

For Sale

# 5000 Vineland

±17,558 SF in Prime  
North Hollywood  
Arts District



VINELAND AVENUE





## THE NEEMA GROUP

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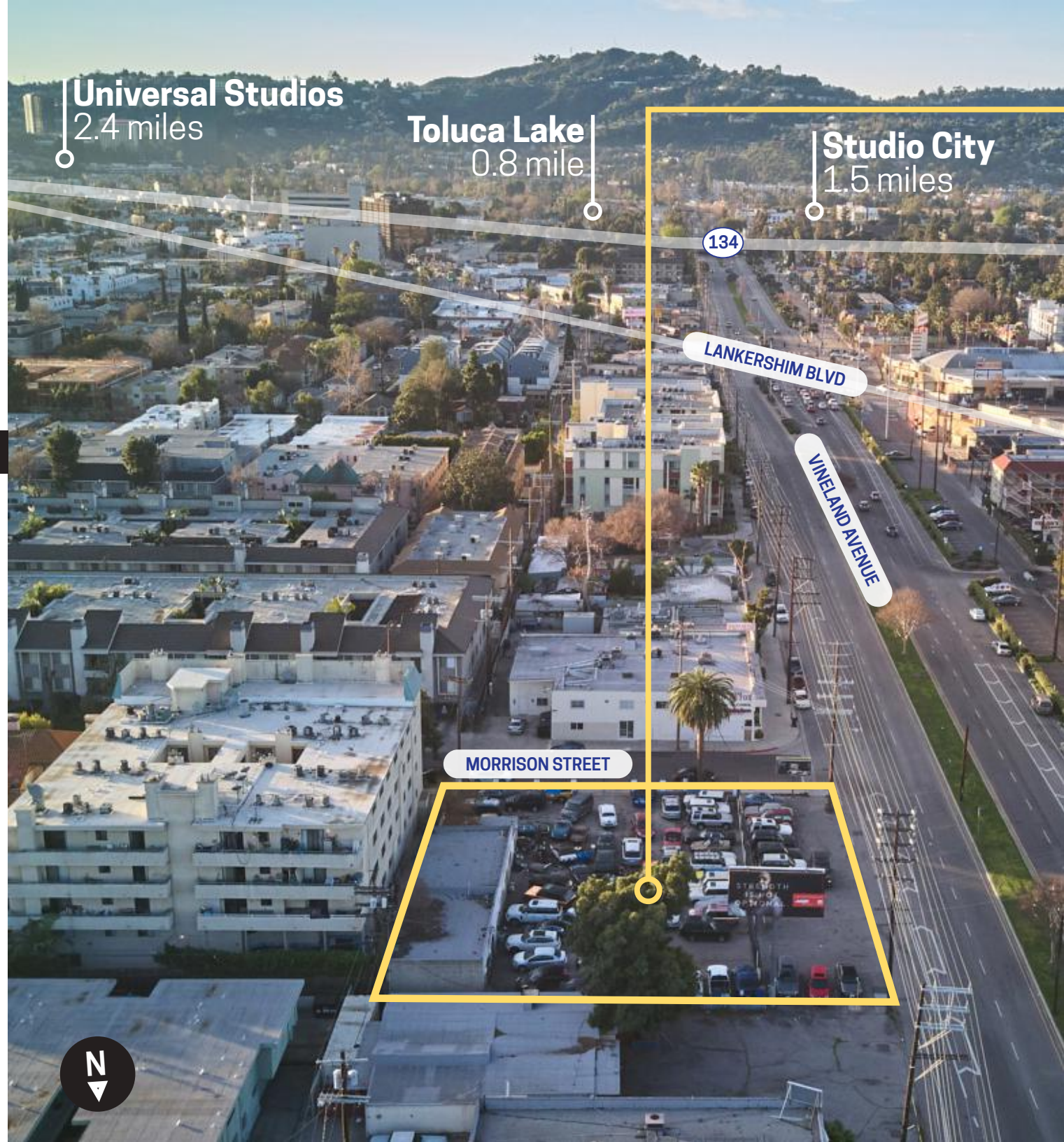
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## Marcus & Millichap

### West Los Angeles Office

12100 West Olympic Boulevard  
Suite 350  
Los Angeles, CA 90064

2 5000 Vineland • North Hollywood, CA



Universal Studios  
2.4 miles

Toluca Lake  
0.8 mile

Studio City  
1.5 miles

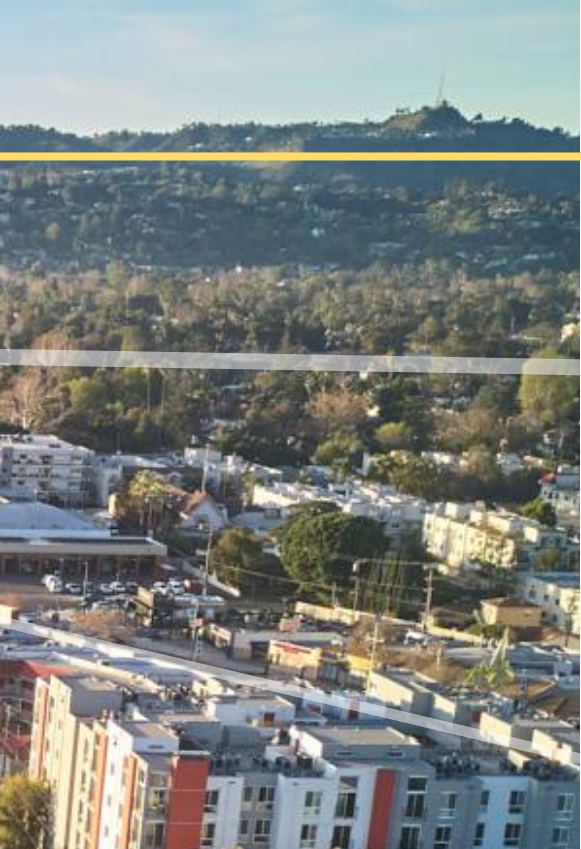
134

LANKERSHIM BLVD

VINELAND AVENUE

MORRISON STREET





# Highlights

Located in the Highly Sought-After NoHo Arts District

Significantly Sized Residential Development Opportunity

Walking Distance to the Metro Red Line

**2019 DEMOGRAPHICS**  
*Estimated Population*

Easy Access to the Hollywood and Ventura Freeways

Central Valley Location Within 35 Minutes of Downtown Los Angeles

24,000 Average Daily Traffic Count

1 Mile: 41,981  
3 Mile: 233,778  
5 Mile: 609,999

# Property Features



5000 Vineland Avenue ▪ North Hollywood, CA 91601

± 17,558 SF Gross Land Area; Corner Location	TOC Tier 1
Prime NoHo Arts District Location	APN: 2419-004-023
North Hollywood Redevelopment District	Zoning: C4-1-CA
Located on Vineland Avenue Just West of Lankershim Boulevard Between Magnolia Boulevard & Camarillo Street	
Unique Opportunity to Acquire an Exceptional, Highly Visible Location on the Main Thoroughfare of Vineland Avenue	
Current Use: Automotive Tenant, Lease Until March 31, 2023, Current Rent is \$6,200/Month with a 3% Increase April 1, 2020	
High Walk Score of 90; Near Kaiser Permanente, Retail, and Entertainment	
Billboard: Month-to-Month, Current Rent is \$400 Annually	
Asking Price: \$4,250,000 (\$242 PSF)	

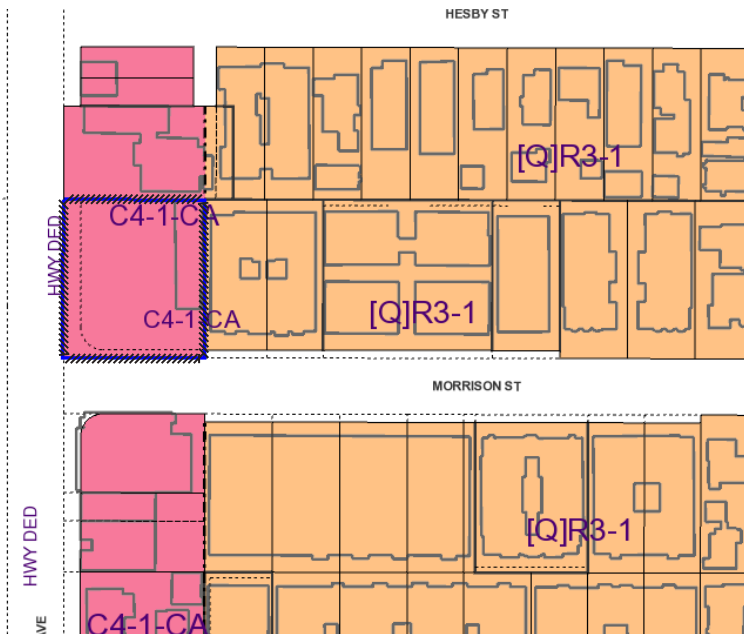
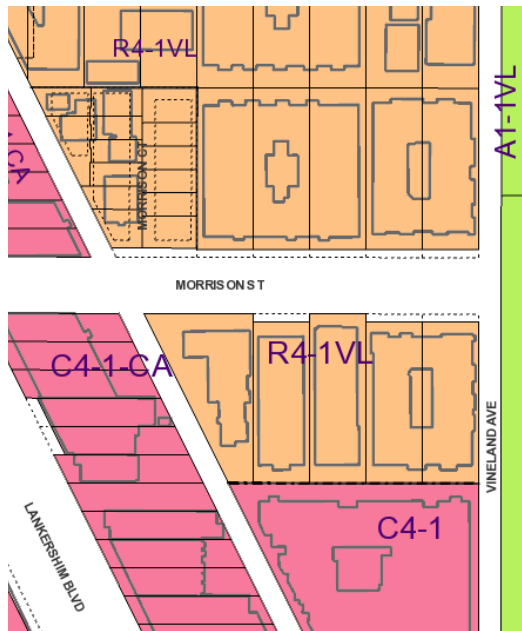
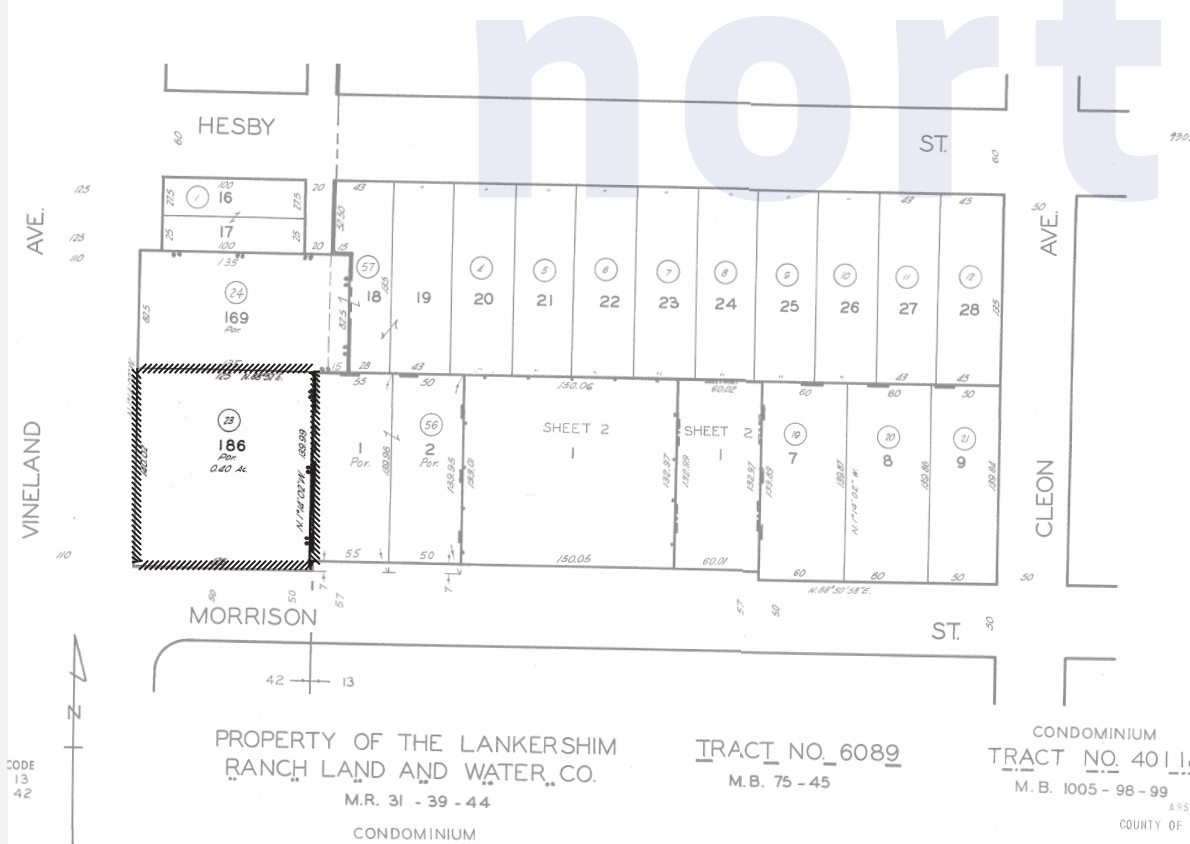


# Zoning Code

## Permitted Zoning Uses:

Presently, the site is zoned C4-1-CA, equivalent to R4 zoning for residential uses. Potential to build 43 units by-right.

TOC Tier 1 density increase. Using the TOC, maximum potential for the site would be 66 units with an affordable component.

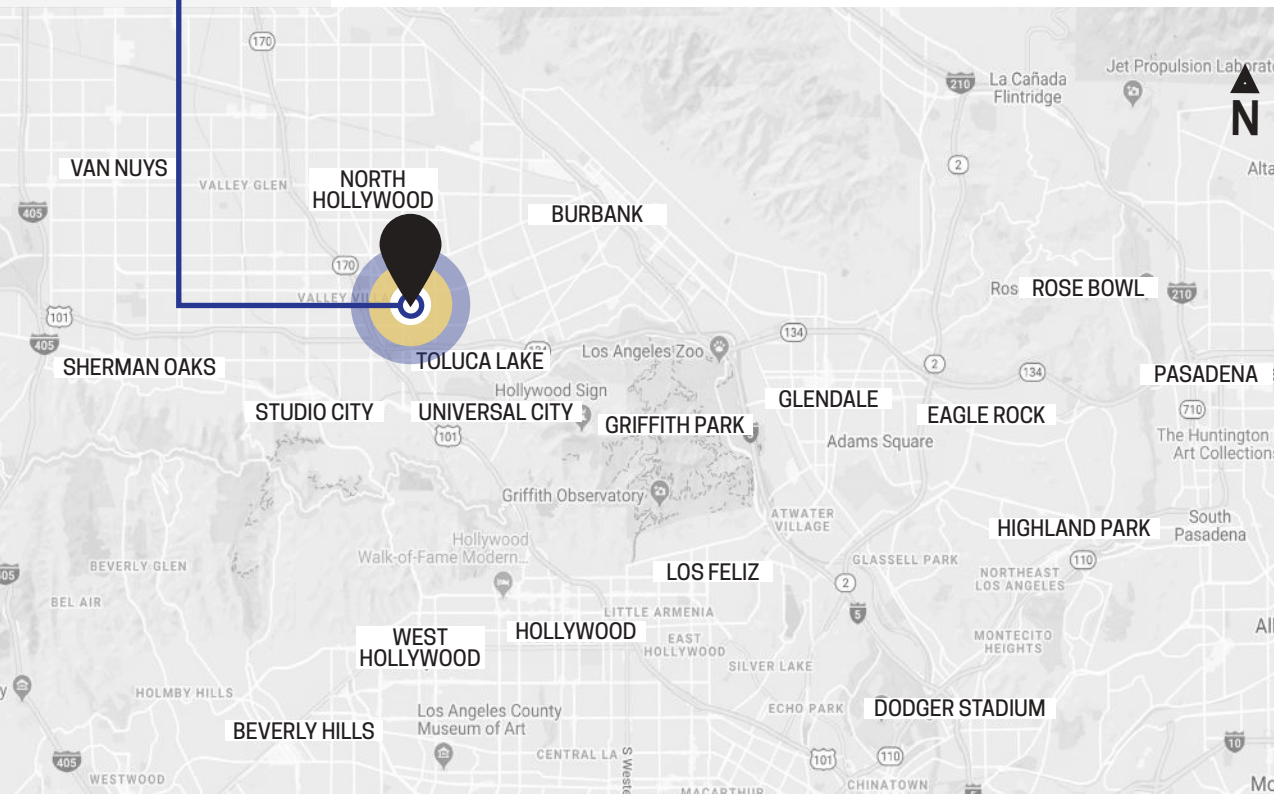


LEGEND	
GENERALIZED ZONING	
OS, GW	OS, GW
A, RA	A, RA
RE, RS, R1, RU, RZ, RW1	RE, RS, R1, RU, RZ, RW1
R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP
CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
P, PB	P, PB
PF	PF

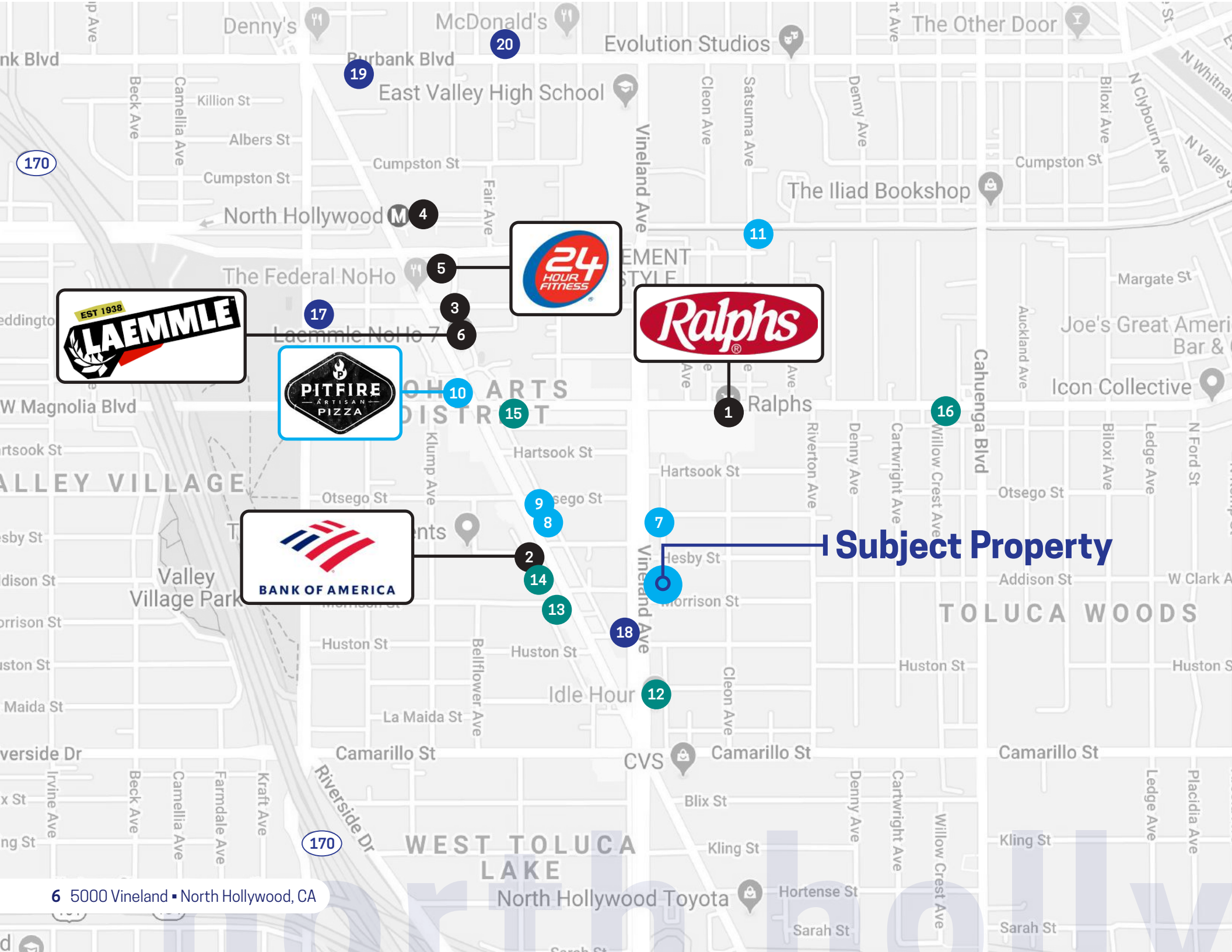
**THE NOHO ARTS DISTRICT** is amid an ongoing resurgence that started in the early 2000's with the development of the North Hollywood Metro station. Once a gritty suburb, North Hollywood has transformed into the San Fernando Valley's cultural hub. Home to contemporary theaters, art galleries, cafes, and shops, the NoHo Arts District features more than 20 professional theaters, a diverse range of public art spaces and numerous professional dance studios.

Demand for housing has reached an all time high due to the city's sought-after dining, nightlife and artistic lifestyle. Developers have established North Hollywood as the premier submarket for new housing with billions of dollars in investments for mixed-use projects within the past five years.

# NORTH HOLLYWOOD



Today, the NoHo Arts District is being transformed into a regional center, in large part as a result of the construction of Metro Stations for the Red Line and the Orange Line, two lines that have made the neighborhood into a regional focal point of the San Fernando Valley. Major developments are being built around the Metro Station (0.8 miles from the subject property), making the Arts District a center of citywide development, with the intent of creating a walkable urban village. Projects such as NoHo West, a mixed-use lifestyle center that spanning over 25 acres, are bringing major retail and office tenants into the area resulting in a major increase in residential demand.



**Subject Property**

6 5000 Vineland • North Hollywood, CA

# Points of Interest

(mapped on the previous page)

## Demand Drivers

- 1 Ralphs
- 2 Bank of America
- 3 Kaiser Permanente North Hollywood
- 4 North Hollywood Metro Stop
- 5 24 Hour Fitness
- 6 Laemmle NoHo 7 Theater

## Dining

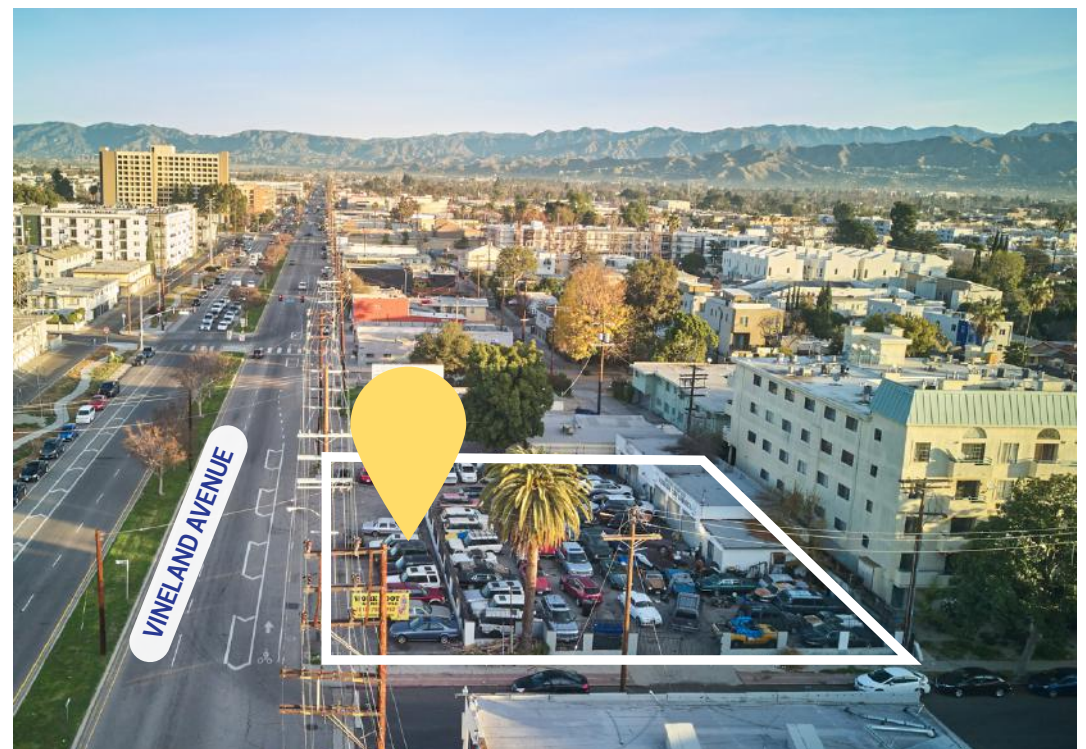
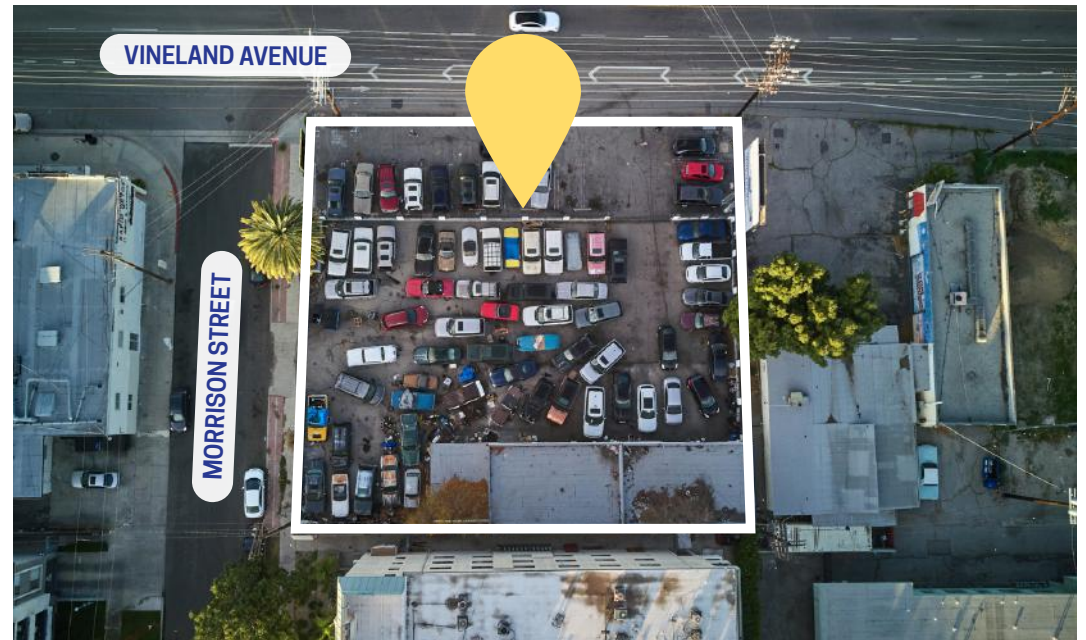
- 7 TEAPOP
- 8 Lenzini's Pizza
- 9 Urban Skillet
- 10 Pitfire Pizza
- 11 Cake Monkey Bakery

## Nightlife

- 12 Idle Hour
- 13 Skinny's Lounge
- 14 Hop Merchants Bottle Shop and Taproom
- 15 The Brickyard Pub
- 16 NoBar

## Hotels

- 17 Lexen Hotel - North Hollywood Universal Studios
- 18 Colony Inn North Hollywood
- 19 Holiday Inn Express North Hollywood - Burbank Area
- 20 Best Western Premier NOHO Inn



wood

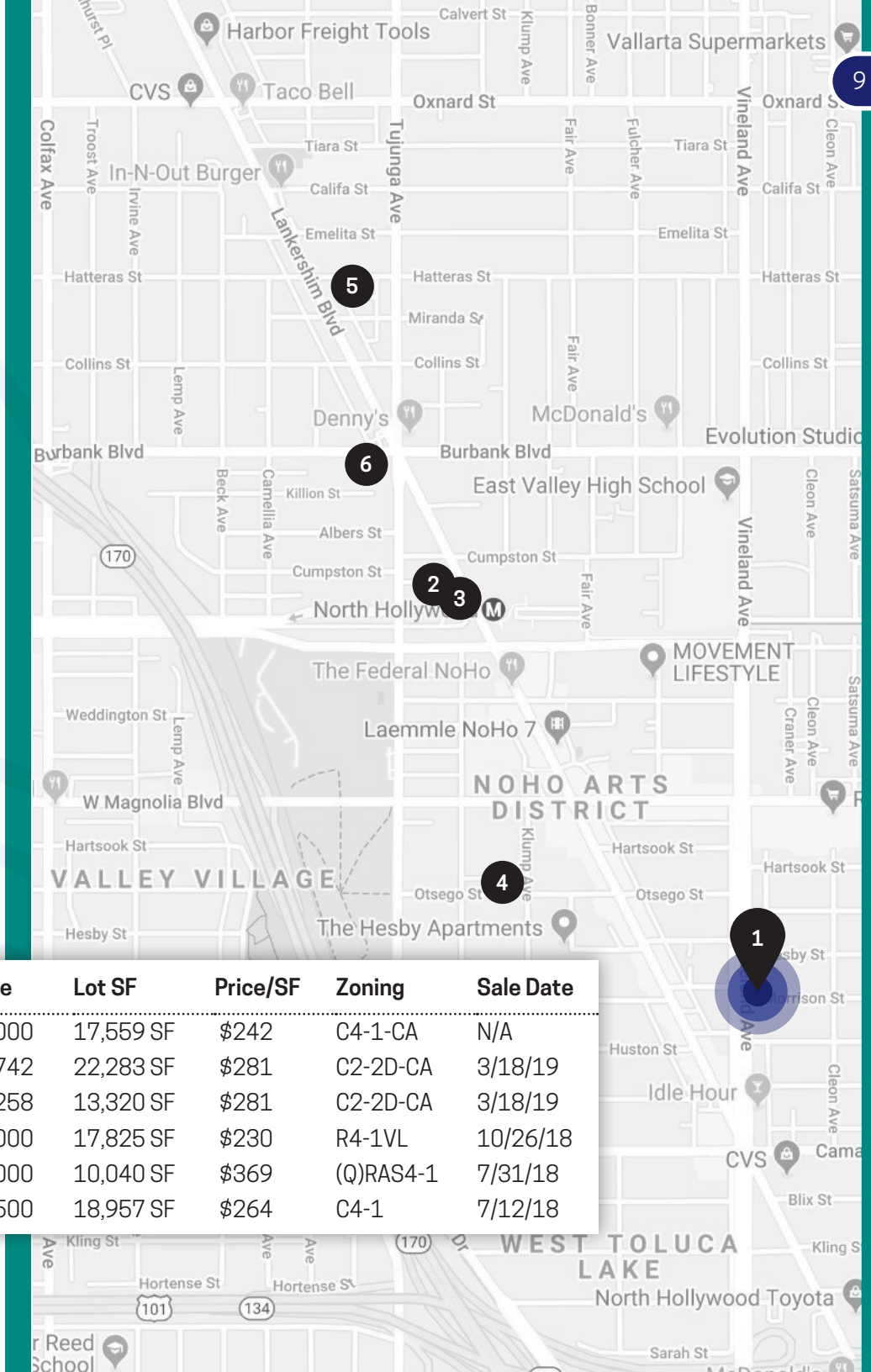
# Nearby Developments

- 1 NoHo West Development**  
25 Acres, 642 Apartments, 60 Dining and Shopping Options  
6150 Laurel Canyon Boulevard, North Hollywood, CA 91606
- 2 North Hollywood Metro Station**  
Brand New Transit Center, 120,000 SF of Retail Space, 1,500 Housing Units, and 500,000 SF of Office Space  
5357 Lankershim Boulevard, North Hollywood, CA 91601
- 3 The Weddington Apartments**  
329 Apartment Units  
11058 West Chandler Boulevard, North Hollywood, CA 91601
- 4 AVA North Hollywood**  
234 Apartment Units  
5077 Lankershim Boulevard, North Hollywood, CA 91601
- 5 Lankershim + Otsego**  
297 Apartment Units, 26,000 SF Whole Foods Market  
5101 Lankershim Boulevard, North Hollywood, CA 91601
- 6 Lankershim Crossing**  
432 Apartment Units, 22,000 SF of Commercial Space  
7940 Lankershim Boulevard, North Hollywood, CA 91605



# Sales Comparables

(mapped on the previous page)



#	Address	Sold Price	Lot SF	Price/SF	Zoning	Sale Date
1	5000 Vineland Avenue, North Hollywood, CA 91601	\$4,250,000	17,559 SF	\$242	C4-1-CA	N/A
2	11307-11327 Chandler Boulevard, North Hollywood, CA 91601	\$6,258,742	22,283 SF	\$281	C2-2D-CA	3/18/19
3	5401 Lankershim Boulevard, North Hollywood, CA 91601	\$3,741,258	13,320 SF	\$281	C2-2D-CA	3/18/19
4	11241 Otsego Street, North Hollywood, CA 91601	\$4,100,000	17,825 SF	\$230	R4-1VL	10/26/18
5	11430 Hatteras Street, North Hollywood, CA 91601	\$3,700,000	10,040 SF	\$369	(Q)RAS4-1	7/31/18
6	11410 Burbank Boulevard, North Hollywood, CA 91601	\$4,998,500	18,957 SF	\$264	C4-1	7/12/18



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