

NOHO ARTS DISTRICT CAFE/RETAIL SPACE

11008 MAGNOLIA BLVD, NORTH HOLLYWOOD, CA 91601



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ASSET GROUP



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Highlights

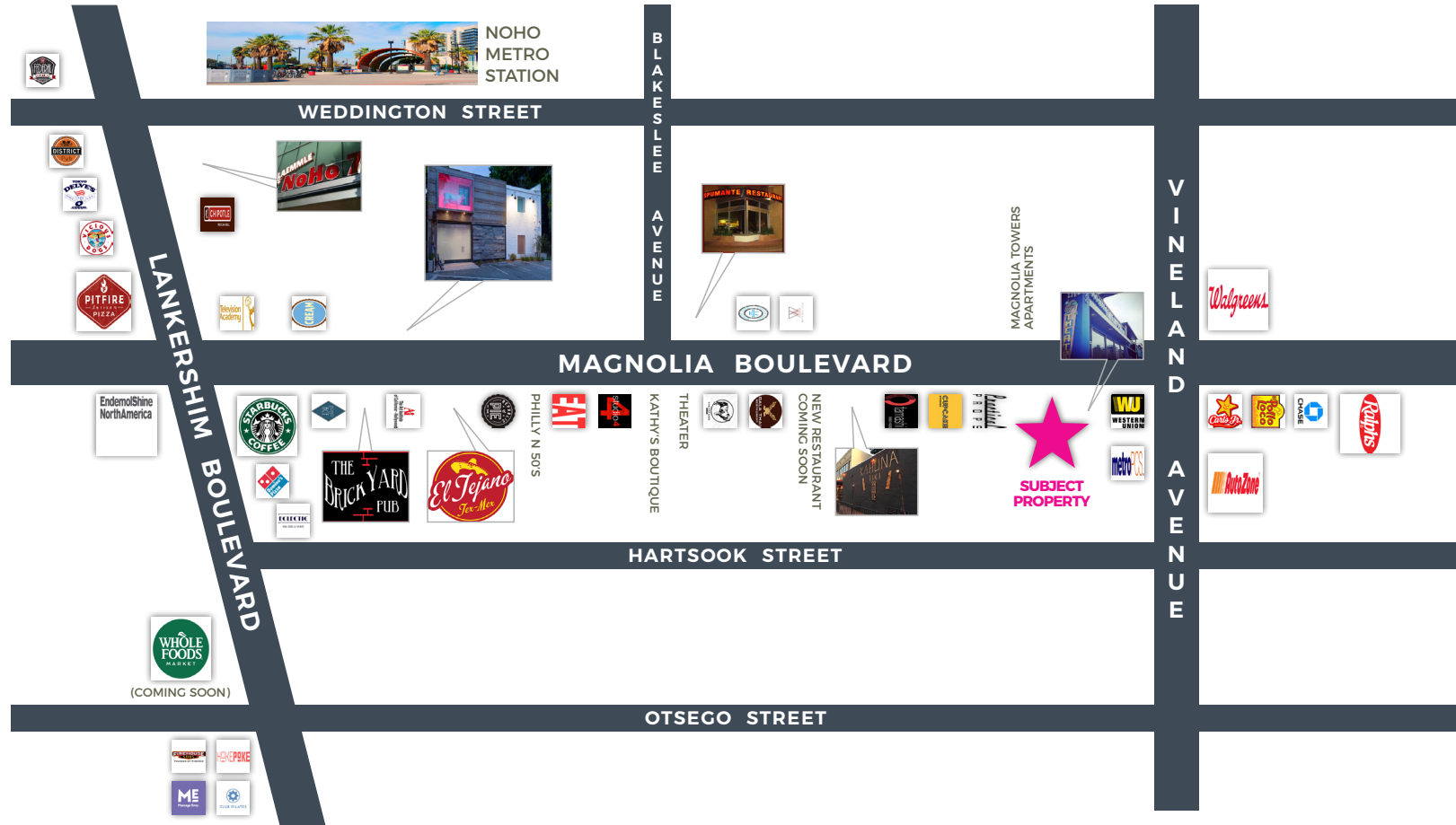
- PRIME NOHO ART'S DISTRICT LOCATION!!!
- **Robust Multi-Family Density with 15 new developments currently under construction for 2018 & 2019 with +/- 2,000 new apartment units that just hit the market in 2016 & 2017**
- Surrounded by many popular restaurants/bars & theaters, as well as numerous large office buildings and very dense residential neighborhoods to the North, South, East and West
- Perfect for a small café, coffee shop, or restaurant
- Neighboring tenants include The Brickyard Pub, El Tejano, Republic of Pies, Starbucks, Pitfire Pizza, The Federal Bar, The District and many, many more...
- Two blocks from Metro Rail and close to Burbank Airport and adjacent to the Burbank Media District and Universal City

Property Details

Size:	+/- 1,500 SF
Rate:	\$5.00 PSF/Month
NNN:	CONTACT BROKER FOR DETAILS
Available:	Immediately
Parking:	Private Rear Gated Parking Lot

TENANT STREET MAP AND DEMOGRAPHICS

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ESTIMATED POPULATION

608,177

(WITHIN 2 MILE RADIUS)



DAYTIME POPULATION

274,851

(WITHIN 2 MILE RADIUS)



AVERAGE HH INCOME

\$82,455

(WITHIN 2 MILE RADIUS)



RIDES PER DAY

144,327

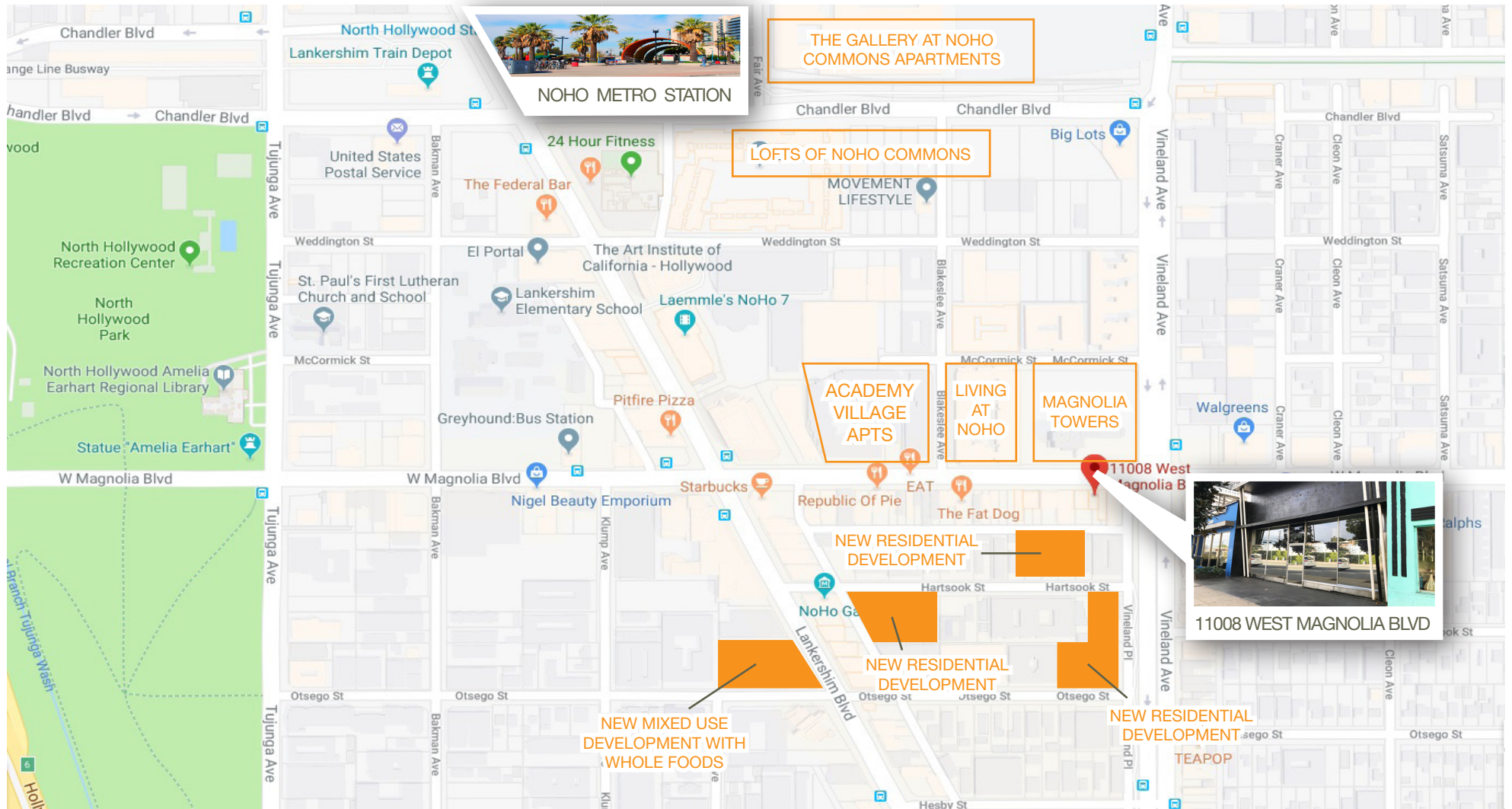


RIDES PER DAY

25,559

MAP

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For more information, please call.



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