

4652 Lankershim Boulevard

North Hollywood, CA 91602



Alex Matevosian

Broker

alex@migcres.com

818.482.3830

CalDRE #DRE 02047572

Leo Khechumyan

Agent

leo@migcres.com

747.273.8927

CalDRE #DRE 02126967

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Property Summary



PROPERTY CHARACTERISTICS

- ▶ Retail Storefront
- ▶ High Foot Traffic
- ▶ Fenced Lot
- ▶ Private Parking
- ▶ Proximity to the 101, 134 & 170 Freeways
- ▶ Front Signage
- ▶ Enterprise Zone

OFFERING SUMMARY

Lease Rate:	\$10,000/Month
Lease Type:	Modified Gross
Price Per Square Foot (Per Month):	\$3.50
Zoning:	C2-1VL
Year Built:	1950
Building Size:	2,858 SF
Lot Size:	4,278 SF
APN:	2421-025-005

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Property Description



EXECUTIVE SUMMARY

MIG Commercial Real Estate Services, Inc is proud to present 4650 Lankershim Blvd in North Hollywood. The building offers approximately 2,858 square feet on a 4,278 square foot lot. The storefront retail space zoned C2 is ideal for various retail businesses. Featuring a fenced rear lot with 8 private parking spaces to accommodate staff and customers.

The front and rear entry points allow for convenient accessibility. The high foot traffic of Lankershim Blvd combined with it's enterprise zone gives a strategic advantage for businesses looking to maximize their growth potential. Located near major freeways including the 101, 13 and 170, the property ensures convenient access. Don't miss the chance to secure this prime spot in one of North Hollywood's bustling commercial hubs. For further details or to arrange a showing, please contact Leo at 747.273.8927.

Please note that no guarantee, warrant, or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer and their agents are encouraged to conduct their own due diligence and independently verify square footage, property condition, measurements, zoning, use, building configuration, and components.

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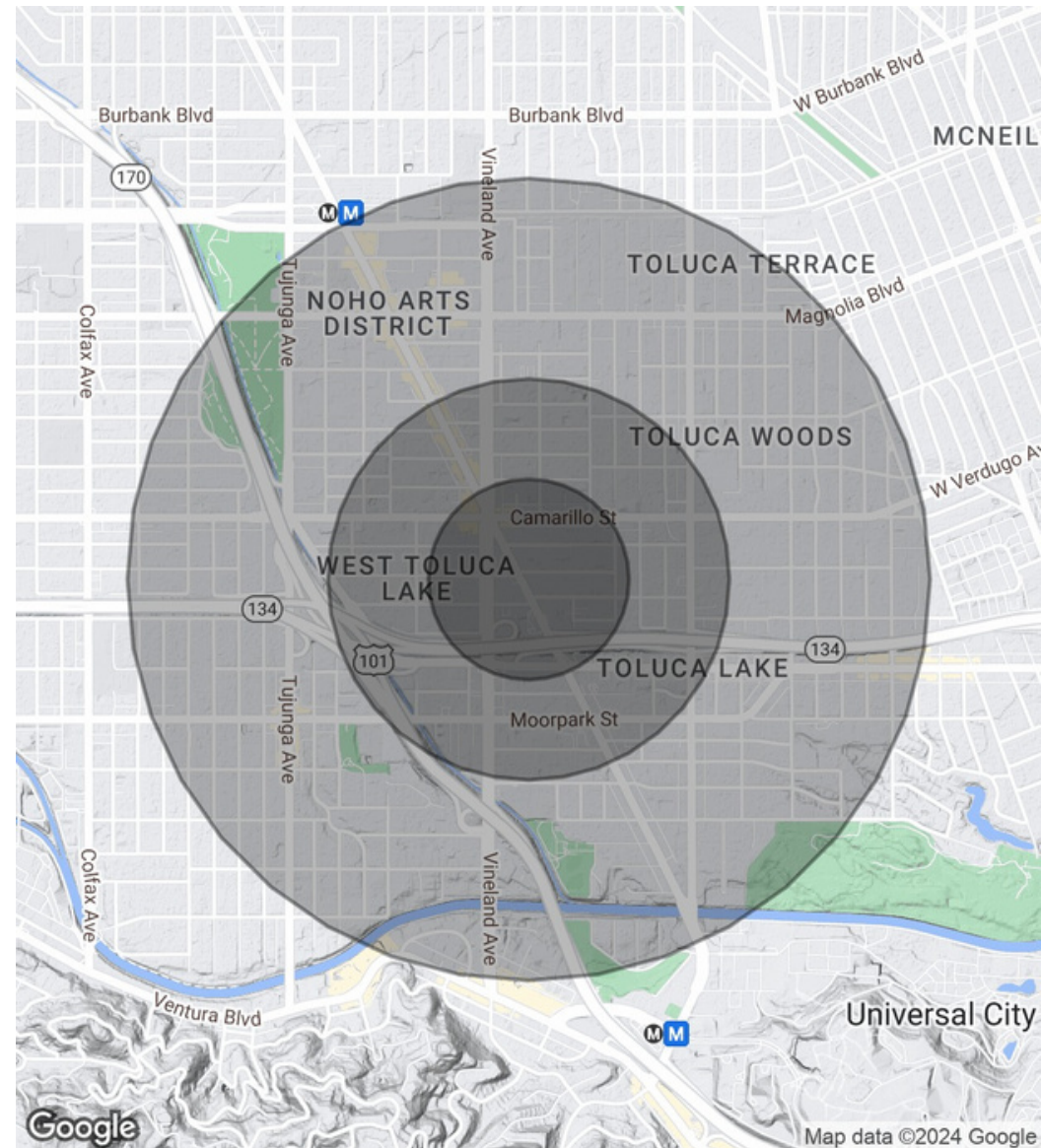
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,076	11,230	40,986
Average Age	38.3	37.3	37.4
Average Age (Male)	37.1	37.8	37.0
Average Age (Female)	38.6	36.6	37.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,684	6,292	22,731
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$117,889	\$98,488	\$93,430
Average House Value	\$694,625	\$652,742	\$603,341

* Demographic data derived from 2020 ACS - US Census



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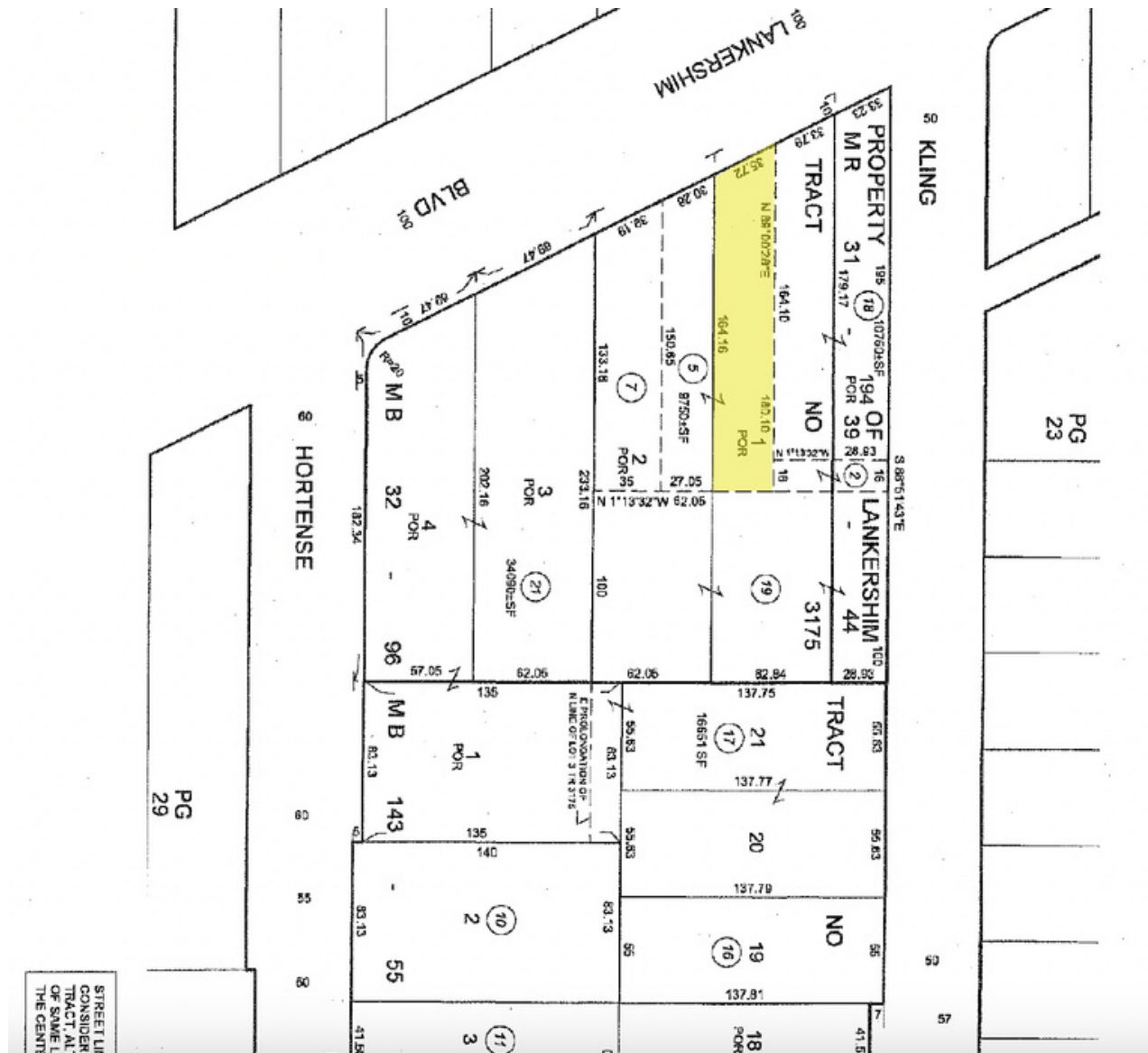
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Parcel Map

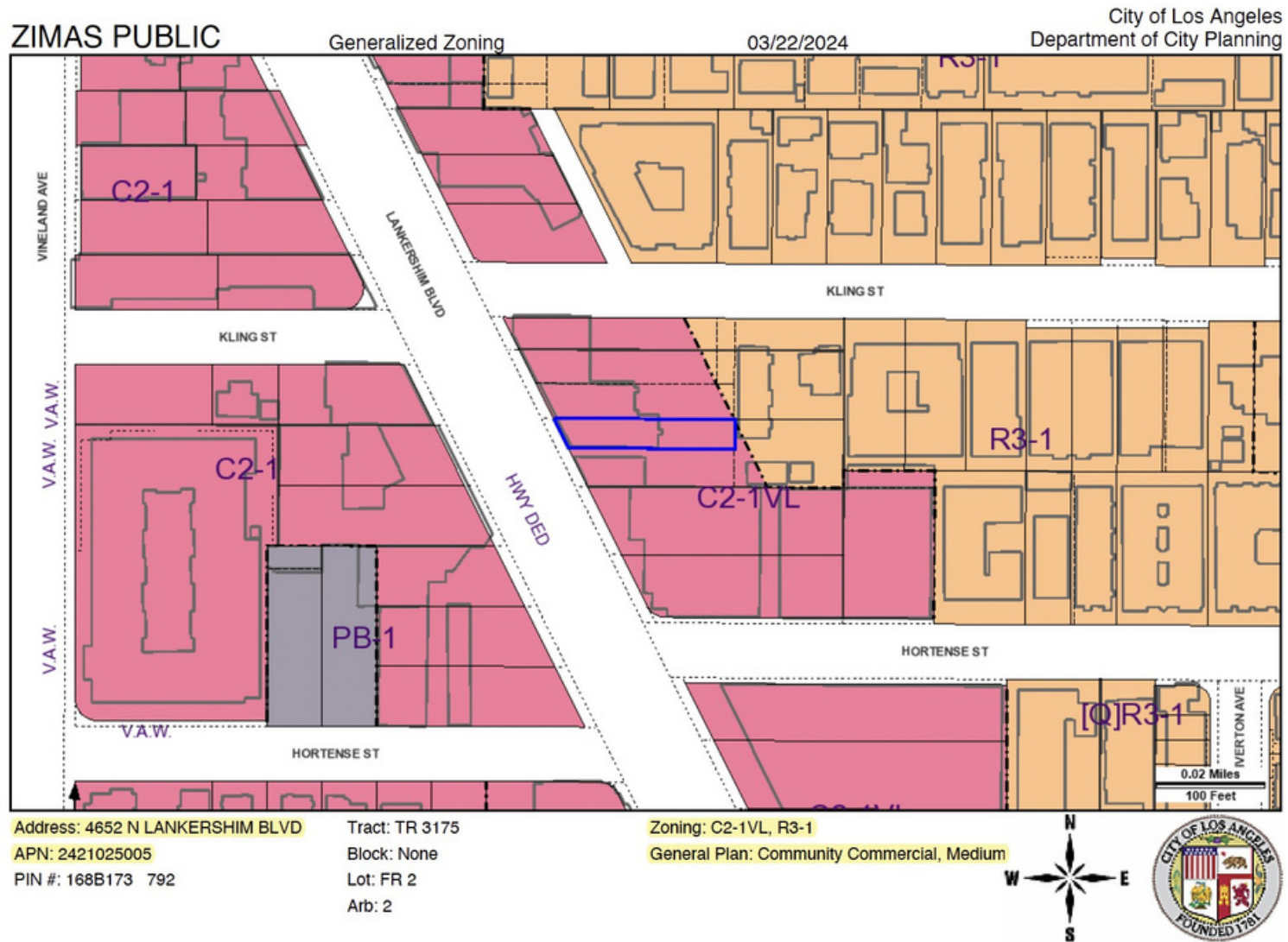


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Zoning Map



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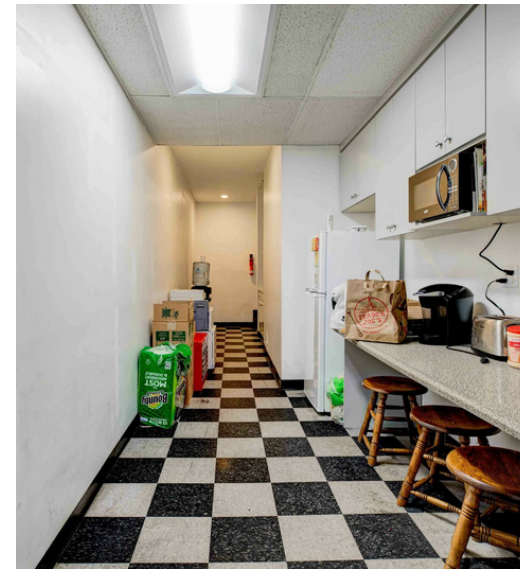
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Additional Photos



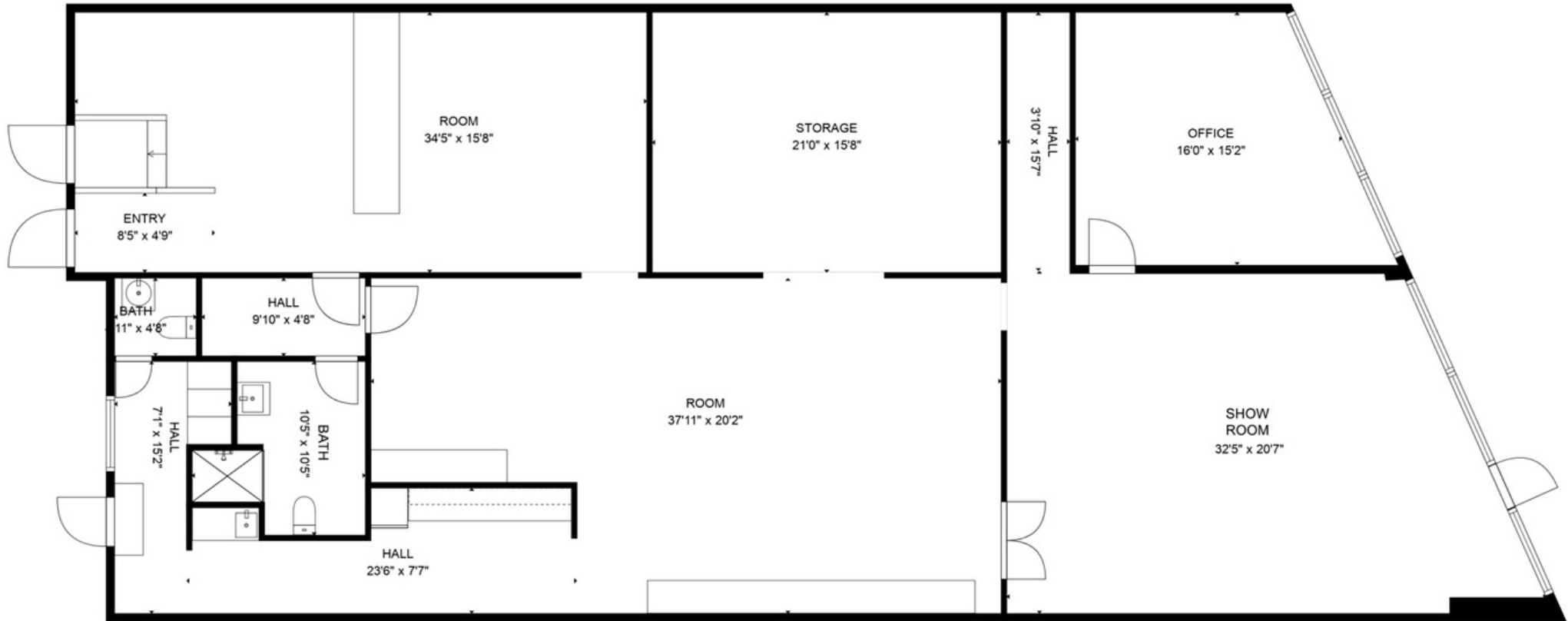
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Floor Plan



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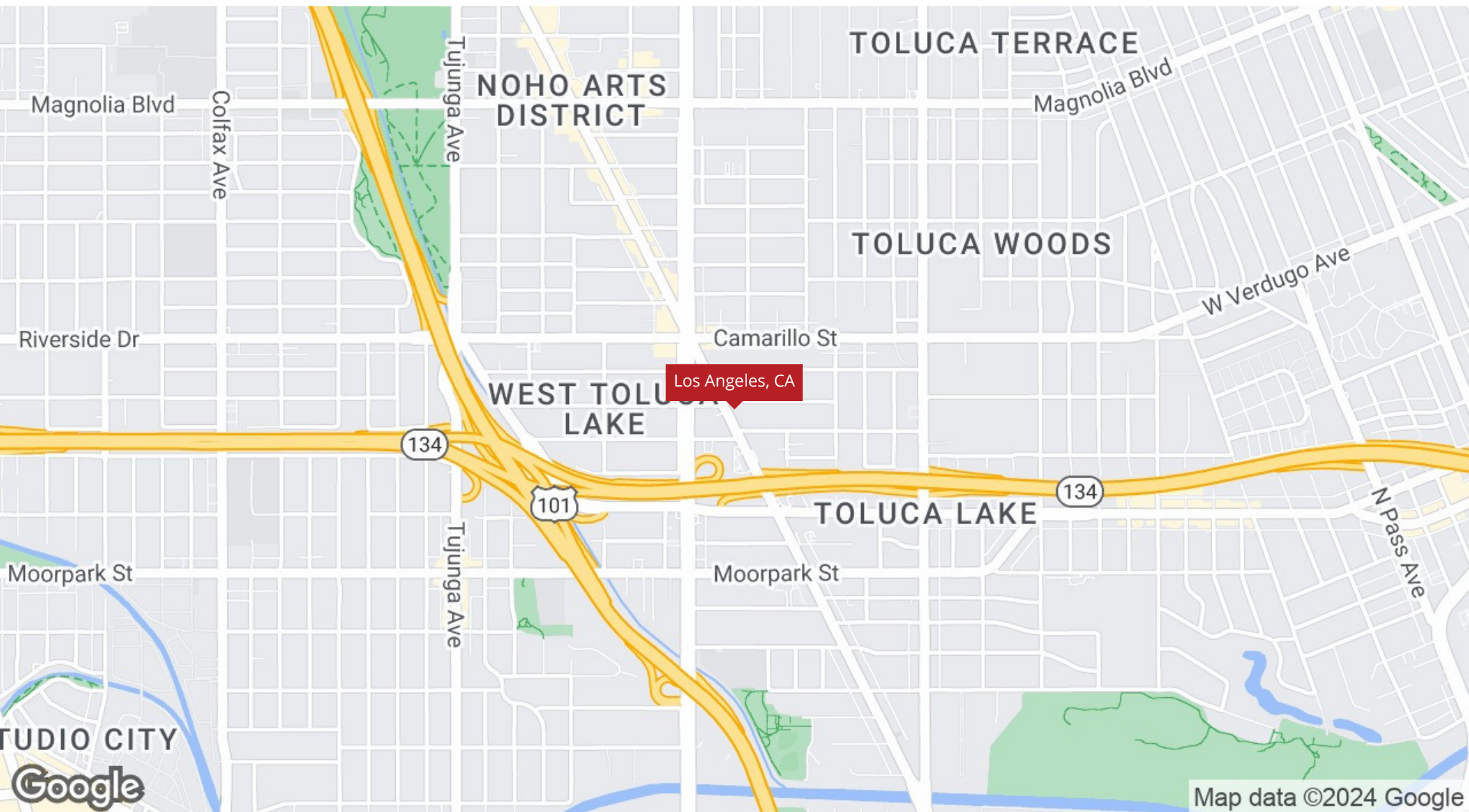
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Regional Map



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