

FOR LEASE | 2,700 SF Freestanding Building AVAILABLE SUMMER 2023

MAGNOLIA @ VINELAND, **NOHO**

11002 Magnolia Blvd, North Hollywood, CA

 epsteen & associates



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.

Please Contact
CAMERON CROWNER
310.451.8171 X240
CCROWNER@EPSTEEN.COM
BRE LIC: 00924460

PROPERTY HIGHLIGHTS

- + Building being remodeled - new storefronts, facade, signage & utilities
- + High Identity location - signalized intersection, pedestrian traffic and 2 billboards (Landlord owned and can be utilized by tenant)
- + Ideal for single tenant, but can be demised
- + At the gateway of NoHo's Arts District



WALKSCORE

Walker's Paradise **(94)**



TRAFFIC COUNTS

Magnolia Blvd | **52,200 CPD**

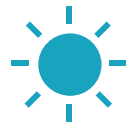
Vineland Ave | **49,350 CPD**

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

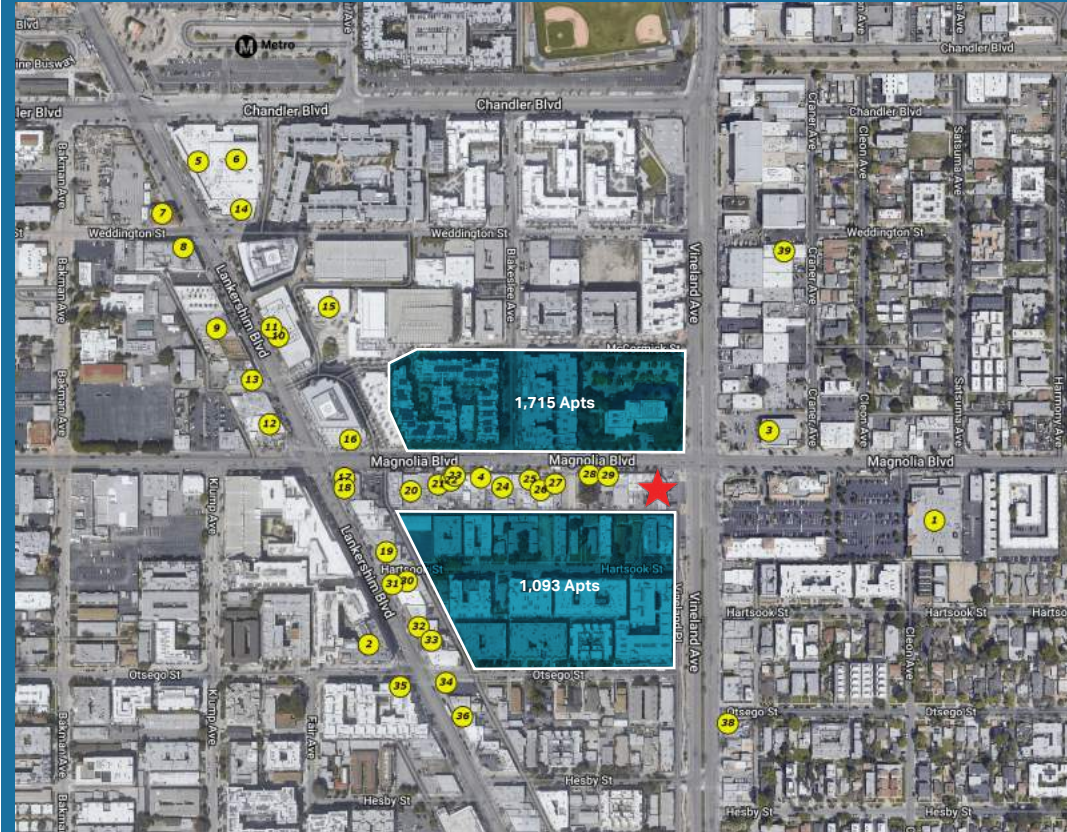


Avg. Household Income

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

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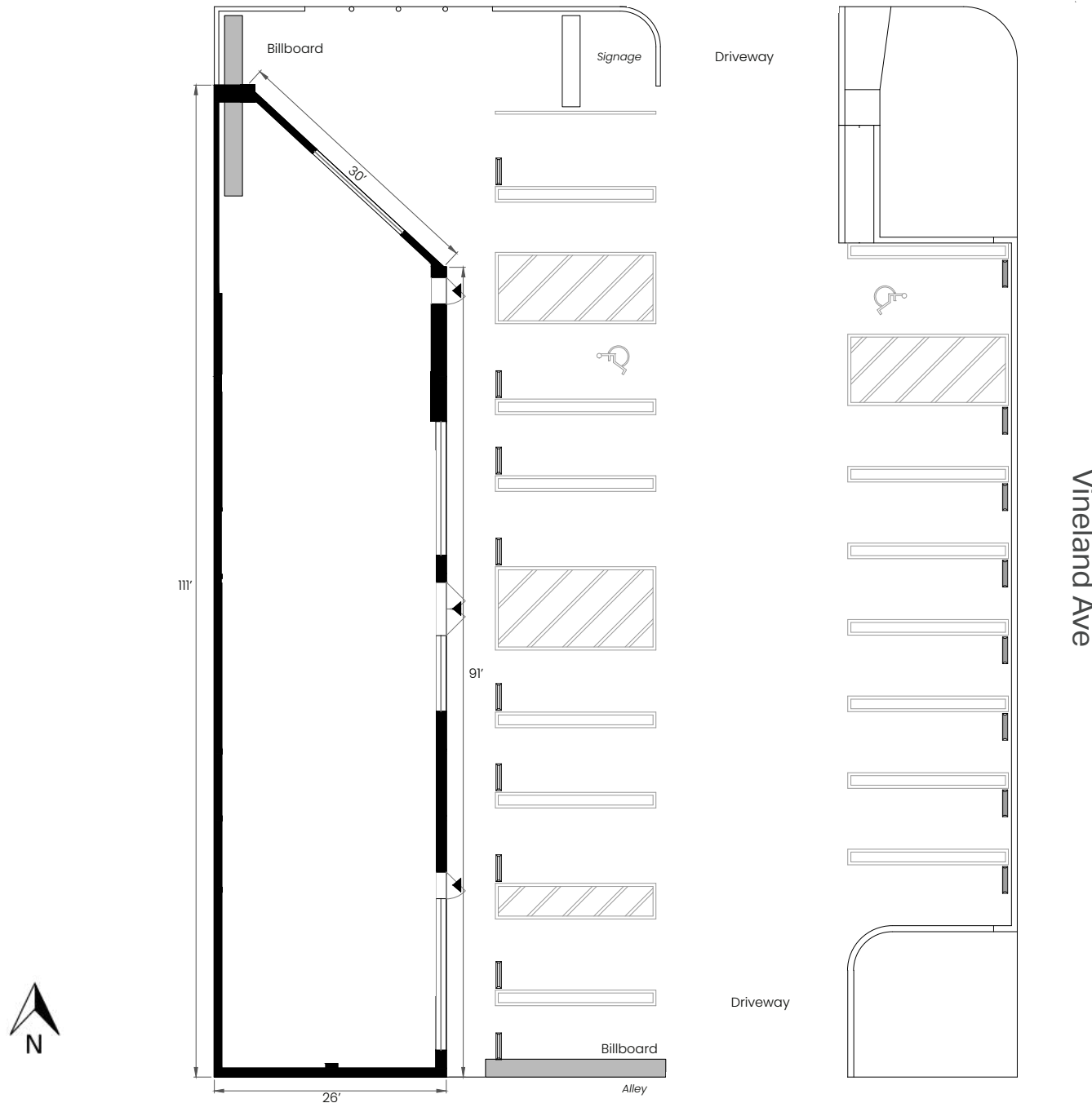
SURROUNDING POINTS OF INTEREST



- | | | |
|---------------------|--------------------------------------|----------------------------------|
| 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

Magnolia Blvd



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