



\$3.95 /SF/MO (NNN)



RESTAURANT



2,998 SF



11049 Magnolia Blvd.

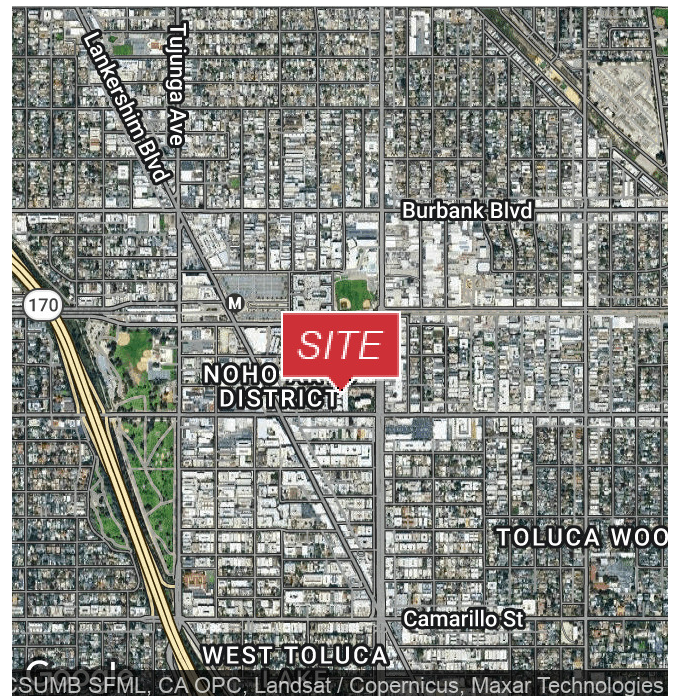
North Hollywood, California 91601

Property Highlights

- 12' Hood in place, access to existing grease trap
- Large glass frontage on Magnolia (restaurant row)
- Building signage
- Free parking

Property Description

Second generation restaurant space with existing hood, grease trap and a restroom. Located in the NoHo Arts District's restaurant row.



SPACES	LEASE RATE	SPACE SIZE
11049 Magnolia Blvd.	\$3.95 SF/month	2,998 SF

Joseph Gabbai

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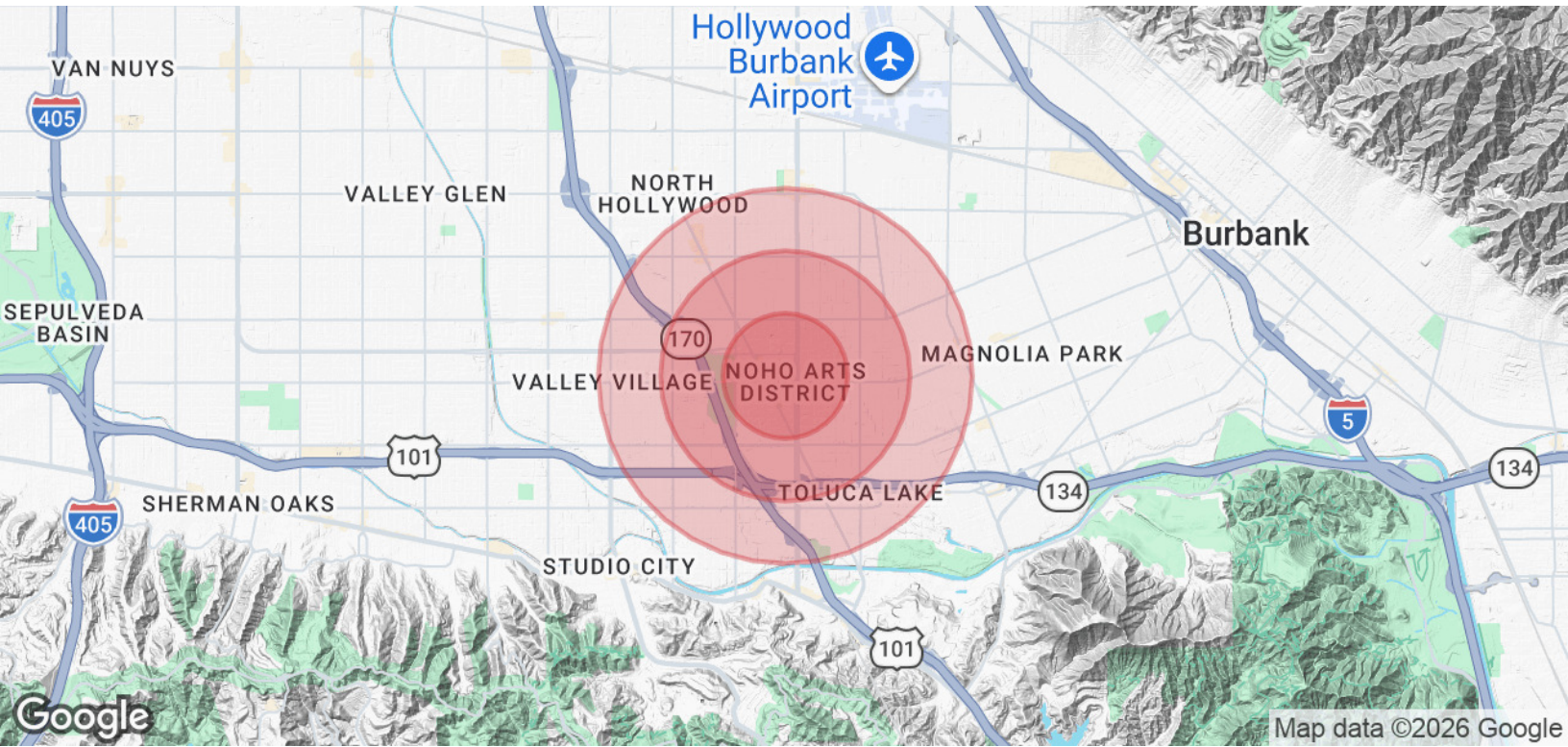
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POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	18,189	42,770	89,530
Average Age	38	39	40
Average Age (Male)	37	39	40
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	9,665	20,468	41,114
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$84,234	\$95,156	\$106,791
Average House Value	\$883,908	\$987,444	\$1,084,763

* Demographic data derived from 2020 ACS - US Census

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