

FOR LEASE

RALPHS ANCHORED CENTER IN NORTH HOLLYWOOD

5160 VINELAND AVENUE | NORTH HOLLYWOOD, CA 91601



JASON EHRENPREIS

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FEATURES + AMENITIES

- APPROX. 5,400 SQFT END-CAP AVAILABLE (DIVISIBLE)
- APPROX. 1,500 SQFT AVAILABLE
- JOIN NATIONAL TENANTS
- ADJACENT TO NOHO ARTS DISTRICT
- AMPLE PARKING
- MAJOR SIGNALIZED INTERSECTION
- EXCEPTIONAL TRAFFIC COUNTS—54K+ CPD
- ROBUST MULTI-FAMILY DENSITY & DEVELOPMENT IN THE AREA
- CLOSE TO THE METRO RAIL AND 101 & 134 FWYS

NEIGHBORING RETAILERS



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EXCLUSIVELY REPRESENTED BY

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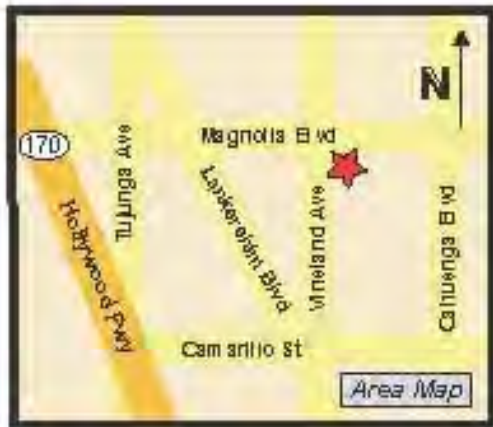
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SITE PLAN

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Suite	Tenant	GLA SF
A101	Red Barn Feed & Saddlery	3,100
A101C	HearUSA	1,100
A102	Family Dental Care	2,000
A103A	Jolly Foot of North Hollywood	1,000
A104	Flame Broiler - Asian Fast Food	1,200
A105	GNC	900
A106	Future Availability	1,500
A107	Cig Zone	900
A108	Radio Shack	2,400
A109	Advance America, Cash Advance	1,500
A110	AutoZone	3,600
B111	El Pollo Loco	1,200
B112	Subway	1,200
B113	Pizza Man	1,200
B114	Nail Time	1,200
B115	Yogurtland	900
B116	Future Availability	5,400



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AERIAL PHOTOS

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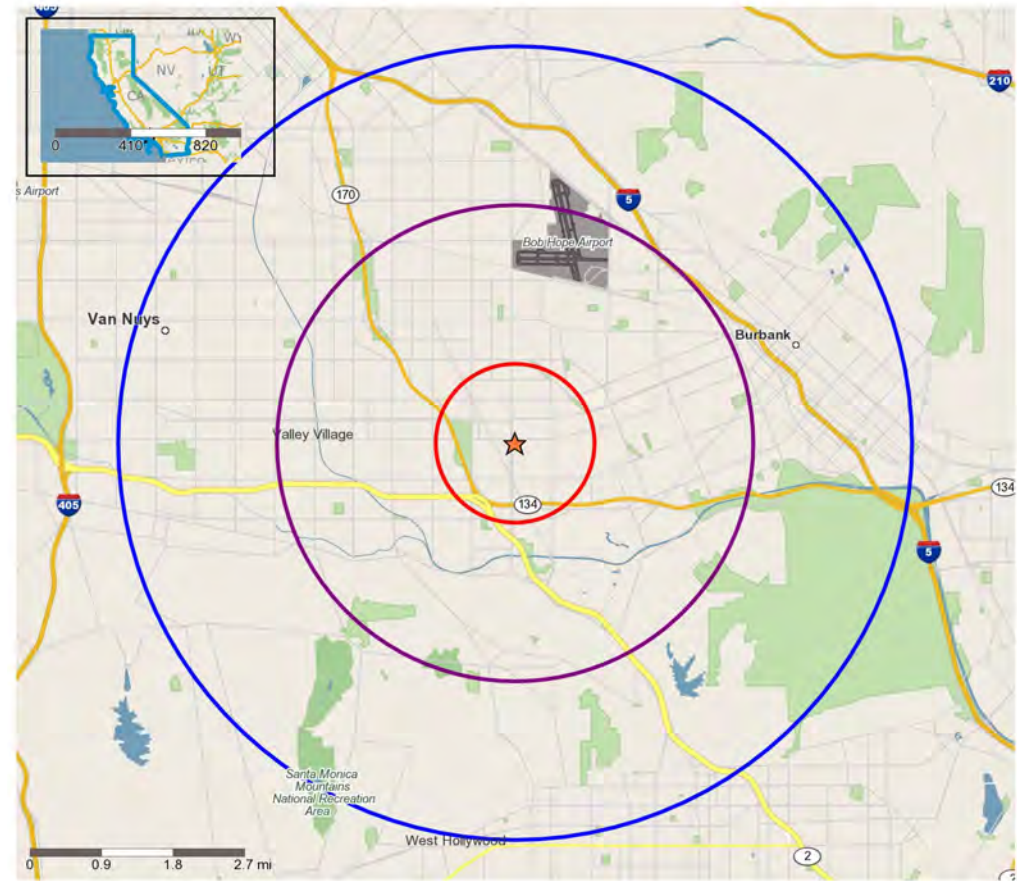
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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017B			
Total Population	43,482	246,094	600,859
Female Population	49.45%	50.11%	49.87%
Male Population	50.55%	49.89%	50.13%
Population Density	13,838	8,702	7,649
Population Median Age	34.8	37.5	37.9
Employed Civilian Population 16+	25,132	133,472	319,015
% White Collar	65.7%	68.1%	66.6%
% Blue Collar	34.3%	31.9%	33.4%
Total Q4 2017 Employees	13,130	134,704	283,067
Total Q4 2017 Establishments*	2,171	14,432	33,736
Population Growth 2000-2010	2.38%	2.56%	1.28%
Population Growth 2017B-2022	2.86%	1.27%	1.09%
Income: 2017B			
Average Household Income	\$72,404	\$94,140	\$96,363
Median Household Income	\$51,699	\$60,488	\$59,565
Per Capita Income	\$33,185	\$39,679	\$39,947
Avg Income Growth 2000-2010	44.21%	39.39%	36.44%
Avg Income Growth 2017B-2022	13.64%	14.06%	14.22%
Households: 2017B			
Households	20,056	103,583	248,179
Average Household Size	2.14	2.36	2.40
Hhld Growth 2000-2010	7.85%	2.77%	1.14%
Hhld Growth 2017B-2022	4.44%	2.24%	1.99%
Housing Units: 2017B			
Occupied Units	20,056	103,583	248,179
% Occupied Units	96.18%	97.03%	97.08%
% Vacant Housing Units	3.82%	2.97%	2.92%
Owner Occ Housing Growth 2000-2010	2.51%	0.79%	0.45%
Owner Occ Housing Growth 2000-2022	-0.43%	0.76%	0.93%
Owner Occ Housing Growth 2017B-2022	1.22%	0.54%	0.81%
Occ Housing Growth 2000-2010	7.85%	2.77%	1.14%
Occ Housing Growth 2010-2022	15.25%	9.83%	9.27%
Occ Housing Growth 2017B-2022	4.44%	2.24%	1.99%
Race and Ethnicity: 2017B			
% American Indian or Alaska Native Population	0.70%	0.54%	0.52%
% Asian Population	7.79%	7.72%	8.43%
% Black Population	7.56%	4.49%	3.92%
% Hawaiian or Pacific Islander Population	0.13%	0.11%	0.11%
% Multirace Population	5.63%	5.11%	4.97%
% Other Race Population	16.43%	15.81%	15.41%
% White Population	61.77%	66.22%	66.64%
% Hispanic Population	37.28%	36.50%	35.50%
% Non Hispanic Population	62.13%	63.65%	64.80%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5

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