

# PRIME NORTH HOLLYWOOD NOHO DISTRICT RETAIL OR RESTAURANT - FOR LEASE

5011-5019 LANKERSHIM BOULEVARD, NORTH HOLLYWOOD, CA 91601



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ASSET GROUP



## PRIME NORTH HOLLYWOOD NOHO DISTRICT RETAIL OR RESTAURANT - FOR LEASE

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### Highlights

- Last Retail Space
- Approximately 1,787 (Unit 1511)
- Excellent Curb Appeal & Signage
- Parking in Rear
- Building In Process of Major Facelift and Shall be Completed by End of May 2017
- All Units Equipped with Grease Interceptor, 3-Phase Electrical, Separate Gas & Water
- Ideal for Restaurant or Coffee Shop, Nail & Beauty Salon, Yoga, Tutoring Center, Dental Office

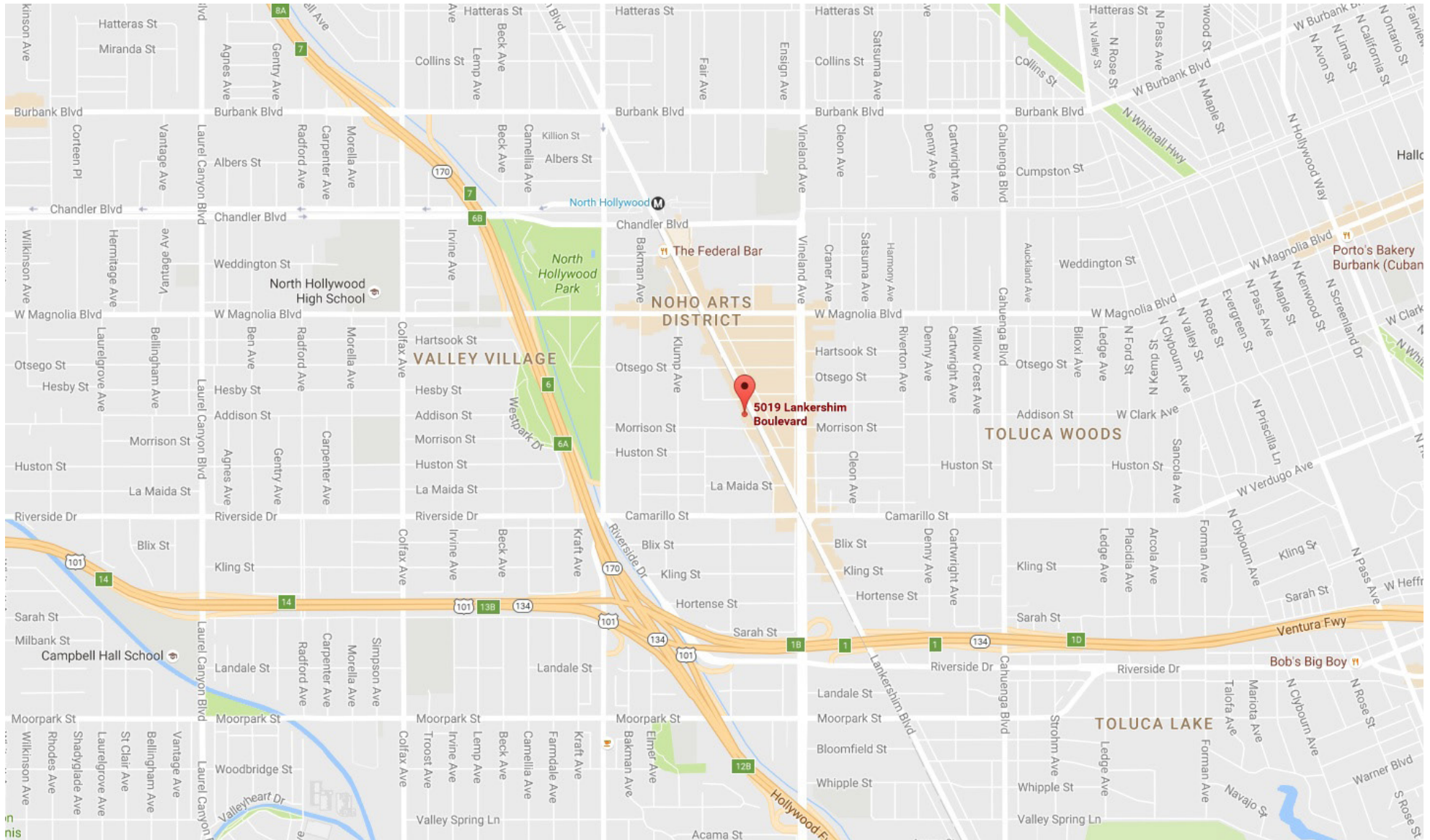
### Area Amenities

- Trendy NOHO District
- Extremely Busy Neighborhood with Lots of Foot Traffic
- Numerous New Condo and Apartment Projects Within One Mile Radius
- Adjacent to Countless Eateries, Cafés and Numerous National Retailers
- Dense Population Demographics

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# MAP

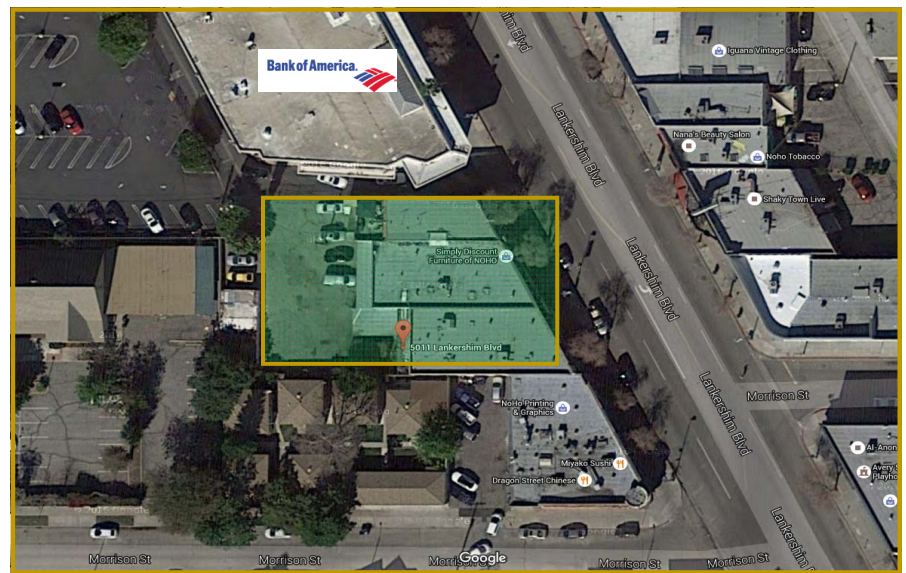
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# AERIAL

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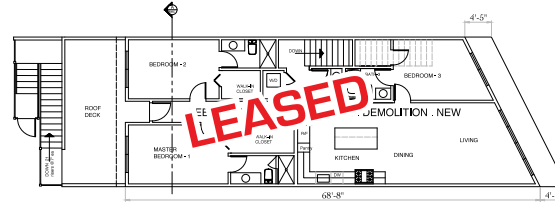
## DEMOGRAPHICS

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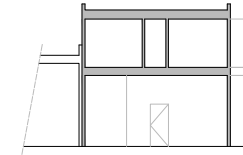
	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2015B</b>			
Total Population	42,806	241,055	616,840
Female Population	49.45%	50.07%	49.62%
Male Population	50.55%	49.93%	50.38%
Population Density	13,623	8,524	7,852
Population Median Age	34.8	37.4	37.4
Employed Civilian Population 16+	24,519	126,696	315,709
% White Collar	67.9%	68.9%	66.7%
% Blue Collar	32.1%	31.1%	33.3%
Total Employees	11,133	110,012	253,133
Total Establishments*	1,998	13,205	33,473
Population Growth 2000-2010	5.62%	2.77%	1.25%
Population Growth 2015B-2020	3.49%	1.47%	1.24%
<b>Income: 2015B</b>			
Average Household Income	\$73,788	\$91,219	\$90,611
Median Household Income	\$50,657	\$58,004	\$55,629
Per Capita Income	\$35,843	\$39,098	\$38,084
Avg Income Growth 2000-2010	48.48%	38.92%	35.65%
Avg Income Growth 2015B-2020	16.93%	17.17%	17.35%
<b>Households: 2015B</b>			
Households	20,747	103,061	258,132
Average Household Size	2.06	2.33	2.37
Hhld Growth 2000-2010	9.57%	2.83%	1.24%
Hhld Growth 2015B-2020	4.64%	2.03%	1.74%
<b>Housing Units: 2015B</b>			
Occupied Units	20,747	103,061	258,132
% Occupied Units	96.94%	97.67%	97.56%
% Vacant Housing Units	3.06%	2.33%	2.44%
Owner Occ Housing Growth 2000-2010	6.21%	0.77%	0.58%
Owner Occ Housing Growth 2000-2020	6.83%	3.22%	3.20%
Owner Occ Housing Growth 2015B-2020	0.99%	0.48%	0.64%
Occ Housing Growth 2000-2010	9.57%	2.83%	1.24%
Occ Housing Growth 2010-2020	13.55%	8.98%	8.89%
Occ Housing Growth 2015B-2020	4.64%	2.03%	1.74%
<b>Race and Ethnicity: 2015B</b>			
% American Indian or Alaska Native Population	0.70%	0.53%	0.53%
% Asian Population	7.70%	7.30%	7.97%
% Black Population	8.01%	4.63%	4.01%
% Hawaiian or Pacific Islander Population	0.12%	0.11%	0.11%
% Multirace Population	5.56%	4.96%	4.85%
% Other Race Population	13.56%	14.83%	15.18%
% White Population	64.36%	67.65%	67.36%
% Hispanic Population	31.94%	34.39%	34.87%
% Non Hispanic Population	68.06%	65.61%	65.13%

# SITE PLAN

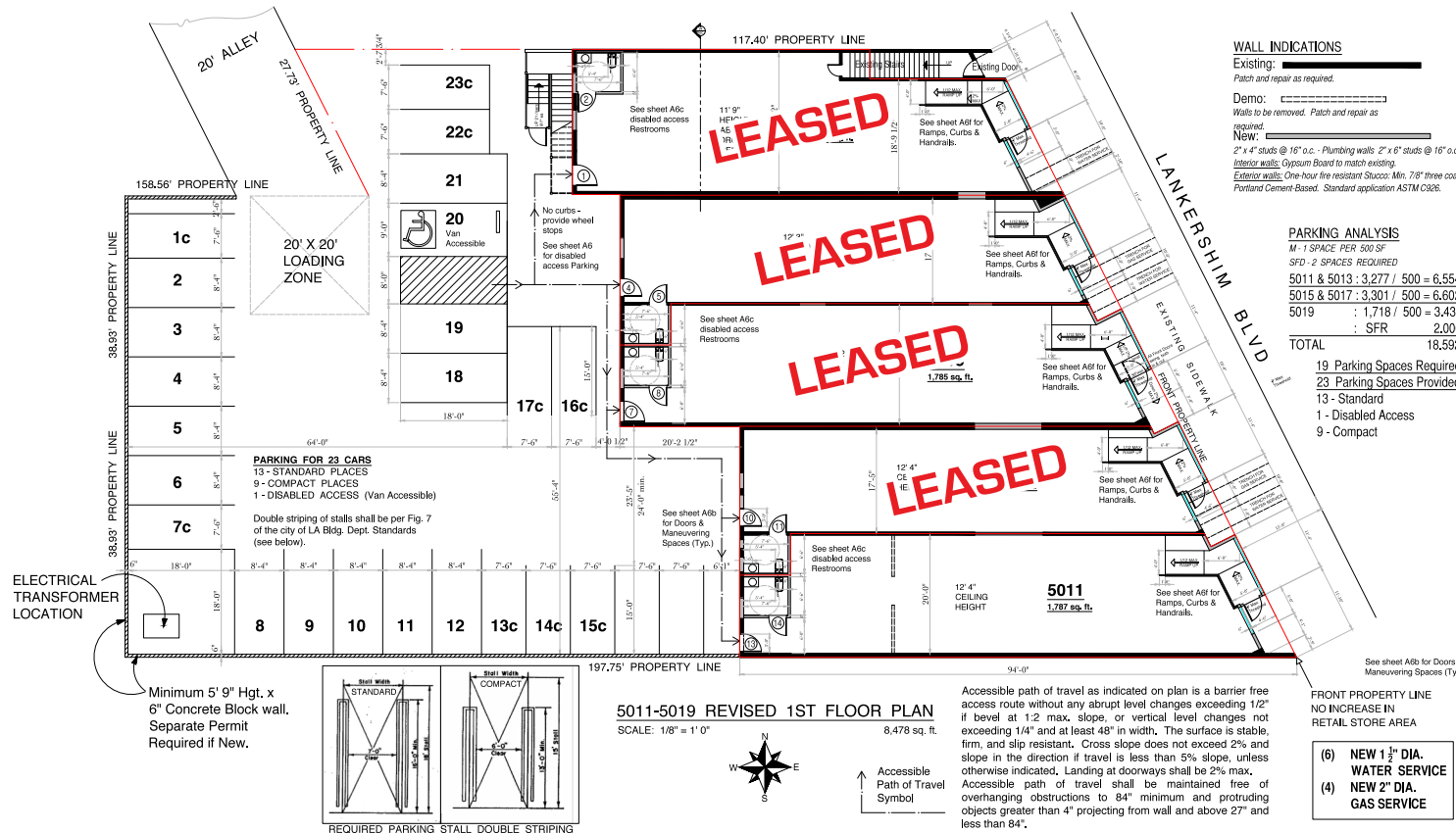
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**5019 REVISED 2ND FLOOR PLAN**  
SCALE: 1/8" = 1' 0" Zoning Area: 1,444 sq. ft. / Assessor's Area: 1,546 sq. ft.



**BUILDING SECTION - A**  
SCALE: 1/8" = 1' 0"



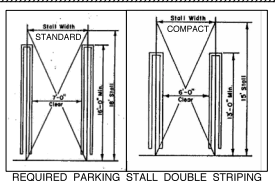
**5011-5019 REVISED 1ST FLOOR PLAN**  
SCALE: 1/8" = 1' 0" 8,478 sq. ft.

**WALL INDICATIONS**  
Existing: Patch and repair as required.  
Demo: Walls to be removed. Patch and repair as required.  
New: 2" x 4" studs @ 16" o.c. - Plumbing walls: 2" x 6" studs @ 16" o.c.  
Interior walls: Gypsum Board to match existing.  
Exterior walls: One-hour fire resistant Stucco: Min. 7/8" three coat Portland Cement-Based. Standard application ASTM C926.

**PARKING ANALYSIS**  
M - 1 SPACE PER 500 SF  
SFD - 2 SPACES REQUIRED  
5011 & 5013 : 3,277 / 500 = 6.554  
5015 & 5017 : 3,301 / 500 = 6.602  
5019 : 1,718 / 500 = 3.436  
: SFR : 2,000  
**TOTAL 18,592**  
19 Parking Spaces Required  
23 Parking Spaces Provided:  
13 - Standard  
1 - Disabled Access  
9 - Compact

ELECTRICAL TRANSFORMER LOCATION

Minimum 5' 9" Hgt. x 6" Concrete Block wall. Separate Permit Required if New.



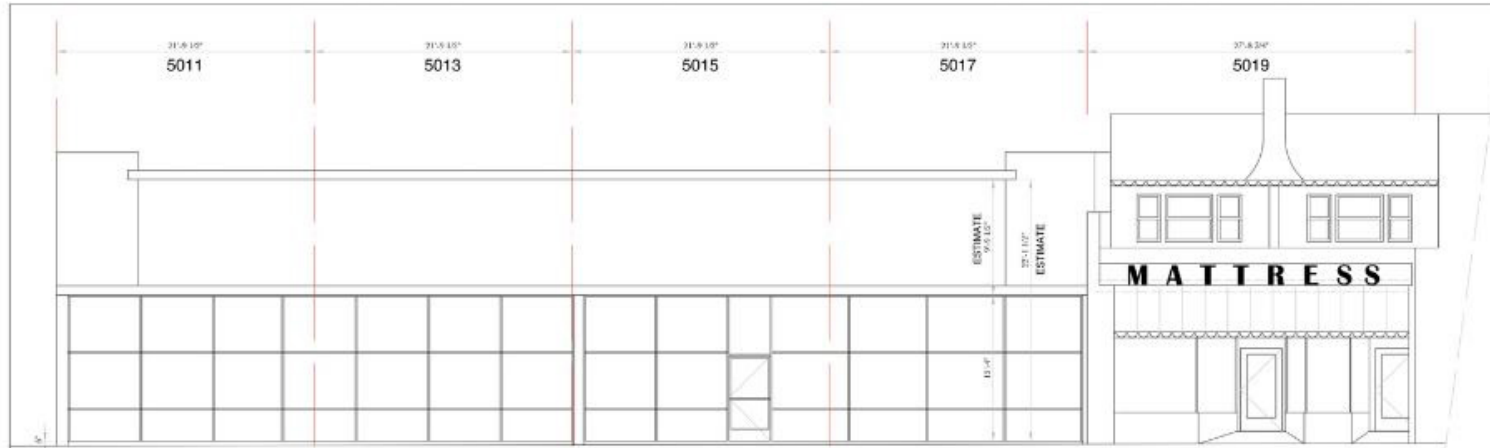
Accessible Path of Travel Symbol

Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding 1/2" if level at 1/2" max. slope, or vertical level changes not exceeding 1/4" and at least 48" in width. The surface is stable, firm, and slip resistant. Cross slope does not exceed 2% and slope in the direction of travel is less than 5% slope, unless otherwise indicated. Landing at doorways shall be 2% max. Accessible path of travel shall be maintained free of overhanging obstructions to 84" minimum and protruding objects greater than 4" projecting from wall and above 27" and less than 84".

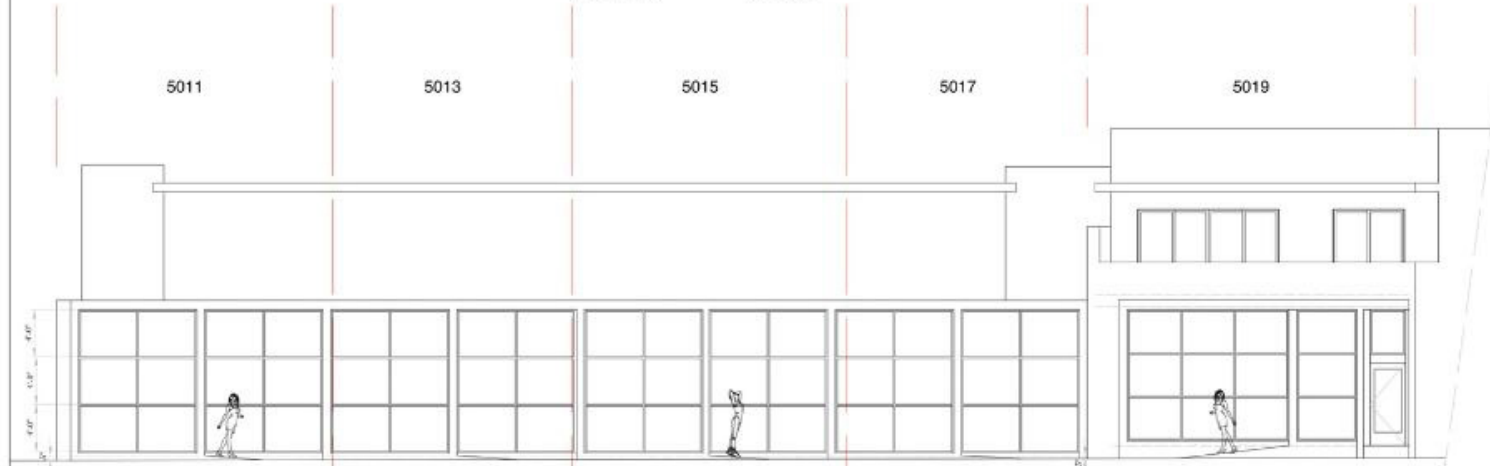
- FRONT PROPERTY LINE NO INCREASE IN RETAIL STORE AREA
- (6) NEW 1 1/2" DIA. WATER SERVICE
  - (4) NEW 2" DIA. GAS SERVICE

# FRONT ELEVATION

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**EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1' 0"  
NORTH / EAST



**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1' 0"  
NORTH / EAST

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5011 . 5013 . 5015 . 5017 . 5019  
**LANKERSHIM BLVD.**  
NORTH HOLLYWOOD CA 91601

FRONT ELEVATION  
EXISTING &  
REVISED

April 19, 2016 **A4**



For more information, please call.



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