

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

MAGNOLIA @ VINELAND, **NOHO**

11002 Magnolia Blvd, North Hollywood, CA



Please Contact
CAMERON CROWNER
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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**

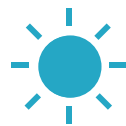
Vineland Ave | **49,357 CPD**

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

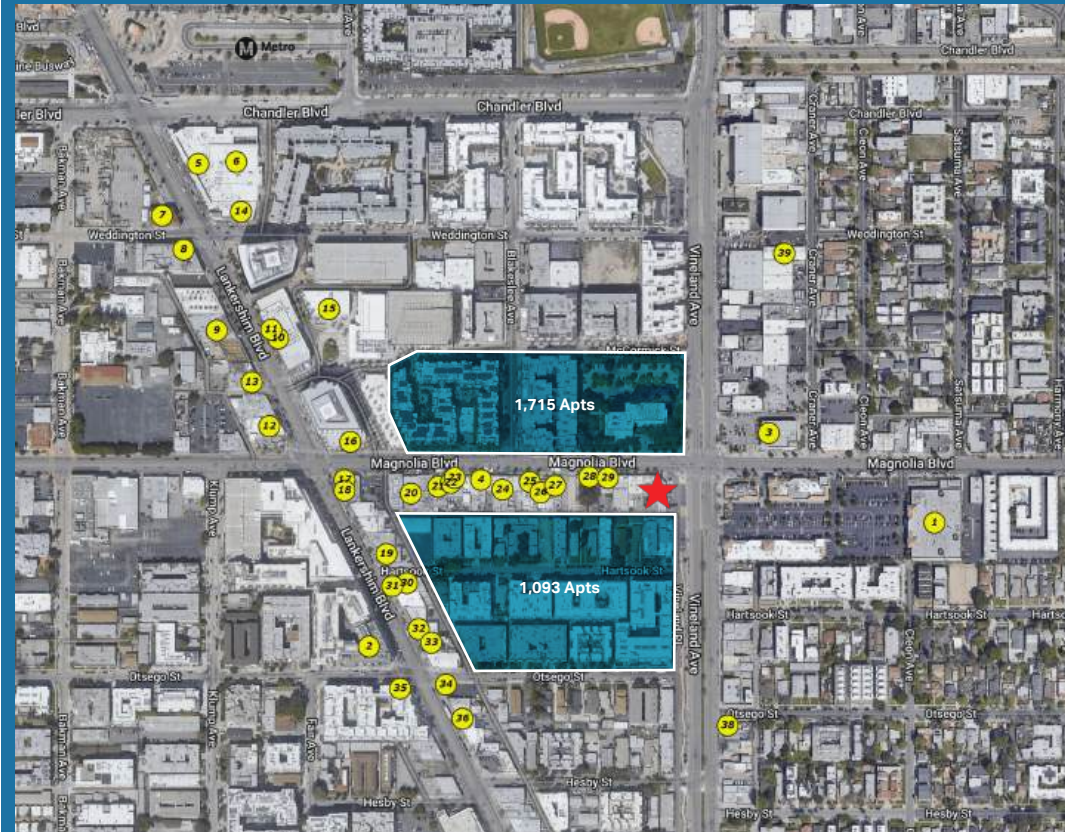


Avg. Household Income

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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epsteen & associates

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