

PROPERTY AVAILABLE SEPT. 1, 2017
UNITS FROM 1,200-9,900 SQ FT



ICONIC NOHO ARTS DISTRICT BUILDING FOR LEASE
4900 LANKERSHIM BOULEVARD, NORTH HOLLYWOOD, CA 91601

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cag | COMMERCIAL
ASSET GROUP



1,200 - 9,910 SQ. FT. FREE STANDING RETAIL BUILDINGS FOR LEASE

4900 LANKERSHIM BOULEVARD, NORTH HOLLYWOOD, CA 91601

Highlights

- Located in the Heart of NoHo Arts District between Riverside Dr. & Magnolia Blvd.
- Hard Corner Location (Northeast Corner of Lankershim and Huston)
- Excellent Exposure w/ over 110' of Frontage along Lankershim
- 18' High Ceilings Throughout Much of the Premises
- Ample Street Parking w/ Additional Parking Behind Building
- Traffic Count over 20,000 Vehicles Per Day
- Low NNN's (approximately \$.15 PSF)
- Dense Urban Infill Area with 91 Walkability Score
- Within Blocks of Metro Orange & Gold Lines - SFV's Mass Transit Hub
- Major Developments Nearby; Including Whole Foods 365 & 1,000's of New Residential Units

Listing Summary - 2 Contiguous Buildings Totaling 9,910 Sq. Ft.

Bldg. 1 - 4900 Lankershim

- Approximately 6,290 Sq. Ft. on 6,003 Sq. Ft. of Land. Includes Approximately 1,350 Sq. Ft. Mezzanine
- \$2.75 per Sq. Ft. NNN (Approximately \$.15 PSF)

Bldg. 2 - 4906 Lankershim

- Approximately 3,800 Sq. Ft. on 6,005 Sq. Ft. of Land. Includes Approximately 2,200 Sq. Ft. Rear Yard
- 2x 1,200 Sq. Ft. Units
- 1x 1,400 Sq. Ft. Unit
- Can be Delivered Together or Separate
- \$3.50 per Sq. Ft. NNN (Approximately \$.15 PSF)

Term

- 5-10 Years with COLA's

Zoning

- C4-1-CA
- North Hollywood Redevelopment Project Overlay
- State Enterprise Zone

ABOUT NOHO

4900 LANKERSHIM BOULEVARD, NORTH HOLLYWOOD, CA 91601



Getting to know the North Hollywood (NoHo) Arts District isn't difficult. Just think of it as an urban cocktail of bohemian and yuppie with a twist of edginess, an enclave of all things artistic — painting, ceramics, theatre, even television. But at its heart, NoHo is an artist's community, and it's becoming more and more close-knit, drawing visitors and locals who have art in their blood.

New residential developments are attracting more tenants. New businesses and restaurants — best described as über-eclectic — are setting up shop here. More and more people are utilizing the Metro to get here. And most importantly, the arts scene is simply exploding.

In particular, the NoHo Arts District has made its claim to fame as a major performing arts powerhouse, offering a concentration of 22 live theatres. The theatres present the classics as well as new, experimental works. Because of their limited size, NoHo theatres possess an intimacy that's difficult to find elsewhere.

The centerpiece of the theatre scene is undoubtedly the El Portal Theatre, which originally opened in 1926 as a vaudeville and silent movie theatre. Its historic art deco marquee still shines proudly to this day. The structure houses three live theatres, with 42, 99 and 360 seats, as well as its own art gallery, the Judith Kaufman Gallery.

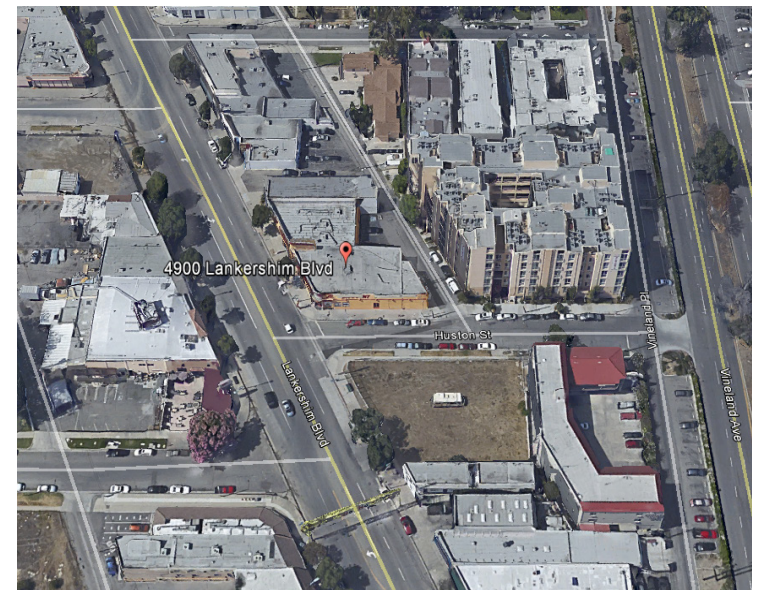
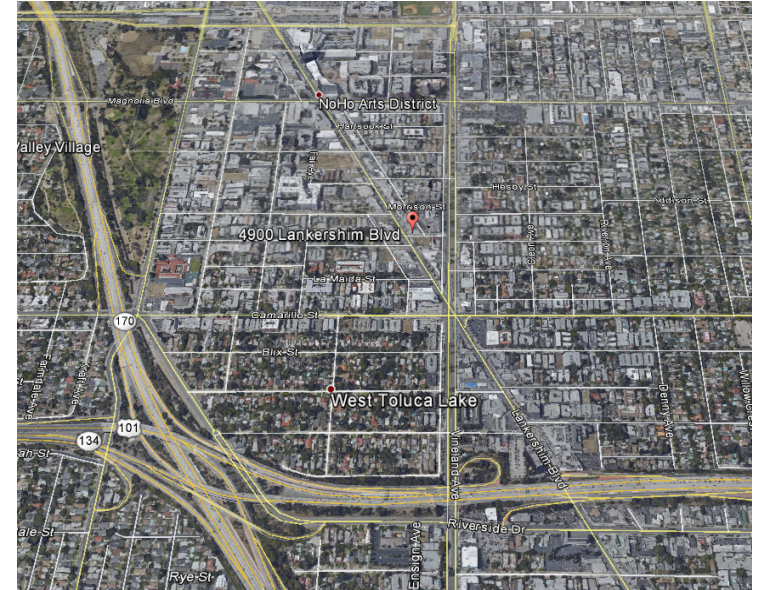
Deaf West Theatre shares in NoHo's share of history, featuring deaf, hard-of-hearing actors as voice and American Sign Language are incorporated into poignant productions.

In addition to the area's reputable theatre scene, it's also the eclectic mix of art that makes it so special. Artists often gather around the NoHo Arts Center and Lankershim Arts Center, two of the area's most well-known cultural landmarks. Artists continually show their work at NoHo Gallery L.A., part of the Lankershim Arts Center's diverse selection of displays. Despite the wide array of mediums, there's always one thing in common: the art continually pushes the limits.



AERIALS

4900 LANKERSHIM BOULEVARD, NORTH HOLLYWOOD, CA 91601



DEMOGRAPHICS

4900 LANKERSHIM BOULEVARD, NORTH HOLLYWOOD, CA 91601



Executive Summary

4900 Lankershim Blvd, Los Angeles, California, 91601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.16017
Longitude: -118.37178

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 36,914 | 217,775 | 582,548 |
| 2010 Population | 38,938 | 222,824 | 589,443 |
| 2015 Population | 40,901 | 229,256 | 603,044 |
| 2020 Population | 42,745 | 235,984 | 618,798 |
| 2000-2010 Annual Rate | 0.54% | 0.23% | 0.12% |
| 2010-2015 Annual Rate | 0.94% | 0.54% | 0.44% |
| 2015-2020 Annual Rate | 0.89% | 0.58% | 0.52% |
| 2015 Male Population | 50.3% | 49.8% | 50.4% |
| 2015 Female Population | 49.7% | 50.2% | 49.6% |
| 2015 Median Age | 35.5 | 37.8 | 37.7 |

In the identified area, the current year population is 603,044. In 2010, the Census count in the area was 589,443. The rate of change since 2010 was 0.44% annually. The five-year projection for the population in the area is 618,798 representing a change of 0.52% annually from 2015 to 2020. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 37.9.

Race and Ethnicity

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2015 White Alone | 64.1% | 67.4% | 67.0% |
| 2015 Black Alone | 8.3% | 4.7% | 4.0% |
| 2015 American Indian/Alaska Native Alone | 0.7% | 0.5% | 0.5% |
| 2015 Asian Alone | 7.8% | 7.4% | 8.1% |
| 2015 Pacific Islander Alone | 0.2% | 0.1% | 0.1% |
| 2015 Other Race | 13.3% | 14.8% | 15.3% |
| 2015 Two or More Races | 5.5% | 5.0% | 4.9% |
| 2015 Hispanic Origin (Any Race) | 31.1% | 34.3% | 34.9% |

Persons of Hispanic origin represent 34.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2000 Households | 17,284 | 92,419 | 242,511 |
| 2010 Households | 18,844 | 94,547 | 245,507 |
| 2015 Total Households | 19,765 | 97,045 | 251,192 |
| 2020 Total Households | 20,669 | 99,981 | 258,291 |
| 2000-2010 Annual Rate | 0.87% | 0.23% | 0.12% |
| 2010-2015 Annual Rate | 0.91% | 0.50% | 0.44% |
| 2015-2020 Annual Rate | 0.90% | 0.60% | 0.56% |
| 2015 Average Household Size | 2.06 | 2.35 | 2.38 |

The household count in this area has changed from 245,507 in 2010 to 251,192 in the current year, a change of 0.44% annually. The five-year projection of households is 258,291, a change of 0.56% annually from the current year total. Average household size is currently 2.38, compared to 2.38 in the year 2010. The number of families in the current year is 128,275 in the specified area.



Executive Summary

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.16017
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| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|-----------|----------|
| Median Household Income | | | |
| 2015 Median Household Income | \$51,395 | \$56,660 | \$54,431 |
| 2020 Median Household Income | \$58,394 | \$65,749 | \$63,415 |
| 2015-2020 Annual Rate | 2.59% | 3.02% | 3.10% |
| Average Household Income | | | |
| 2015 Average Household Income | \$73,231 | \$86,793 | \$84,756 |
| 2020 Average Household Income | \$85,476 | \$101,499 | \$98,738 |
| 2015-2020 Annual Rate | 3.14% | 3.18% | 3.10% |
| Per Capita Income | | | |
| 2015 Per Capita Income | \$35,476 | \$36,797 | \$35,508 |
| 2020 Per Capita Income | \$41,408 | \$43,051 | \$41,413 |
| 2015-2020 Annual Rate | 3.14% | 3.19% | 3.12% |

Households by Income

Current median household income is \$54,431 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$63,415 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$84,756 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$98,738 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$35,508 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$41,413 in five years, compared to \$32,501 for all U.S. households

Housing

| | 1 mile | 3 miles | 5 miles |
|------------------------------------|--------|---------|---------|
| 2000 Total Housing Units | 17,916 | 96,068 | 252,255 |
| 2000 Owner Occupied Housing Units | 4,078 | 35,599 | 88,366 |
| 2000 Renter Occupied Housing Units | 13,206 | 56,819 | 154,145 |
| 2000 Vacant Housing Units | 632 | 3,650 | 9,744 |
| 2010 Total Housing Units | 20,497 | 101,385 | 263,662 |
| 2010 Owner Occupied Housing Units | 4,248 | 35,823 | 89,282 |
| 2010 Renter Occupied Housing Units | 14,596 | 58,724 | 156,225 |
| 2010 Vacant Housing Units | 1,653 | 6,838 | 18,155 |
| 2015 Total Housing Units | 20,978 | 103,293 | 268,239 |
| 2015 Owner Occupied Housing Units | 4,049 | 34,511 | 85,966 |
| 2015 Renter Occupied Housing Units | 15,716 | 62,534 | 165,226 |
| 2015 Vacant Housing Units | 1,213 | 6,248 | 17,047 |
| 2020 Total Housing Units | 21,505 | 105,438 | 273,536 |
| 2020 Owner Occupied Housing Units | 4,114 | 34,939 | 86,941 |
| 2020 Renter Occupied Housing Units | 16,554 | 65,042 | 171,350 |
| 2020 Vacant Housing Units | 836 | 5,457 | 15,245 |

Currently, 32.0% of the 268,239 housing units in the area are owner occupied; 61.6%, renter occupied; and 6.4% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 263,662 housing units in the area - 33.9% owner occupied, 59.3% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 0.77%. Median home value in the area is \$573,177, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.41% annually to \$711,075.



For more information, please call.



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