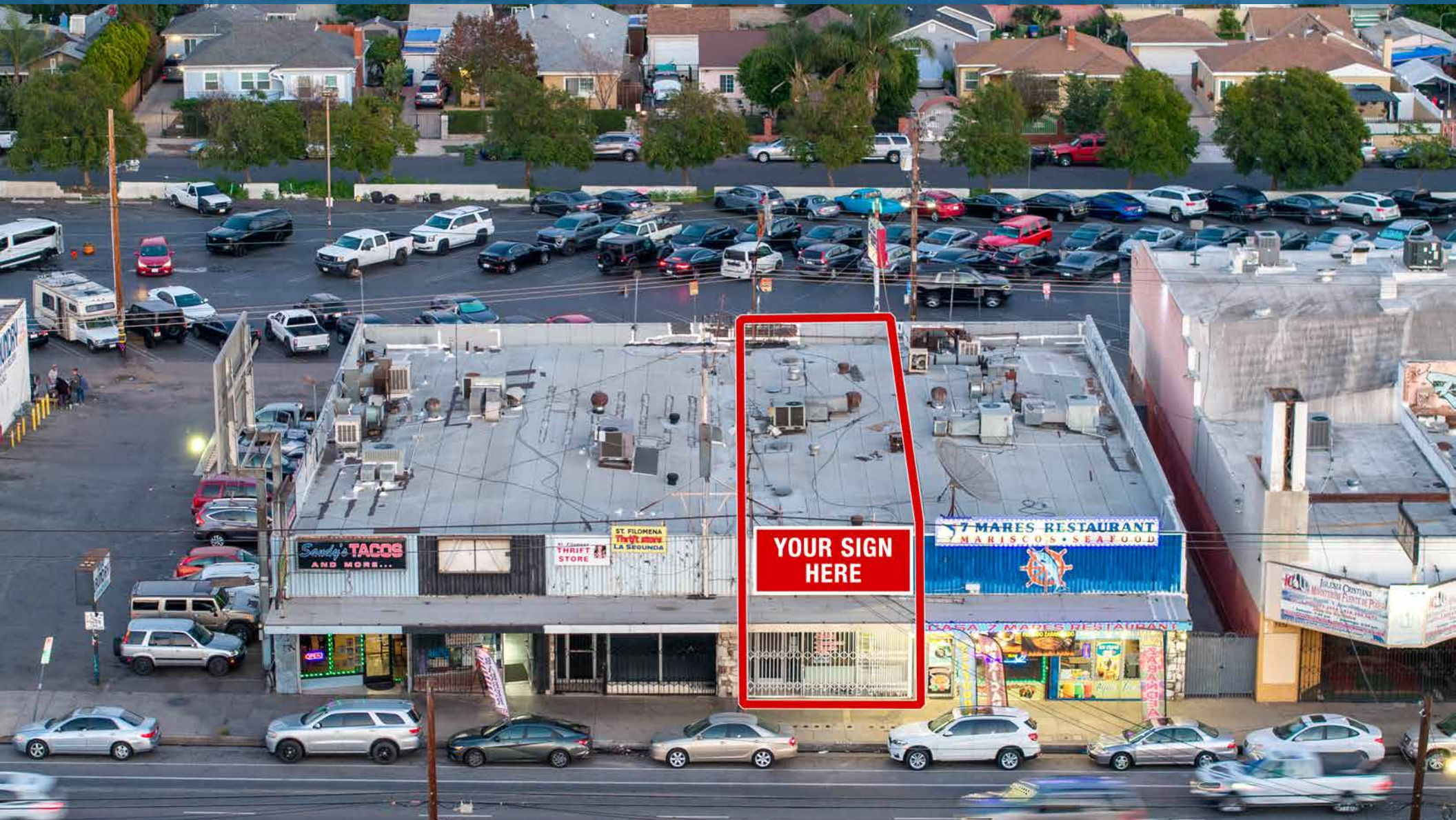


±2,100 SF RETAIL FOR LEASE WITH PARKING



7542 Lankershim Blvd
North Hollywood, CA 91605



Cole D Gee
805.404.5883 mobile
cole@majorproperties.com
DRE Lic. 02009034

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

7542 LANKERSHIM BLVD
NORTH HOLLYWOOD, CA 91605

Property Details

Unit Size: **±2,100 SF**

Total Building Size: **±10,000 SF**

Year Built: **1955**

Parking Ratio: **5/1,000 SF**

Zone: **LA C2**

Traffic Count: **26,087 Vehicles Per Day (2025)**

Property Highlights

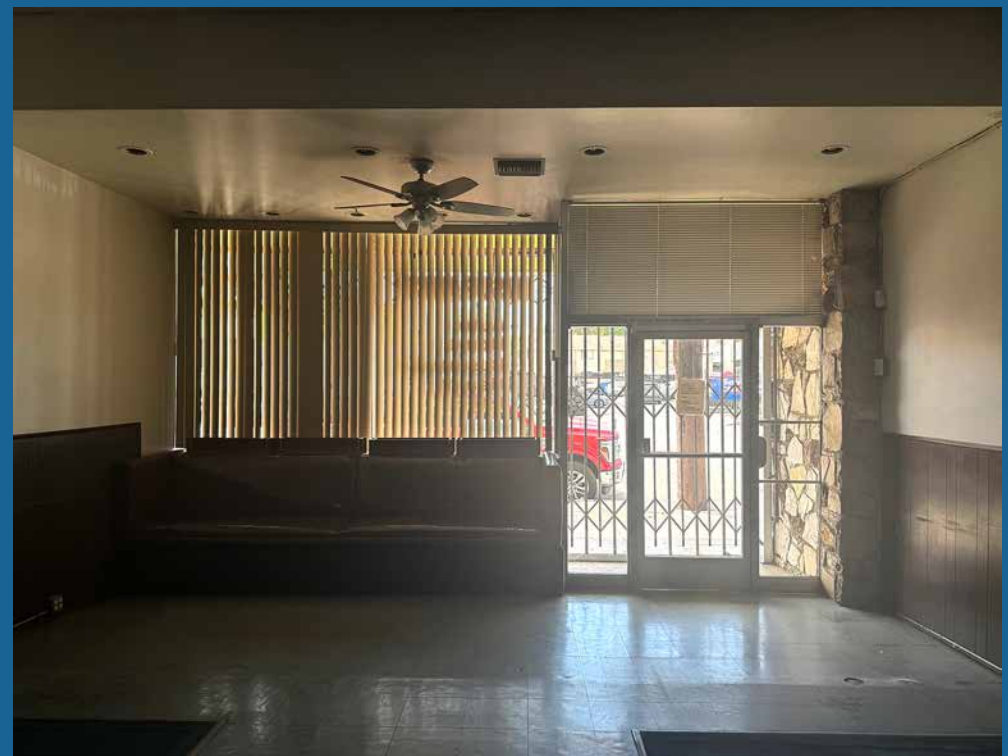
- ±2,100 SF Ground Floor Retail Unit For Rent
- All Retail, Flex and Office Uses Accepted
- Strong Visibility on Lankershim Blvd
- Ample Parking — Large Shared Rear Parking Lot Plus Abundant Street Parking
- Open Floor Plan Unit with Private Restroom
- 3 Private Offices
- Entrance/Exit Doors at Front and Rear
- Multiple Signage Opportunities (Front and Rear)
- Heavy Traffic Lankershim Blvd Location Between Saticoy Street and Sherman Way
- Motivated Landlord! Call Cole to Tour

Total Asking Rent: \$5,082 Per Month

Base Rent: \$4,200 Per Month (\$2.00 Per SF)

NNNs: \$882 Per Month (\$0.42 Per SF)

Term: 3-5 Years



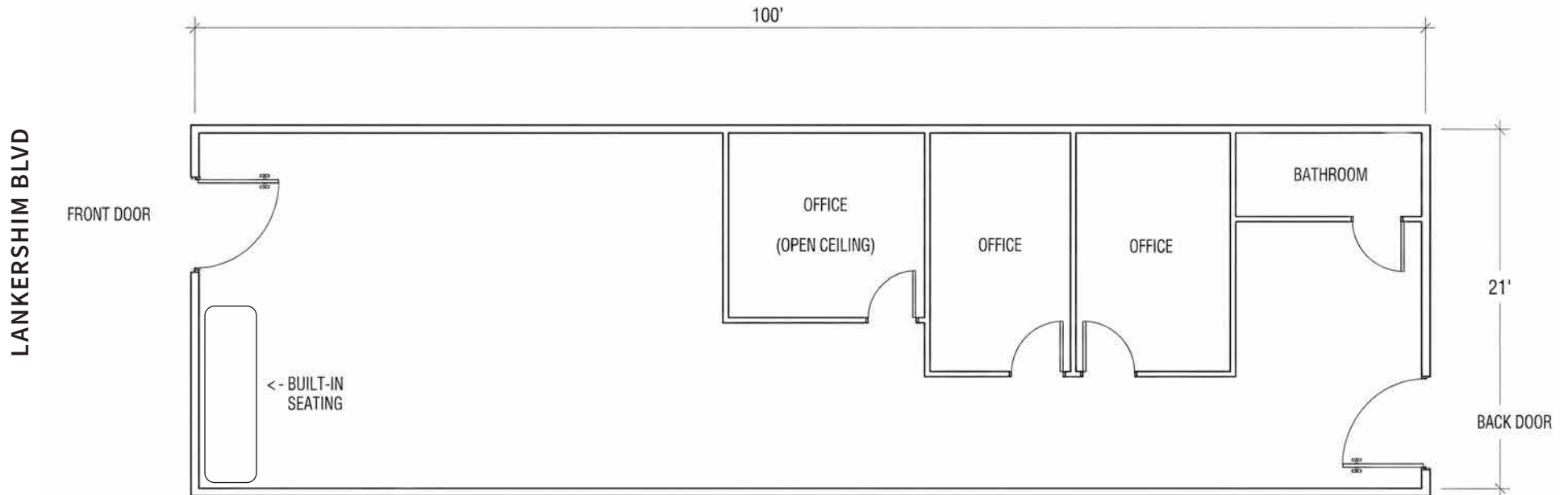


Not to Scale
All Dimensions Approximate

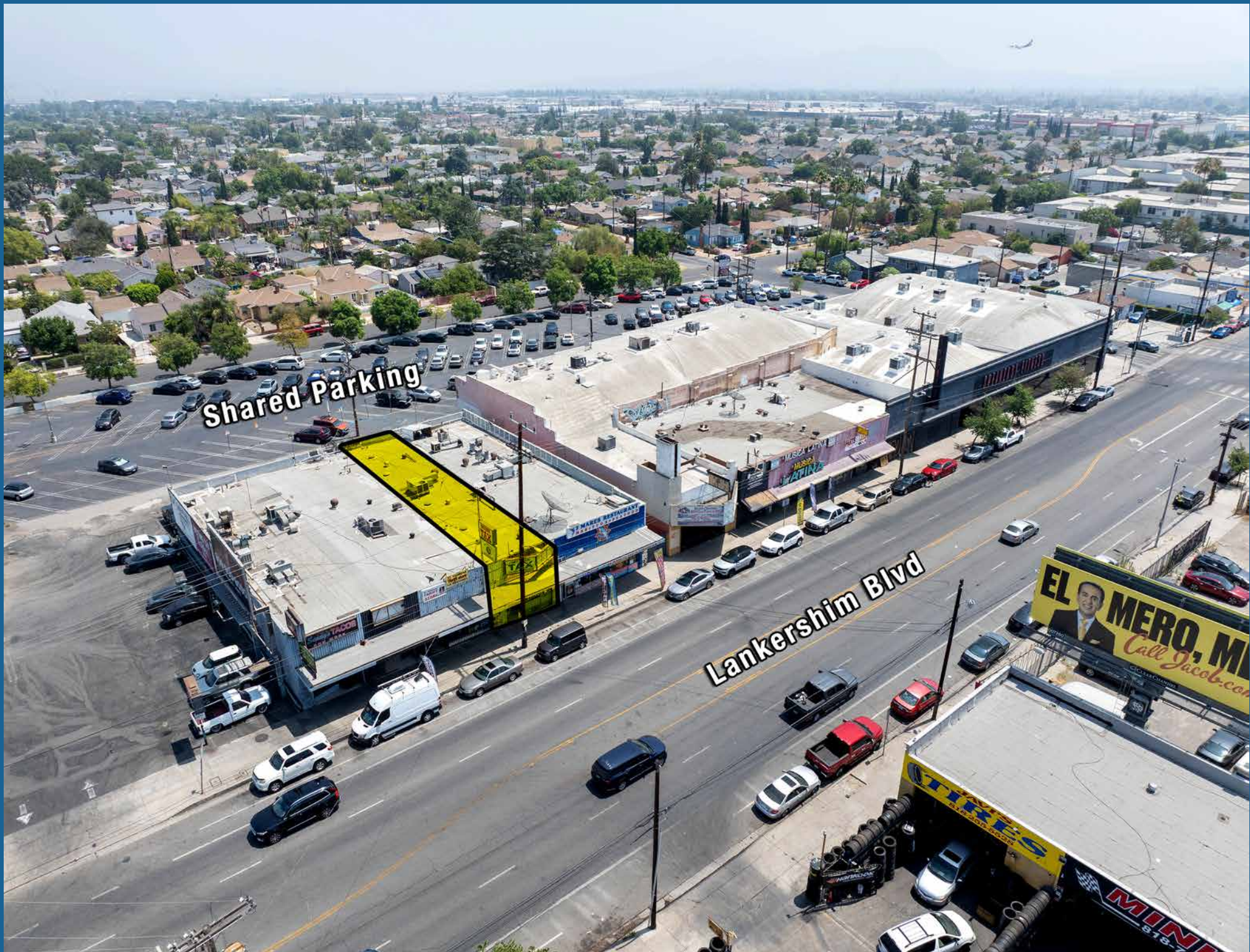


SHARED PARKING LOT

Subject Unit Site Plan



Not to Scale
All Dimensions Approximate

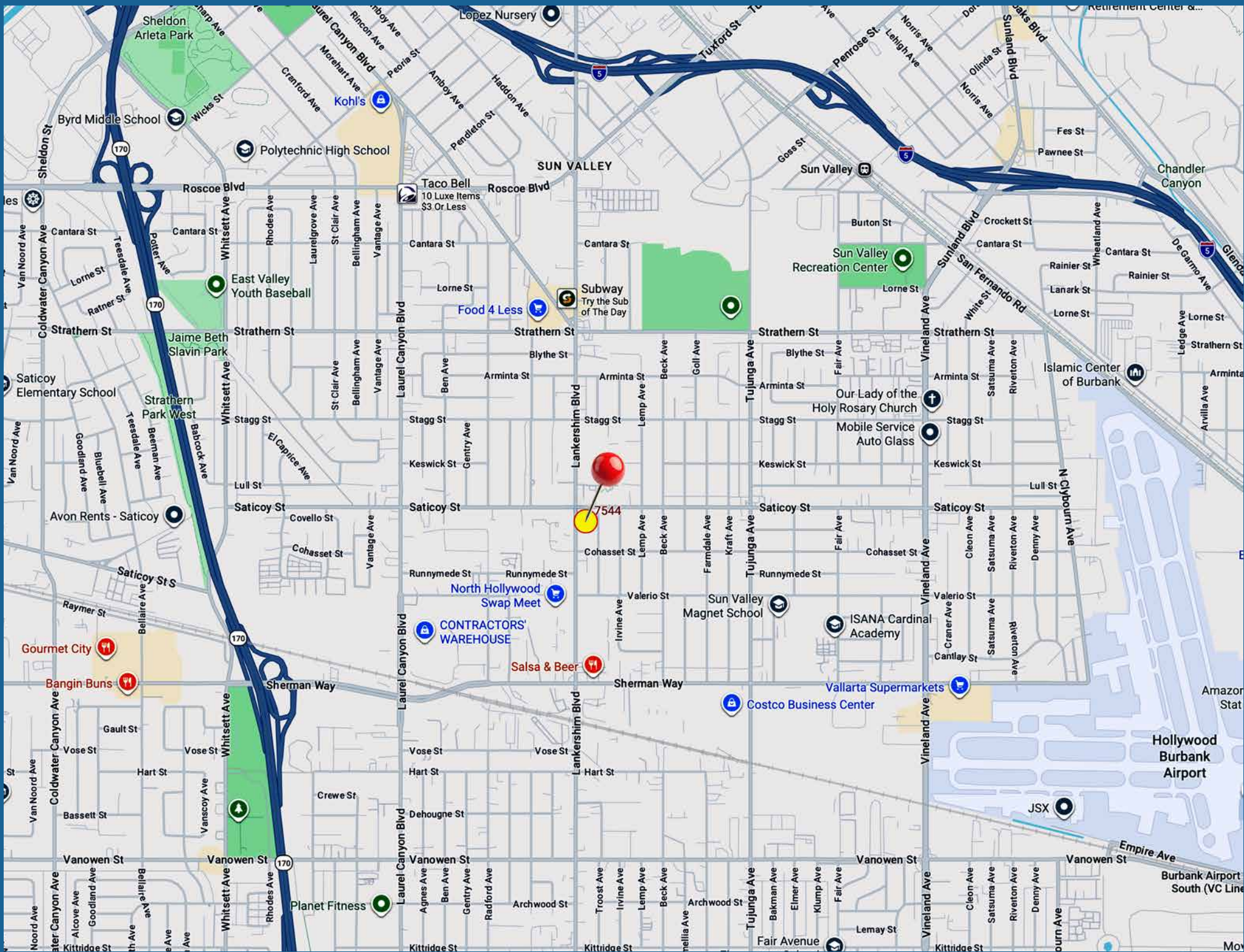


Shared Parking

Lankershim Blvd

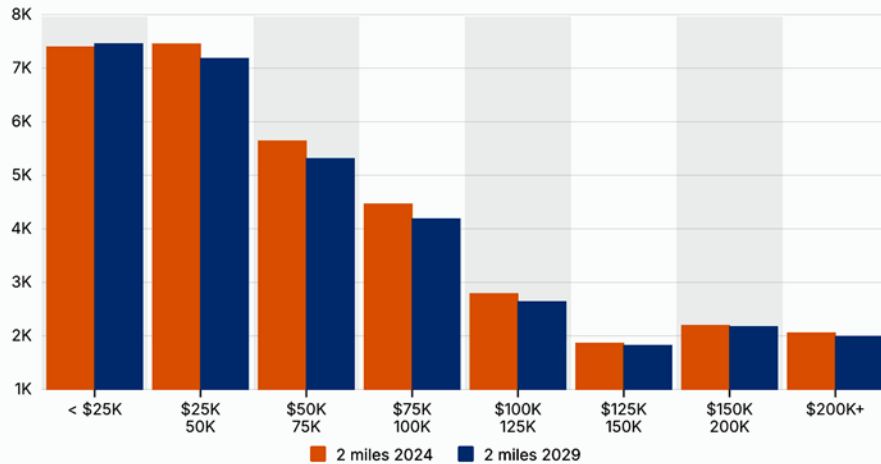
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Call Jacob.com

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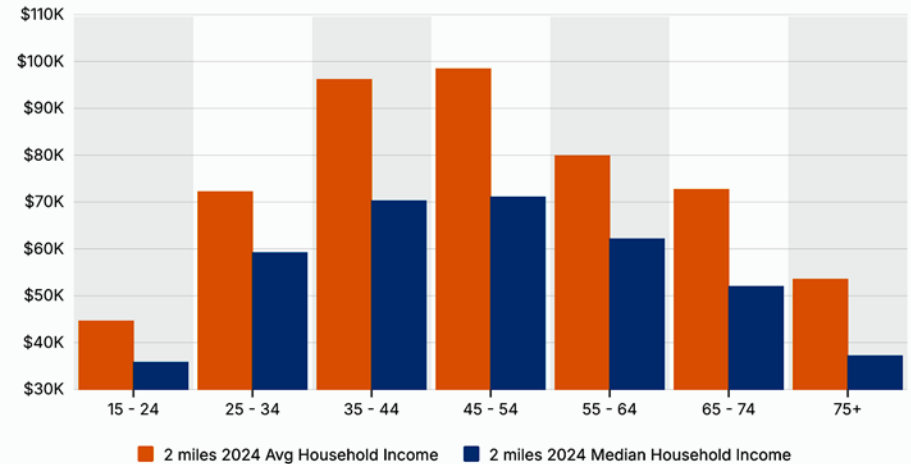


Neighborhood Demographics

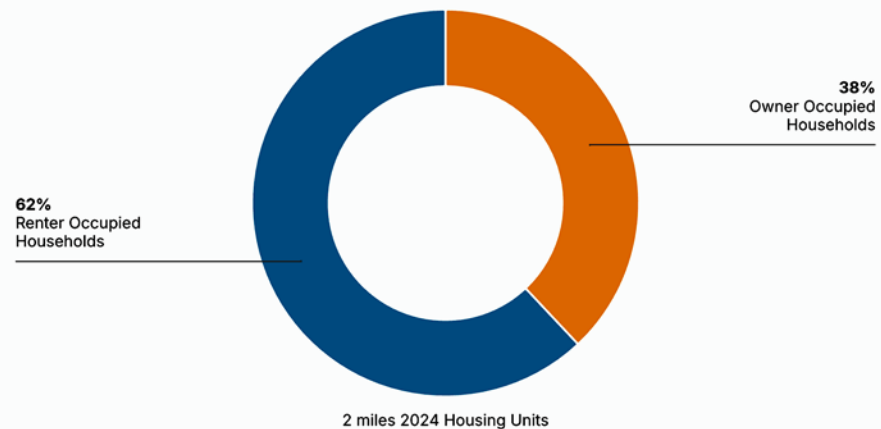
Households By Income



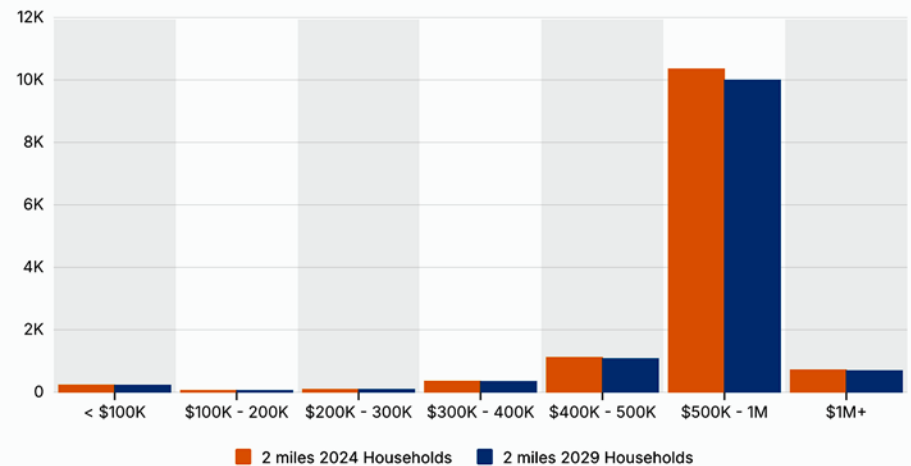
Household Income By Age



Housing Occupancy



Home Values



**7542 Lankershim Blvd
North Hollywood, CA 91605**

**For Lease
±2,100 SF Retail Unit**

Heavy Traffic Location

Abundant Shared Parking

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

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