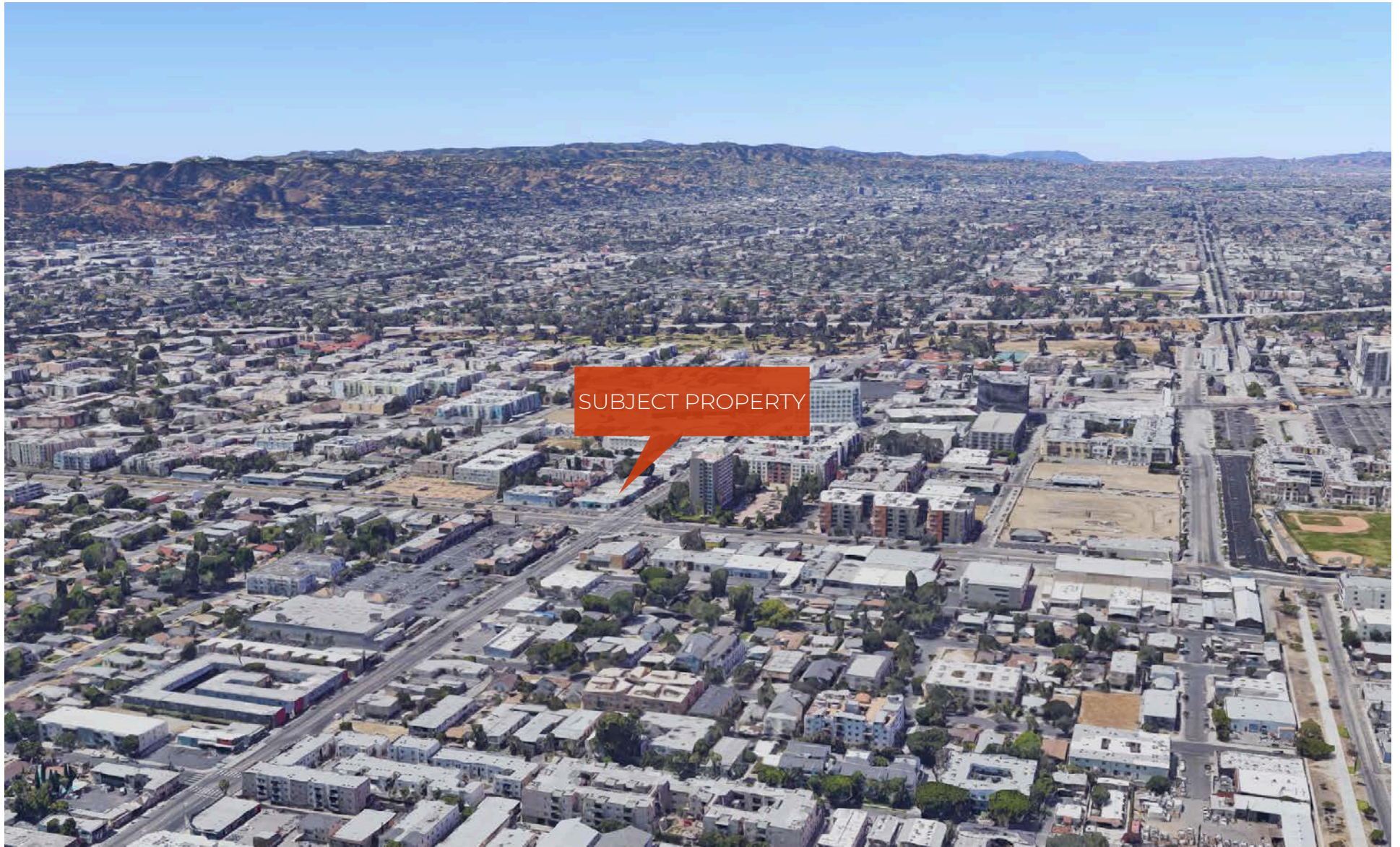
740 SQ FT

OPERATES MULTIPLE LOCATIONS



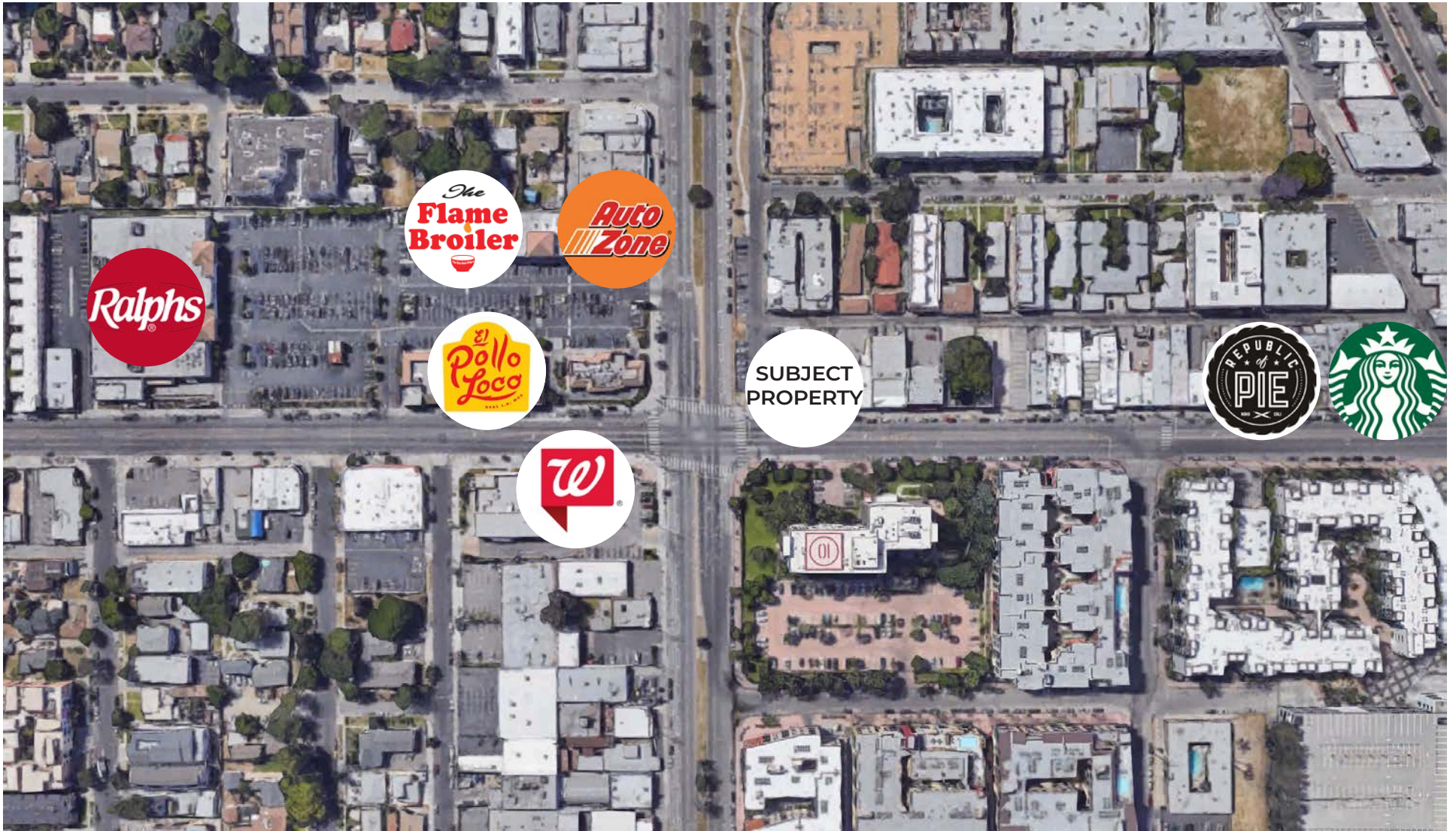
RENT ROLL





AERIAL





NEIGHBORING TENANTS





# DEMOGRAPHICS

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## TOTAL POPULATION

1 MILE: 44,458

2 MILE: 147,944

3 MILE: 247,325

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## HOUSEHOLDS

1 MILE: 19,879

2 MILE: 64,263

3 MILE: 101,349

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## MEDIAN HOME VALUE

1 MILE: \$758,226

2 MILE: \$801,243

3 MILE: \$827,900





COMMERCIAL  
ASSET GROUP



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**ALEX SHABANI**  
SENIOR MANAGING DIRECTOR  
P 310.272.7397  
E ALEX@CAG-RE.COM  
LIC. 01352902

**COMMERCIAL ASSET GROUP**  
1801 CENTURY PARK EAST, STE 1550  
LOS ANGELES, CA 90067  
P 310.275.8222 F 818.385.1470  
WWW.CAG-RE.COM LIC. 01876070