

# 10835 W Magnolia Blvd

North Hollywood • Los Angeles, CA

**RETAIL SPACE & WAREHOUSE FOR SALE OR FOR LEASE**

REAR ACCESS



PORTOLA  
ARTS



LOCATED IN THE HEART OF  
NORTH HOLLYWOOD

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**Marcus & Millichap**



LOFTS AT NOHO APARTMENTS

THE WEDDINGTON APARTMENTS

MUSE APARTMENTS

ACADEMY VILLAGE APARTMENTS



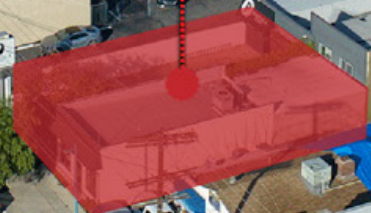
THE WEDDINGTON APARTMENTS

HARMONY GATES APARTMENTS

Magnolia Blvd - 60,000 CPD

10835 W MAGNOLIA BLVD

SUBJECT PROPERTY



NOHO BLVD APARTMENTS

STUDIO VILLAGE APARTMENTS

ECHO LAKE

# INVESTMENT SUMMARY

Marcus & Millichap is pleased to present 10835 W Magnolia Blvd, a Two-story Retail & Warehouse Property located in the heart of the NoHo Arts District, city of Los Angeles, California.

This location is truly unparalleled in its offerings. Nestled on a vibrant street, it boasts a prominent retail store at the front, providing flexibility for your unique business needs.

But that's not all. Picture this: an easily accessible alleyway at the back, allowing hassle-free deliveries and seamless operations. Need to transport goods or vehicles? No problem! You can conveniently drive from the front to the back alley, saving you valuable time and effort.

Now imagine the vast square footage at your disposal—an abundance of space for storage, showcasing your products, or even accommodating vehicles. The possibilities are endless. And don't forget, there's a second floor, ready to accommodate your office space requirements.

The Property enjoys close proximity to multiple tourist destinations that Los Angeles and Hollywood are famous for: Griffith Observatory, Universal Studios, The Hollywood Sign, Walt Disney and Warner Bros Studio, Sunset Strip, The Grove, LAC Museum of Art, The Getty, Dodger Stadium, to name a few.



# Investment Highlights

## Property Details

Address	10835 W Magnolia
City	North Hollywood, CA
GLA	3,200 SF ±
Lot Size	5,510 SF (0.13 Ac)
Year Built / Renovated	1950 / 2019
Ownership	Fee Simple
APN	2416-009-004
Space Use	Retail, Warehouse, Apartment
Parking Spaces	8 Spaces

## Traffic Counts

W Magnolia Blvd	60,000 CPD
Vineland Ave	54,000 CPD

**\$15,000**  
Asking Rent

**\$3,500,000**  
Asking Price

**\$1,093.75**  
Price Per SF





### *The Property*

Totaling 3,200SF, the Property consists of a ground-floor Retail Space, Warehouse Space, and a Conference Room. On the 2nd floor, there is a 1-Bedroom Apartment that can be converted into a working studio.



### *The Offering*

The Property is being offered at \$3,500,000  
or  
\$15,000/m in Rents.



### *Population*

Tremendous Los Angeles Demographics: High Density and Wealthy Population of 592,799 within 5-mile Radius, and Average Household Income of \$118,926.



### *Location*

Surrounded by Major Tourist Destinations: Griffith Observatory, Universal Studios, The Hollywood Sign, LAC Museum of Art, The Getty, Dodger Stadium.



HOLLYWOOD BURBANK AIRPORT

VANOWEN ST  
± 19,000 VPD

target  
Starbucks  
99¢ ONLY STORES  
CVS pharmacy  
McDonald's  
Popeye's  
7-Eleven

LOWE'S BEST BUY NORDSTROM  
target Walmart Michaels T.J. MAXX  
Supercenter Staples Marshalls  
MEN'S WEARHOUSE TILLYS

SPROUTS FARMERS MARKET  
CVS pharmacy Starbucks YOSHINOYA metro  
TACO BELL Popeye's Carl's Jr. Ralphs

INTERSTATE 5  
± 195,000 VPD

Public Storage

SUN COMMONS MULTIFAMILY DEVELOPMENT

VICTORY BLVD  
± 24,000 VPD

COSTCO WHOLESALE

Party City 7-Eleven  
SUBWAY petco  
KFC

Ralphs Starbucks Sport Clips  
CVS pharmacy 99¢ ONLY STORES SUBWAY usbank

NOHO ARTS DISTRICT

HOBBY LOBBY ALDI  
HomeGoods Builders FirstSource

target goodwill AAMCO PIZZA HUT  
CVS pharmacy RITE AID BANK OF AMERICA

JOHN BURROUGHS HIGH SCHOOL

BURBANK TOWN CENTER SHOPPING CENTER

Burlington FOREVER 21 AMC IN-N-OUT H.M.  
sears HOME SERVICES BED BATH & BEYOND  
macy's Office DEPOT OfficeMax  
Ashley HOMESTORE

24 HOUR FITNESS

Walgreens

SUBJECT PROPERTY

MAGNOLIA BLVD  
± 11,000 VPD

PORTO'S BAKERY & CAFE

PAVILIONS Denny's  
Great Clips Starbucks Pollo Loco

Ralphs yogurtland  
amazonfresh GNC SUBWAY  
LIVE WELL Cart's Jr.

Smart & Final. 7-Eleven  
CYCLEBAR Shell  
menchie's SUPERCUTS  
Starbucks Popeye's CVS pharmacy Jockey M&S

The WALT DISNEY Studios

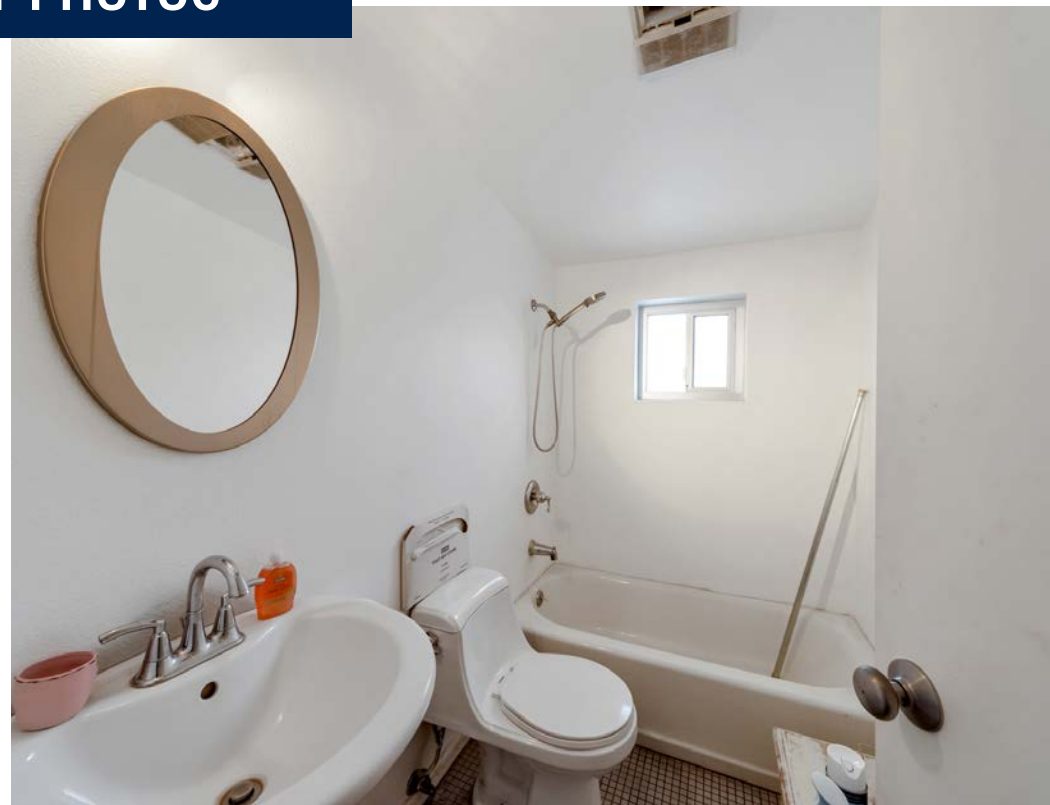
# Nearby Points of Interest







## PROPERTY PHOTOS





## PROPERTY PHOTOS



# NORTH HOLLYWOOD

It is home to the NoHo Arts District and the Academy of Television Arts & Sciences, and it has seven public and eight private schools. Once a gritty suburb, North Hollywood has transformed into the Valley's go-to cultural hub over the last decade with an influx of dance studios, art galleries, and acting workshops—and still no shortage of strip malls. The local food and bar scene is wonderful, and the bohemian vibe of the NoHo Art District attracts all manner of offbeat creative types.

Today, corporate stars have become business legends in their own right. Among those who make NoHo their home are: Universal Studios Hollywood, Universal Studios & Music, The Walt Disney Company, Warner Brothers, DreamWorks SKG, NBC, Litton Industries, Boeing-Rocketdyne Propulsion and Power, Countrywide Credit, Academy of Television Arts & Sciences, Nestle USA, Nickelodeon Animation Studios, CBS Studio Center, Pinkerton, and Wellpoint Health Networks. NoHo's highly educated workforce, well-developed infrastructure, hospitable climate, business-friendly municipal governments

# Area Economy



Over the years, North Hollywood's economy has grown steadily, mostly because of the entertainment sector. Major film studios, production firms, and postproduction facilities are present, which has helped the local economy expand.



Tourism contributes to the local economy through spending on accommodations, dining, shopping, and entertainment. Many new developments are expected to come to the NoHo Arts District. As a joint development effort with Metro, District NoHo will transform an underutilized 15-acre site into an arts district-inspired urban village. This transit-oriented development includes approximately 1,500 multifamily residential units, 100,000 SF of community-serving retail and restaurant space, and 500,000 SF of office space that are all integrated with a transit center as well as bicycle and parking facilities. It will be constructed in multiple phases over the next 15 years.



As a joint development effort with Metro, District NoHo will transform the underutilized 15-acre site at the B Line (Red) and G Line (Orange) station into an arts district-inspired urban village. District NoHo will bring much-needed housing, office and retail steps from transit and it will serve as a gathering space to amplify the thriving community of North Hollywood. This transit-oriented development includes approximately 1,500 multifamily residential units, over 300 of which will be affordable, 100,000SF of community serving retail and restaurant space, and 500,000SF of office space that are all integrated with a new, integrated transit center as well as bicycle and parking facilities. [Click here for more information.](#)



# Demographics Overview

**592,799**  
5-MILE POPULATION

**\$118,926**  
AVERAGE HOUSEHOLD INCOME

**621,980**  
DAYTIME POPULATION

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2027 Projection	44,669	245,734	592,799
2022 Estimate	43,207	239,520	579,360
2010 Census	39,990	230,155	558,243
2000 Census	39,391	224,504	551,492
<b>HOUSEHOLD INCOME</b>			
Average	\$91,251	\$116,250	\$118,926
Median	\$65,236	\$75,854	\$75,678
Per Capita	\$42,141	\$49,471	\$49,363
<b>HOUSEHOLDS</b>			
2027 Projection	20,895	104,828	246,249
2022 Estimate	19,903	101,678	239,498
2010 Census	17,870	95,419	226,128
2000 Census	16,642	92,875	223,437
<b>HOUSING</b>			
Median Home Value	\$710,027	\$767,833	\$788,451
<b>EMPLOYMENT</b>			
2022 Daytime Population	32,611	280,740	621,980
2022 Unemployment	9.69%	8.19%	7.77%
Average Time Traveled (Minutes)	33	33	33
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	15.59%	15.65%	16.37%
Some College (13-15)	22.24%	20.99%	19.72%
Associate Degree Only	8.95%	8.33%	7.92%
Bachelor's Degree Only	31.99%	30.07%	29.32%
Graduate Degree	9.39%	12.20%	12.70%

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