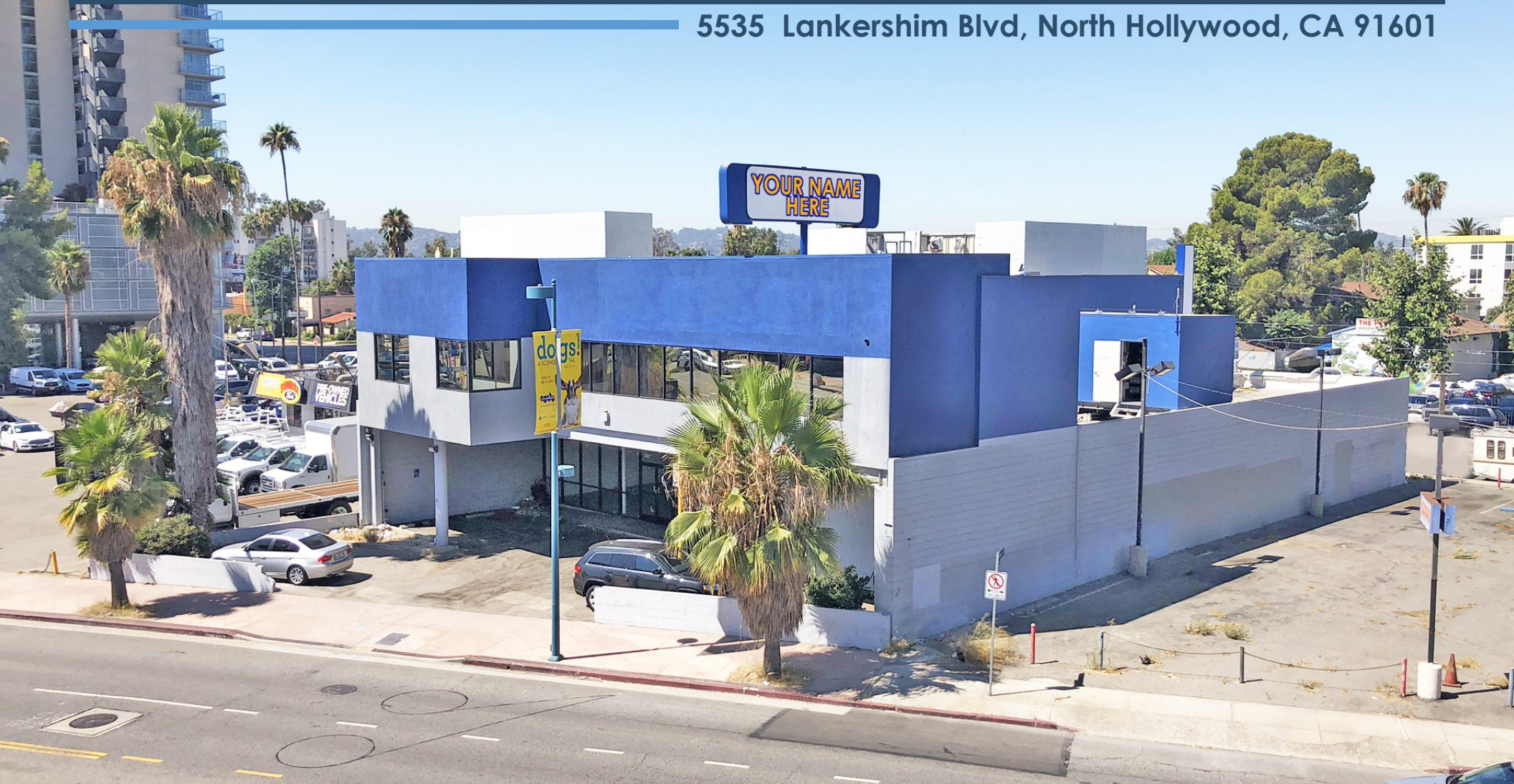


# RETAIL, CREATIVE OFFICE, FLEX SPACE AVAILABLE IN NOHO ARTS DISTRICT

5535 Lankershim Blvd, North Hollywood, CA 91601



DEAN CUTLER · Executive Vice President

818.501.2212 x140 · [dcutler@illicre.com](mailto:dcutler@illicre.com)

GREG OFFSAY · Vice President

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17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - [www.illicre.com](http://www.illicre.com) - DRE #01834124

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## PROPERTY FEATURES

- Approx. 9,998 SF Available
- Includes Retail Showroom, 2nd Floor Office Space, and Warehouse
- High Ceilings
- Building and Rooftop Signage facing two streets
- Dedicated parking on-site and across street

## AREA AMENITIES

- Huge Daytime Population with over 2,500,000 SF of Lunchtime Office Traffic Nearby
- Near Blu Jam Café, Topsy Cow, Toast Bakery Café, Mulberry Pizza, Marmalade, and Across From Starbucks



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DEMOS	1 mile	3 mile	5 mile
POPULATION	48,573	279,371	595,135
AVGERAGE HH IN-COME	\$56,596	68,214	\$68,651
DAYTIME POPULATION	12,057	128,122	259,610
TRAFFIC COUNT	±29,107 CPD on Lankershim Boulevard		



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