

**FOR LEASE** | 2,700 SF Freestanding Building | REMODEL COMPLETE

# MAGNOLIA @ VINELAND, NOHO

11002 Magnolia Blvd, North Hollywood, CA



**Please Contact**  
**CAMERON CROWNER**

310.451.8171 X240

CCROWNER@EPSTEEN.COM

BRE LIC: 00924460

FOUNDING MEMBER | **CHAINLINKS**  
RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

# PROPERTY HIGHLIGHTS

- + 3 spaces - 750 sf / 705 sf / 1,200 sf - can be combined
- + Property completely remodeled with new storefronts, facade, parking and MEP systems
- + High Identity location - signalized intersection, pedestrian traffic and 2 billboards (Landlord owned and can be utilized by tenant)
- + Shallow depths provide wide storefronts / window display
- + At the gateway of NoHo's Arts District



## WALKSCORE

Walker's Paradise **(94)**



## TRAFFIC COUNTS

Magnolia Blvd | **52,219 CPD**

Vineland Ave | **49,357 CPD**

# DEMOGRAPHICS:



### Population

**1 MILE** 43,885  
**2 MILE** 140,236  
**3 MILE** 236,585



### Daytime Population

**1 MILE** 17,895  
**2 MILE** 60,615  
**3 MILE** 136,243

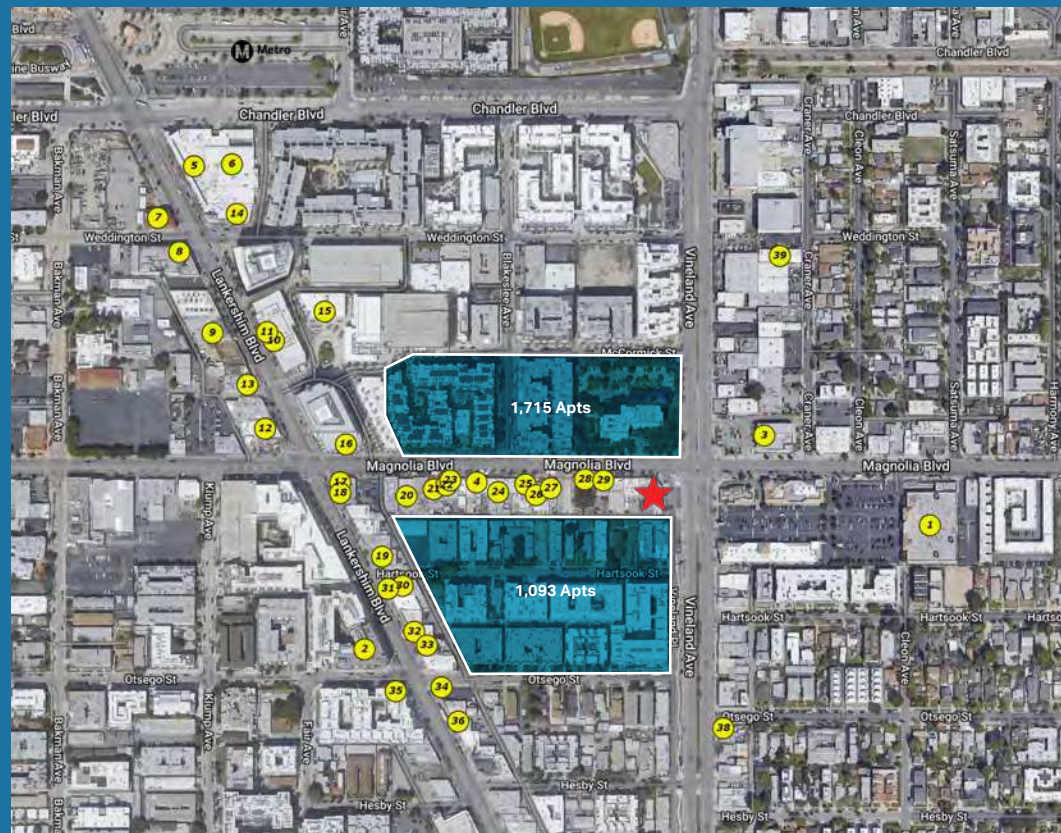


### Avg. Household Income

**1 MILE** \$93,368  
**2 MILE** \$109,007  
**3 MILE** \$119,373

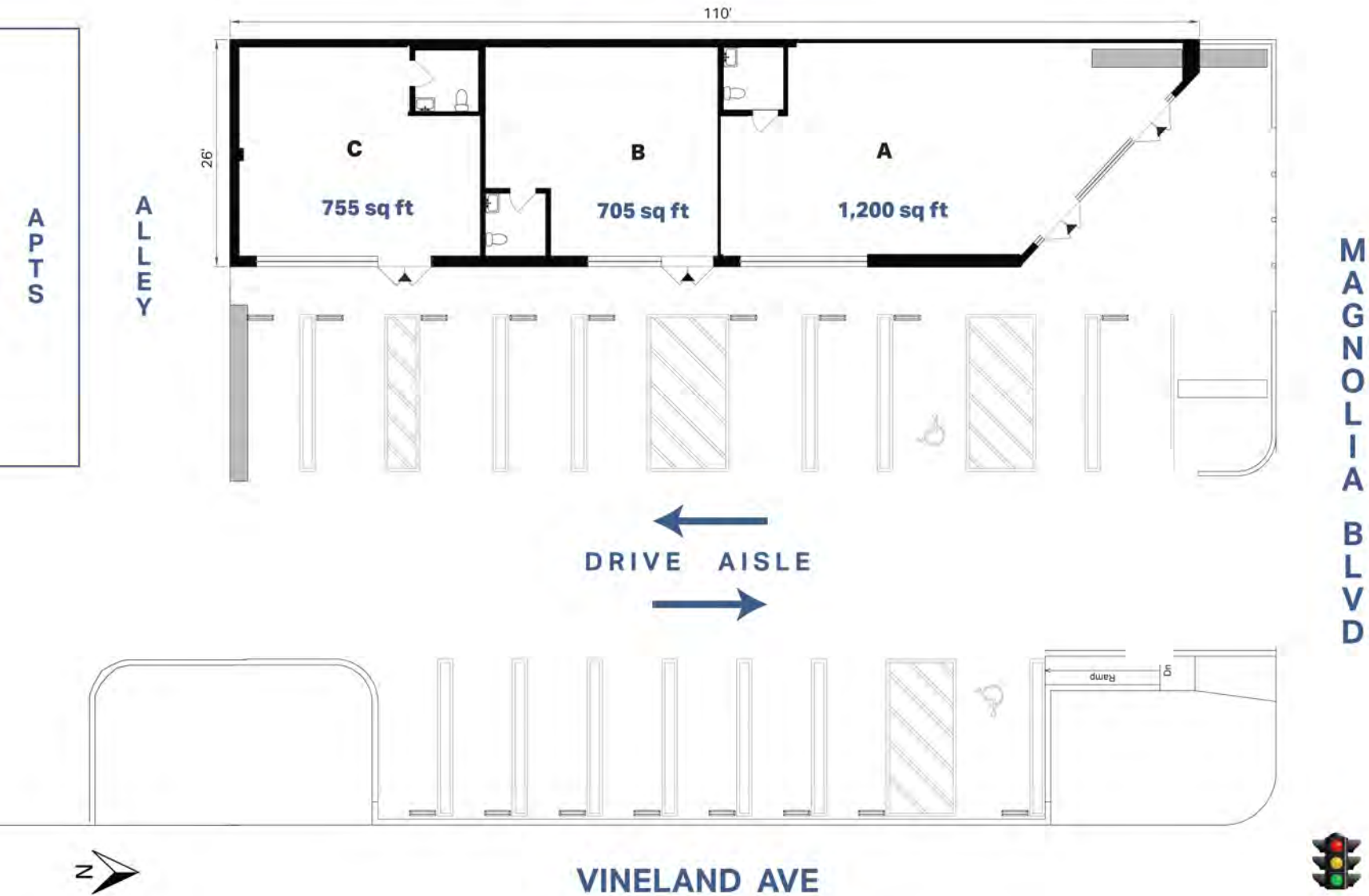
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# SURROUNDING POINTS OF INTEREST



- |                     |                                      |                                  |
|---------------------|--------------------------------------|----------------------------------|
| 1 Ralphs            | 14 Jamba Juice                       | 27 Papa Juan's Baja Grill - NoHo |
| 2 Amazon Fresh      | 15 Television Academy                | 28 Kahuna Tiki                   |
| 3 Walgreens         | 16 Kai Ramen North Hollywood         | 29 Tamashii Ramen House          |
| 4 EAT               | 17 Starbucks                         | 30 Player One                    |
| 5 Kalaveras         | 18 Dave's Hot Chicken                | 31 Retrowave bar                 |
| 6 24 Hour Fitness   | 19 Brews Brothers                    | 32 Theatre 68                    |
| 7 The Federal Bar   | 20 The Brickyard Pub North Hollywood | 33 Lankershim Arts Center        |
| 8 El Portal Theater | 21 El Tejano                         | 34 Xecora NoHo                   |
| 9 District Pub NoHo | 22 Republic Of Pie                   | 35 The Pizza Press               |
| 10 Laemmle NoHo 7   | 23 PokeMotto Noho                    | 36 Urban Skillet                 |
| 11 Chipotle         | 24 The 513                           | 37 Dog Haus                      |
| 12 Pitfire Pizza    | 25 The Fat Dog                       | 38 TEAPOP                        |
| 13 City Kitchen     | 26 My Fish Stop                      | 39 Lawless Brewing               |

# Site Plan



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