

RETAIL LEASE OPPORTUNITY

— Magnolia @ Vinland | NOHO —



11002

MAGNOLIA BOULEVARD

NORTH HOLLYWOOD, CA

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

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CA DRE Lic. #02105695

PROPERTY FEATURES



1,460 SF Retail Space Available



Ideal for Single Tenant (*but can be demised*)



Underwent Extensive Remodel
New Storefronts, Facade, Signage, & Utilities In-Place

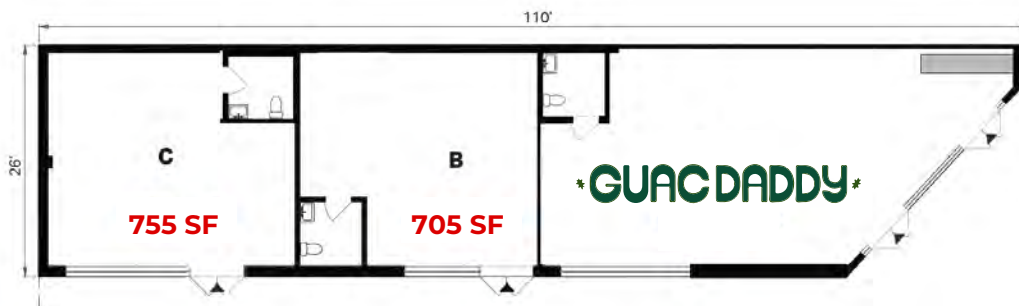


High Identity Location - Signalized Intersection,
Pedestrian Traffic, & 2 Billboards (Landlord Owned
& Can be Utilized by Tenant)

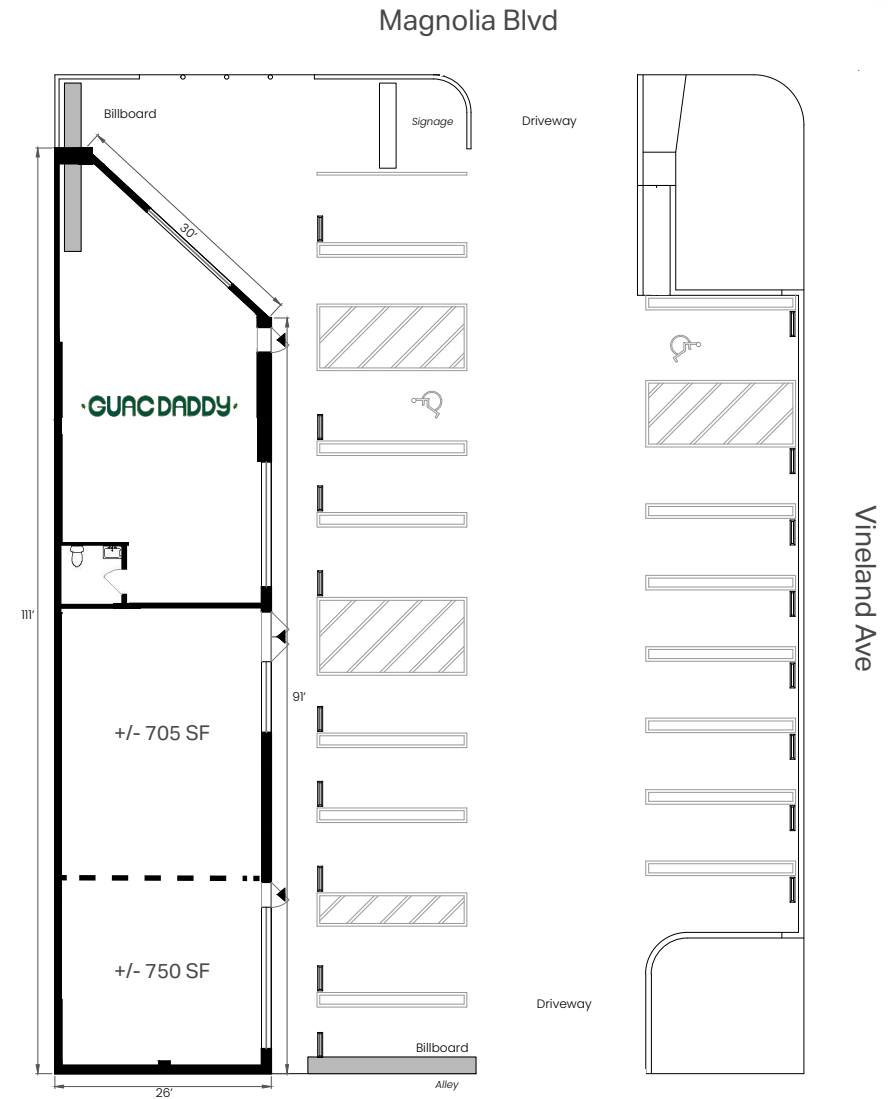


Located at the Gateway of NoHo's Arts District

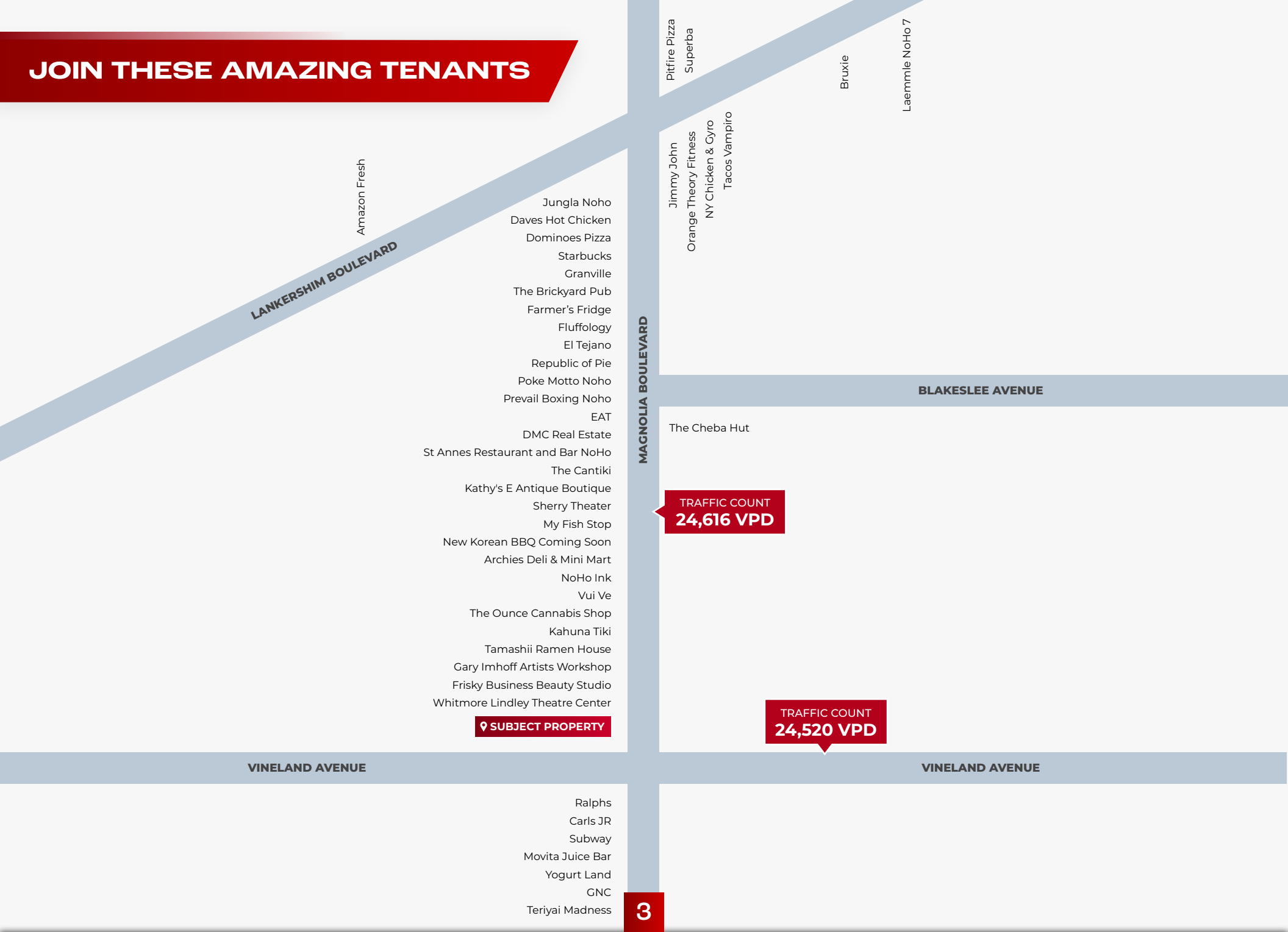
AVAILABILITY



SITE PLAN



JOIN THESE AMAZING TENANTS



NEARBY AMENITIES



NORTH HOLLYWOOD OVERVIEW

From bustling Hollywood Boulevard, it's less than 10 minutes to North Hollywood's NoHo Arts District, a happening enclave where live theater—not film—is the real star.

Separated from Tinseltown by a mountain range, the far eastern edge of which is Griffith Park, North Hollywood has a distinctively down-to-earth vibe compared to its neighbor. In the town's roughly 1-square-mile core, you'll find more than 20 professional theatres putting on memorable performances in L.A.'s very own version of "off-Broadway," with creative stagings and original works the norm. Here, aspiring actors gain experience, while seasoned pros (Seinfeld's Jason Alexander has performed here) sometimes show up to take a turn on the boards.

What's especially great about NoHo—and unusual for the region—is that it's walkable, low-key, and unhurried. Stroll the main drag to visit vintage boutiques and mingle with local artists and actors at outdoor cafes. Or after a play, walk to dinner at such restaurants as The Federal Bar, a gastropub housed in a 1920s-era bank. Down the street, a more casual option is Vicious Dogs, which offers creative takes on hot dogs.

UNIVERSAL STUDIOS

Explore Universal Studios backlot on the legendary Studio Tour, then face the action head on in heart-pounding rides, shows and attractions that put you inside some of the world's biggest movies. End your day with the energy and excitement of Universal CityWalk. All this and much more.

HOLLYWOOD BURBANK AIRPORT

For 94 years, the Hollywood Burbank Airport has been known as the friendliest, most convenient airport for flying to or from Los Angeles, Hollywood, and the San Fernando Valley and it's the closest L.A.-area airport to most of the region's popular tourist destinations.

GRIFFITH PARK & OBSERVATORY

Griffith Park is known for its stunning panoramic views over Los Angeles. It's also home to the famous Griffith Observatory, or Southern California's gateway to cosmos, as some might call it. Go here to hike, take pictures with the famous Hollywood sign.



UNIVERSAL STUDIOS



HOLLYWOOD BURBANK AIRPORT



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GRIFFITH PARK & OBSERVATORY



DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	47,925	249,762	590,244
Estimated Households	22,827	106,153	245,685
Median Age	35.8	38.4	38.9

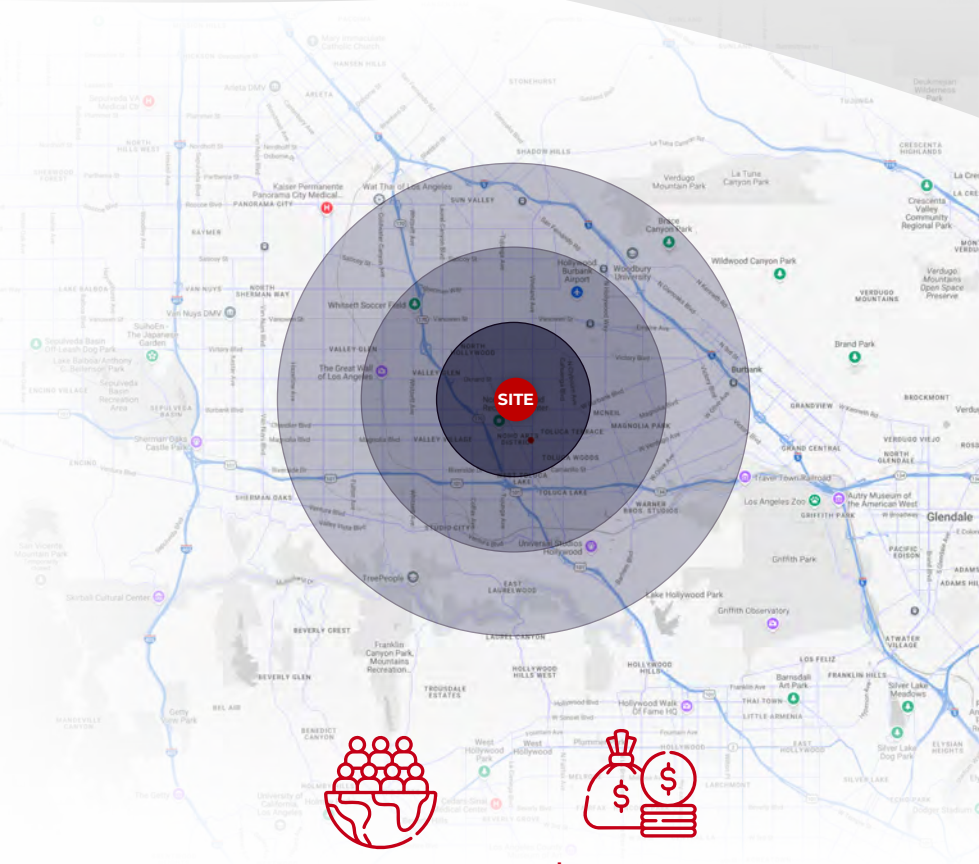
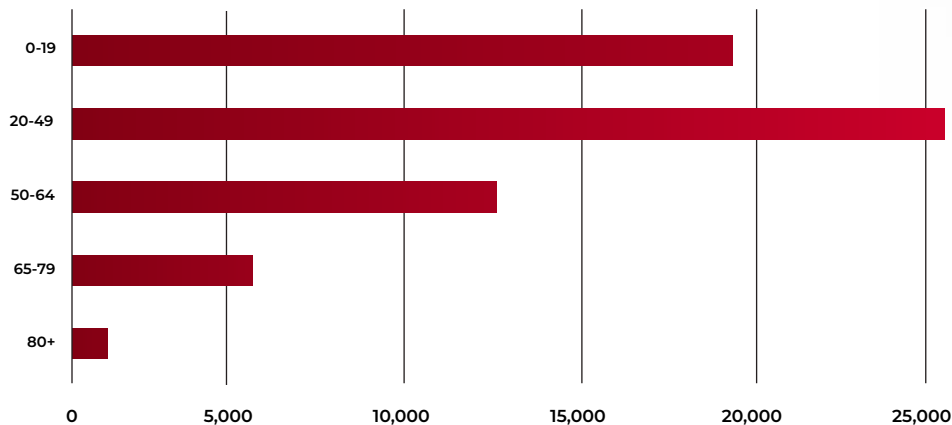


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$114,234	\$143,184	\$143,866
Median Household Income	\$82,026	\$100,249	\$99,039



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	2,755	17,773	41,444
Total Employees	17,176	121,097	268,581

AGE DISTRIBUTION



590,244*
TOTAL POPULATION



\$143,866*
AVERAGE INCOME



268,581*
DAYTIME EMPLOYMENT



41,444*
TOTAL BUSINESSES

* 5 MILE RADIUS

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