



# TOLUCA LAKE RETAIL FOR LEASE

Approximately ± 1,350 SF

Gateway to NOHO

## 4655 Lankershim Boulevard

NORTH HOLLYWOOD, CA 91602

### Property Highlights

- Convenient Access to and from 134, 101 & 170 Freeways
- High Trafficked Lankershim Boulevard Location 24,662 CPD (CoStar)
- Former Fitness Location with Hardwood Floor and Open Ceiling
- Dense, Highly Affluent and Educated Population

**SPACE:** APPROXIMATELY ± 1,350 SF

**RATE/SF:** \$2.45/SF MO. NNN

**AVAILABILITY:** VACANT

**TERM:** 3-5 YEARS



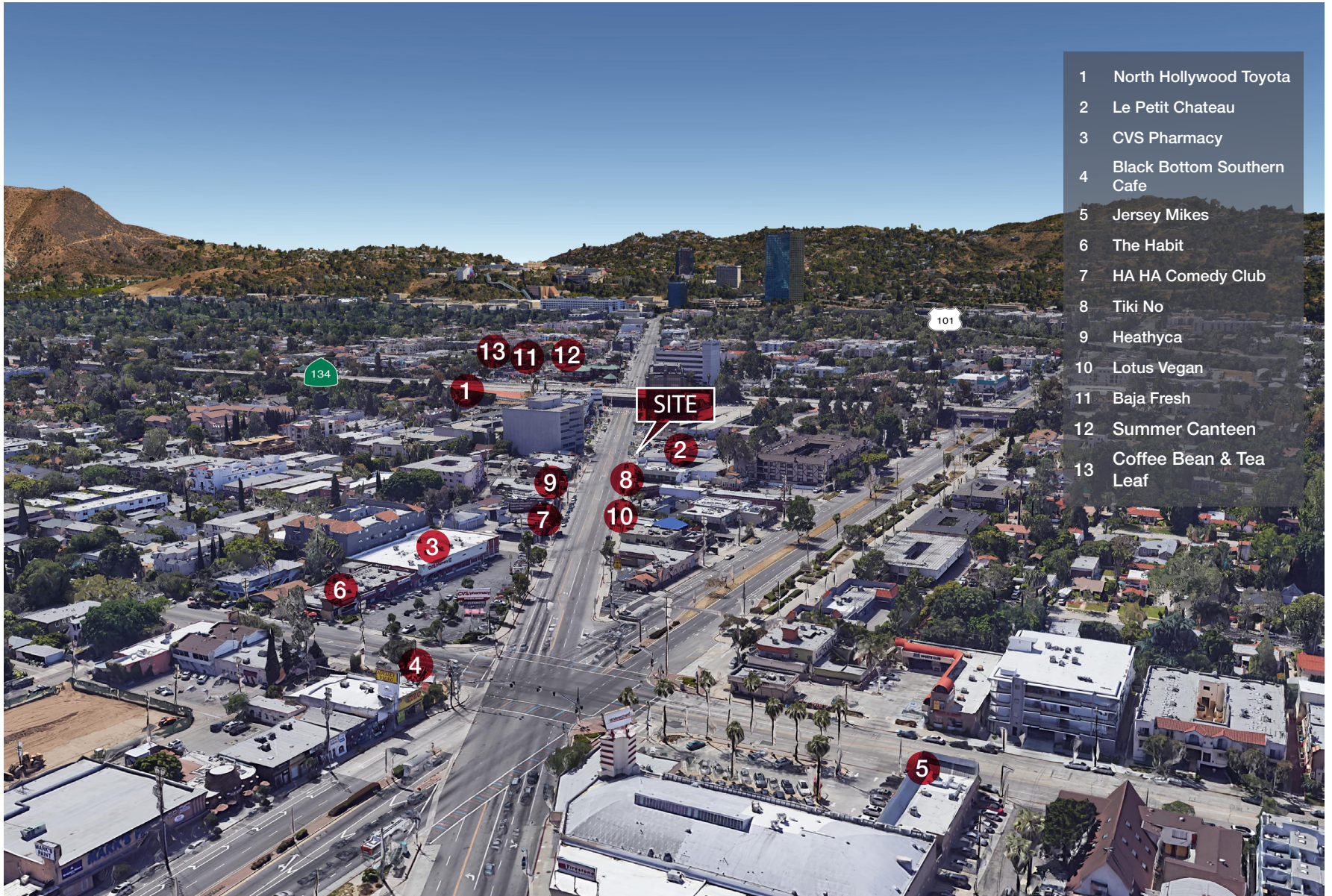
No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CAL DRE Lic. #02130474.

**TRACY TAFT** | Vice President  
D | 213.632.7718  
ttaft@naicapital.com  
CalDRE #00903455

Property Photos



4655 Lankershim Boulevard



- 1 North Hollywood Toyota
- 2 Le Petit Chateau
- 3 CVS Pharmacy
- 4 Black Bottom Southern Cafe
- 5 Jersey Mikes
- 6 The Habit
- 7 HA HA Comedy Club
- 8 Tiki No
- 9 Heathyca
- 10 Lotus Vegan
- 11 Baja Fresh
- 12 Summer Canteen
- 13 Coffee Bean & Tea Leaf

4655 Lankershim Boulevard

## Demographics

Radius	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2023 Projection	45,632	126,697	225,234
2018 Estimate	44,173	123,584	220,117
2010 Census	39,005	114,314	205,881
Growth 2018 - 2023	3.30%	2.52%	2.32%
Growth 2010 - 2018	13.25%	8.11%	6.91%
<b>2018 Population by Hispanic Origin</b>	10,282	35,593	67,999
<b>2018 Population</b>	44,173	123,584	220,117
White	33,627 76.13%	98,653 79.83%	179,333 81.47%
Black	4,047 9.16%	7,983 6.46%	11,858 5.39%
Am. Indian & Alaskan	396 0.90%	1,245 1.01%	2,145 0.97%
Asian	4,169 9.44%	10,805 8.74%	18,491 8.40%
Hawaiian & Pacific Island	81 0.18%	205 0.17%	423 0.19%
Other	1,853 4.19%	4,694 3.80%	7,866 3.57%
U.S. Armed Forces	7	7	27
<b>Households</b>			
2023 Projection	23,181	58,122	96,865
2018 Estimate	22,499	56,770	94,771
2010 Census	20,209	52,954	89,261
Growth 2018 - 2023	3.03%	2.38%	2.21%
Growth 2010 - 2018	11.33%	7.21%	6.17%
Owner Occupied	4,949 22.00%	17,861 31.46%	36,025 38.01%
Renter Occupied	17,550 78.00%	38,908 68.54%	58,746 61.99%
<b>2018 Households by HH Income</b>	22,498	56,769	94,772
Income: <\$25,000	3,978 17.68%	10,689 18.83%	17,833 18.82%
Income: \$25,000 - \$50,000	4,286 19.05%	10,783 18.99%	17,281 18.23%
Income: \$50,000 - \$75,000	4,129 18.35%	9,220 16.24%	14,858 15.68%
Income: \$75,000 - \$100,000	3,243 14.41%	7,081 12.47%	11,873 12.53%
Income: \$100,000 - \$125,000	2,191 9.74%	5,271 9.28%	8,789 9.27%
Income: \$125,000 - \$150,000	1,484 6.60%	3,556 6.26%	5,994 6.32%
Income: \$150,000 - \$200,000	1,476 6.56%	3,722 6.56%	6,659 7.03%
Income: \$200,000+	1,711 7.61%	6,447 11.36%	11,485 12.12%
<b>2018 Avg Household Income</b>	\$88,781	\$96,442	\$99,107
<b>2018 Med Household Income</b>	\$67,644	\$68,013	\$70,027