



OFFERING MEMORANDUM

6511-6517 LANKERSHIM BOULEVARD

NORTH HOLLYWOOD, CA 91606 | RETAIL OPPORTUNITY FOR LEASE

EXECUTIVE SUMMARY

OFFERING SUMMARY

Annual Rent PSF	\$2.00 / SF
Lease Type	Gross

PROPERTY DETAILS

Location	6511-6517 Lankershim Blvd North Hollywood, CA 91606
County	Los Angeles County
APN	2322-020-025
Building Size	6,586 SF (0.15 AC)
Lot Size	12,707 SF (0.29 AC)
Year Built	1979
Zoning Type	LAR3
Building Class	B
Parking Ratio	1.52 / 1,000 (11 Spaces)
Frontage	95' on Lankershim
Walk Score / Transit Score	85 / 52

Unit	Approx. SF	Asking Rate/Month
6511	856	2.00
6513	880	2.00
6515	880	2.00
6517	3970	2.00

Key Features & Improvements

- Property features functional L-shaped floor plan with 9' 10" ceilings (expandable to 13' clear height), making it a versatile space for a variety of needs.
- Freestanding retail w/ excellent street presence.
- Roof replaced within the last year.
- Six HVAC units under two years old.
- Building divisible into multiple units.
- Five restrooms, fire door, floor drain, extra sink plumbing, coffee bar, three offices (one large enough for conference room), and a ventilated paint mixing booth.
- Gated parking and prominent monument signage.

UNBEATABLE NOHO LOCATION

LOCATION OVERVIEW

Positioned along highly trafficked Lankershim Boulevard, this property benefits from excellent exposure and convenient access. It's within walking distance to the North Hollywood Metro Station serving both the B Line (Red) and G Line (Orange) busway, with easy connectivity across Los Angeles.

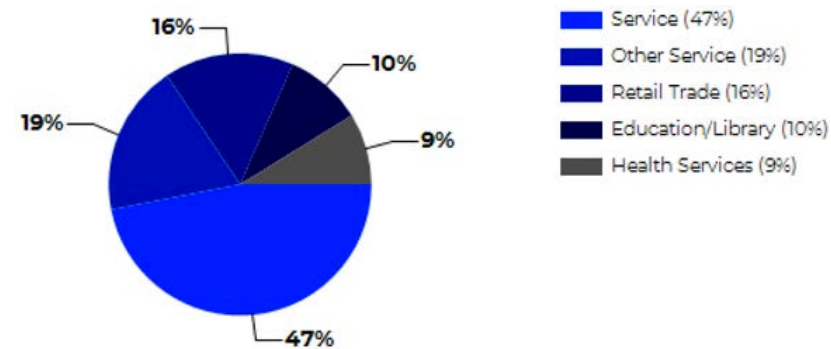
The surrounding neighborhood is a thriving mix of creative firms, entertainment venues, eateries, and growing residential and mixed-use developments, making it an ideal location to capture major foot and vehicle traffic alike.

TRANSPORTATION ACCESS

Direct access to 101, 170, and 134 freeways, LA Metro Rail & Busway, easy access to Hollywood Burbank Airport, and minutes from Burbank, Valley Village, Toluca Lake, Hollywood, Glendale, Sherman Oaks, San Fernando Valley and central Los Angeles area neighborhoods.



MAJOR INDUSTRIES BY EMPLOYEE COUNT



LARGEST EMPLOYERS

Soho Fabrics, Inc	3,810
Walt Disney Records Direct	2,990
Providence Holy Cross	2,931
Kaiser Permanente	2,700
Providence St. Joseph	2,000
Dream Lounge, Inc	1,989
TWDC Enterprises 18 Corp	1,802
Andrews International Inc	1,702

NOT TO SCALE

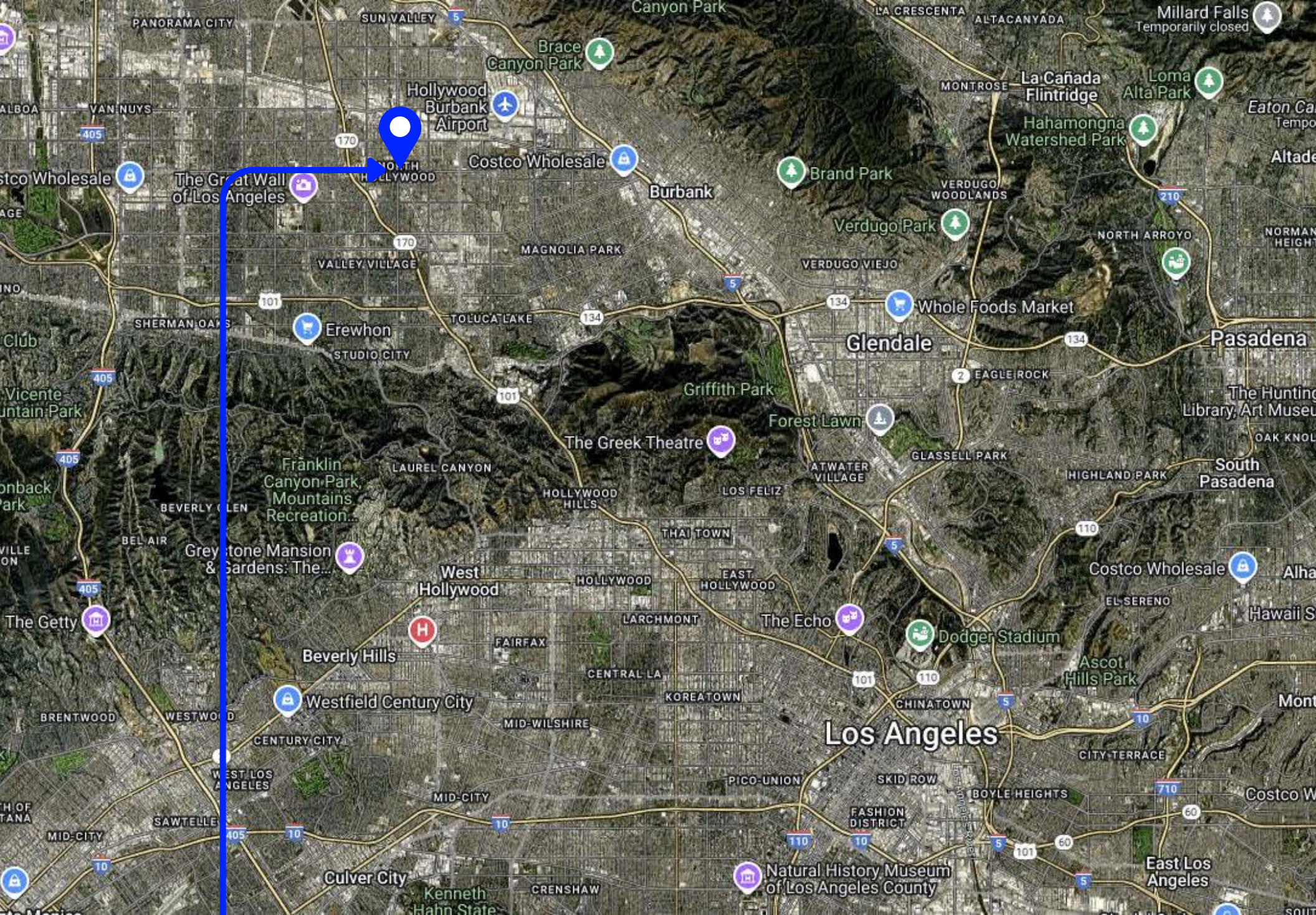















 **Hollywood Burbank Airport**

 **KAISER PERMANENTE**
KAISER PERMANENTE
(Approx. 10,678 Employees)


NOHOARTSDISTRICT.COM

 **Providence**
Health Plan
PROVIDENCE HEALTH
(Approx. 10,153 Employees)



THE WALT DISNEY COMPANY
(Approx. 10,700 Employees)



NBCUNIVERSAL
(Approx. 8,000 Employees)


WARNER BROS. STUDIOS
(Approx. 7,000 Employees)


UNIVERSAL STUDIOS HOLLYWOOD

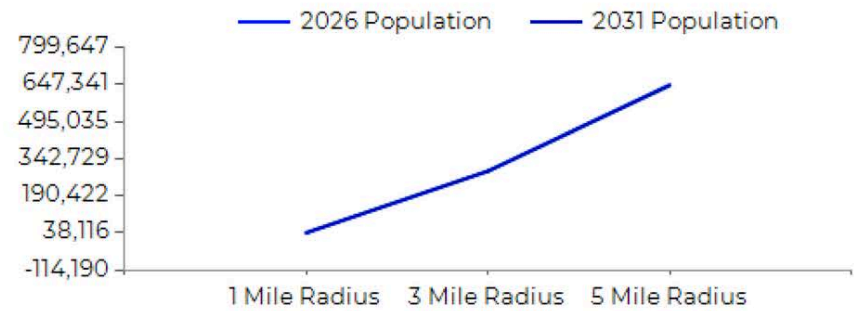
 **WEST TO VAN NUYS,
WESTERN SAN
FERNANDO VALLEY**

 **SOUTH/SOUTHWEST
TO HOLLYWOOD, STUDIO
CITY, SHERMAN OAKS**

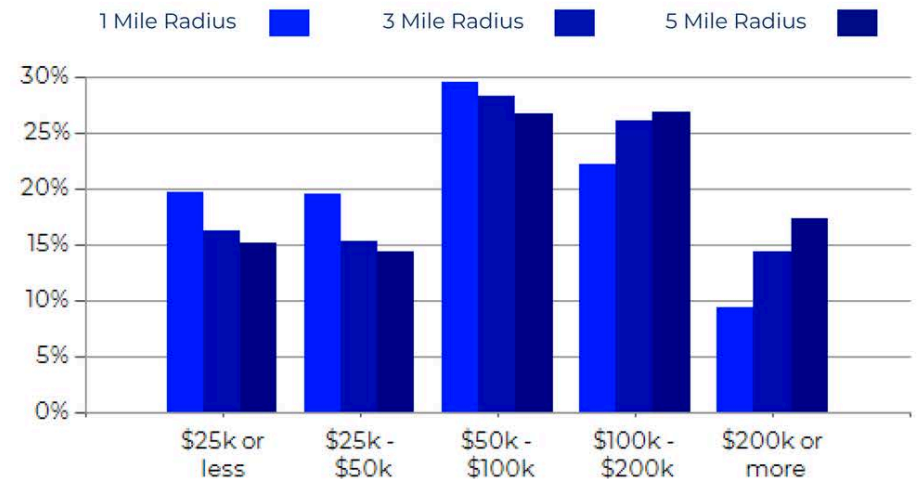
**EAST/SOUTHEAST
TO GLENDALE, PASADENA,
DOWNTOWN LOS ANGELES** 

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	40,605	289,408	627,503
2010 Population	39,527	291,834	643,775
2026 Population	38,680	292,634	647,341
2031 Population	38,116	291,960	643,757
2026 African American	1,815	13,394	27,139
2026 American Indian	835	4,204	9,078
2026 Asian	2,285	22,903	60,159
2026 Hispanic	23,783	135,129	295,311
2026 Other Race	15,012	81,369	179,283
2026 White	12,710	128,283	278,848
2026 Multiracial	5,953	42,039	91,973
2026-2031: Population: Growth Rate	-1.45%	-0.25%	-0.55%

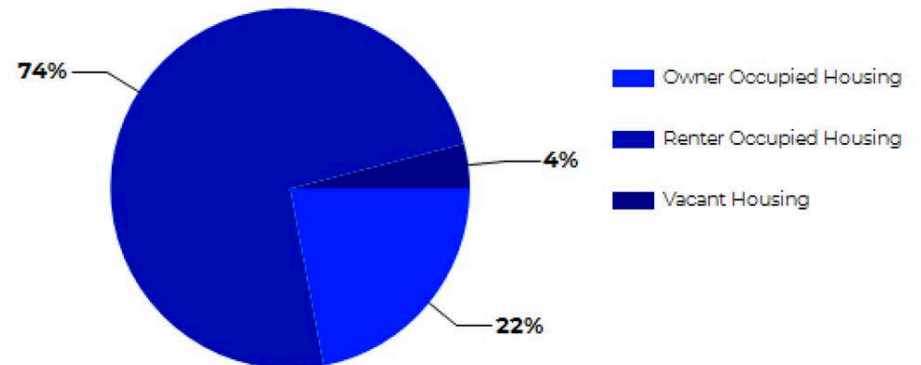
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,566	11,402	22,902
\$15,000-\$24,999	1,220	7,046	14,609
\$25,000-\$34,999	1,386	6,971	14,237
\$35,000-\$49,999	1,365	10,461	21,413
\$50,000-\$74,999	2,397	17,246	35,876
\$75,000-\$99,999	1,785	14,954	30,499
\$100,000-\$149,999	2,007	18,681	41,432
\$150,000-\$199,999	1,130	11,018	25,231
\$200,000 or greater	1,324	16,402	43,043
Median HH Income	\$65,431	\$80,338	\$86,115
Average HH Income	\$93,872	\$116,706	\$130,154



2026 Household Income



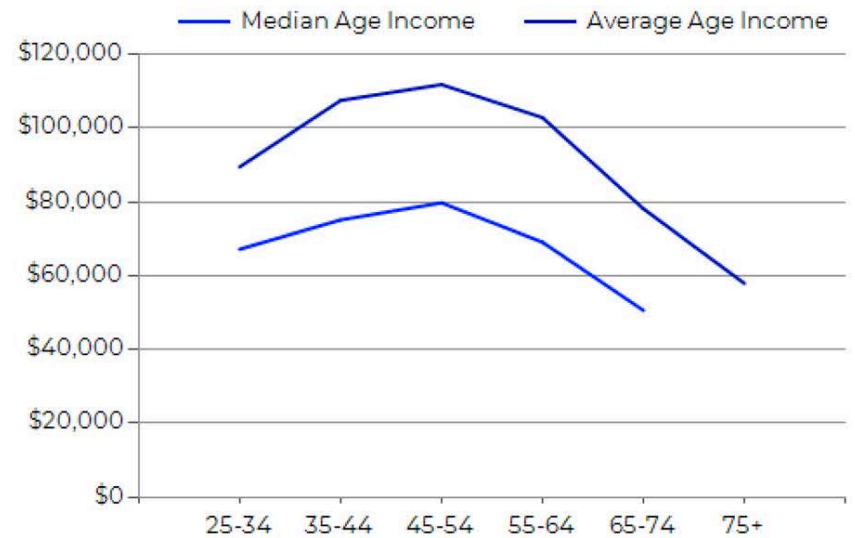
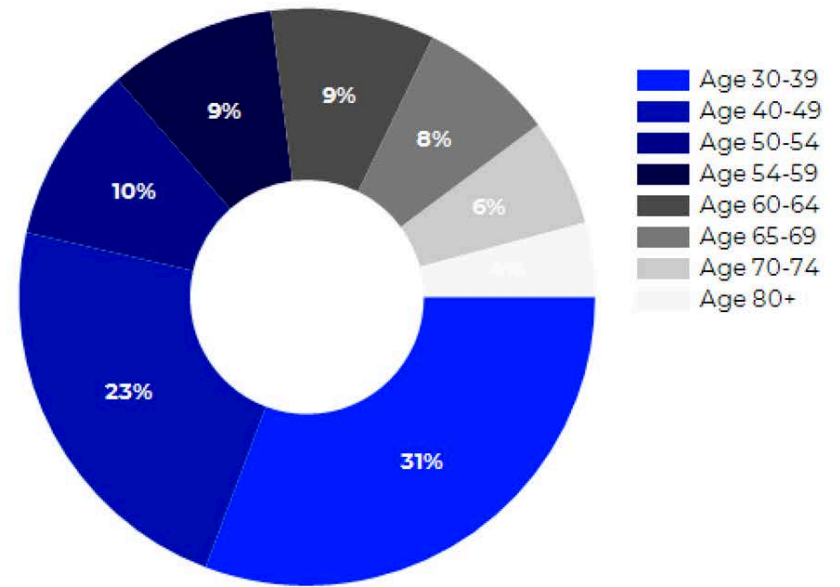
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,892	29,188	60,908
2026 Population Age 35-39	3,320	25,326	54,071
2026 Population Age 40-44	2,828	22,244	49,314
2026 Population Age 45-49	2,541	19,286	43,442
2026 Population Age 50-54	2,344	18,806	42,283
2026 Population Age 55-59	2,211	17,252	39,089
2026 Population Age 60-64	2,158	16,265	36,087
2026 Population Age 65-69	1,793	14,436	31,674
2026 Population Age 70-74	1,412	11,777	25,698
2026 Population Age 75-79	977	8,185	18,431
2026 Population Age 80-84	553	4,787	11,096
2026 Population Age 85+	495	4,303	10,403
2026 Population Age 18+	31,386	241,867	530,647
2026 Median Age	37	38	39
2031 Median Age	39	40	40

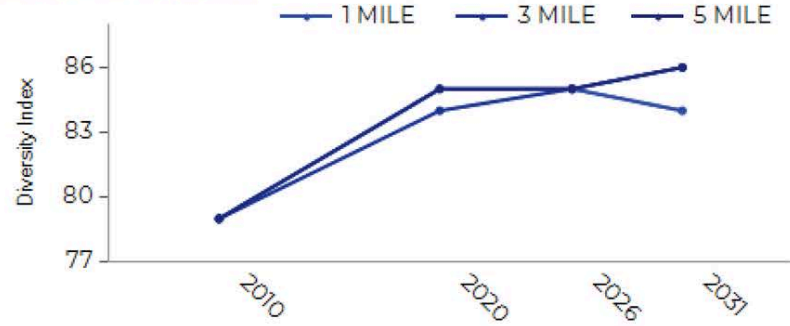
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,168	\$79,300	\$82,841
Average Household Income 25-34	\$89,476	\$105,910	\$113,686
Median Household Income 35-44	\$75,098	\$93,745	\$102,786
Average Household Income 35-44	\$107,499	\$135,393	\$148,850
Median Household Income 45-54	\$79,737	\$102,605	\$110,419
Average Household Income 45-54	\$111,824	\$143,475	\$159,320
Median Household Income 55-64	\$69,088	\$91,646	\$101,482
Average Household Income 55-64	\$102,856	\$129,132	\$147,915
Median Household Income 65-74	\$50,547	\$61,525	\$69,320
Average Household Income 65-74	\$78,136	\$95,061	\$110,406
Average Household Income 75+	\$57,896	\$74,267	\$83,020

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	86	86
Diversity Index (current year)	85	85	85
Diversity Index (2020)	85	84	85
Diversity Index (2010)	79	79	79

POPULATION DIVERSITY



POPULATION BY RACE

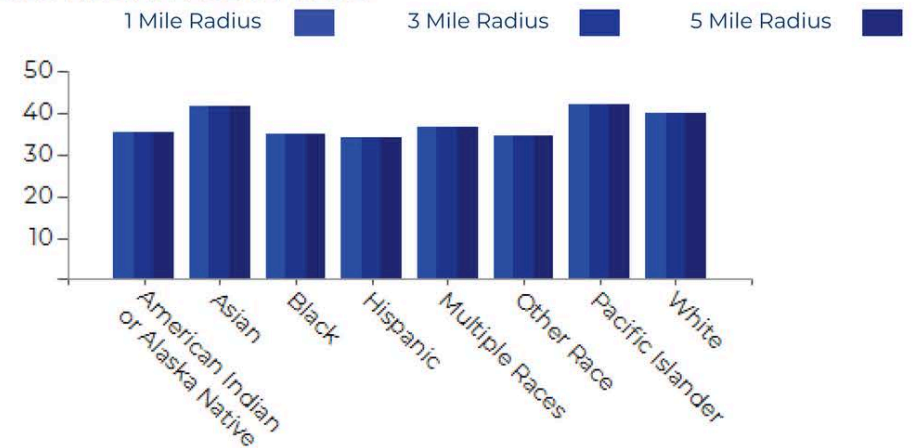


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	3%
American Indian	1%	1%	1%
Asian	4%	5%	6%
Hispanic	38%	32%	31%
Multiracial	10%	10%	10%
Other Race	24%	19%	19%
White	20%	30%	30%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	37	37
Median Asian Age	42	43	43
Median Black Age	35	36	36
Median Hispanic Age	34	35	35
Median Multiple Races Age	37	36	35
Median Other Race Age	34	35	34
Median Pacific Islander Age	42	37	36
Median White Age	40	41	42

2026 MEDIAN AGE BY RACE





PRIME RETAIL OPPORTUNITY AVAILABLE FOR LEASE IN NOHO

6511-6517 LANKERSHIM BOULEVARD, NORTH HOLLYWOOD, CA 91606



WILLIAM WHITE
Operations Manager
(209) 401-7668
willwhite@peakcommercial.com
DRE# 01970431



ABEL BENNY ESPINOZA
REALTOR®
(818) 259-5770
abel@es.properties.com
DRE# 02135563

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and should not be made available to any other person or entity without the written consent of Peak Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Peak Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Peak Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Peak Commercial, its affiliates or subsidiaries, or any agent, product, service, or listing of Peak Commercial, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

5900 Canoga Avenue, Suite 110, Woodland Hills, CA 91367 | peakcommercial.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.