

4942 Vineland Avenue

North Hollywood, CA 91601

MEDICAL OFFICE SPACE FOR LEASE



Charles Dunn

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CHARLES DUNN COMPANY, INC.

12925 Riverside Drive, Suite 201 | Sherman Oaks, CA 91423 | Lic. #01201641 | charlesdunn.com

PROPERTY DETAILS

4942 Vineland Avenue is a medical office building in North Hollywood. The building has been fully renovated.

PROPERTY FACTS

| | |
|------------------|---|
| Space Available: | ±1,662 SF |
| Lease Rate: | \$3.00/SF, Modified Gross |
| Parking: | 2 tandem spaces (4 total) Potential to rent up to 10 spaces across side street |
| Term: | 3-5 years |

PROPERTY HIGHLIGHTS

- > Waiting room/reception
- > 3 exam rooms, 1 office, and X-Ray room
- > All equipment and furniture included
- > ADA bathroom
- > Tile floor
- > Security system
- > Front & rear entrances
- > Signage



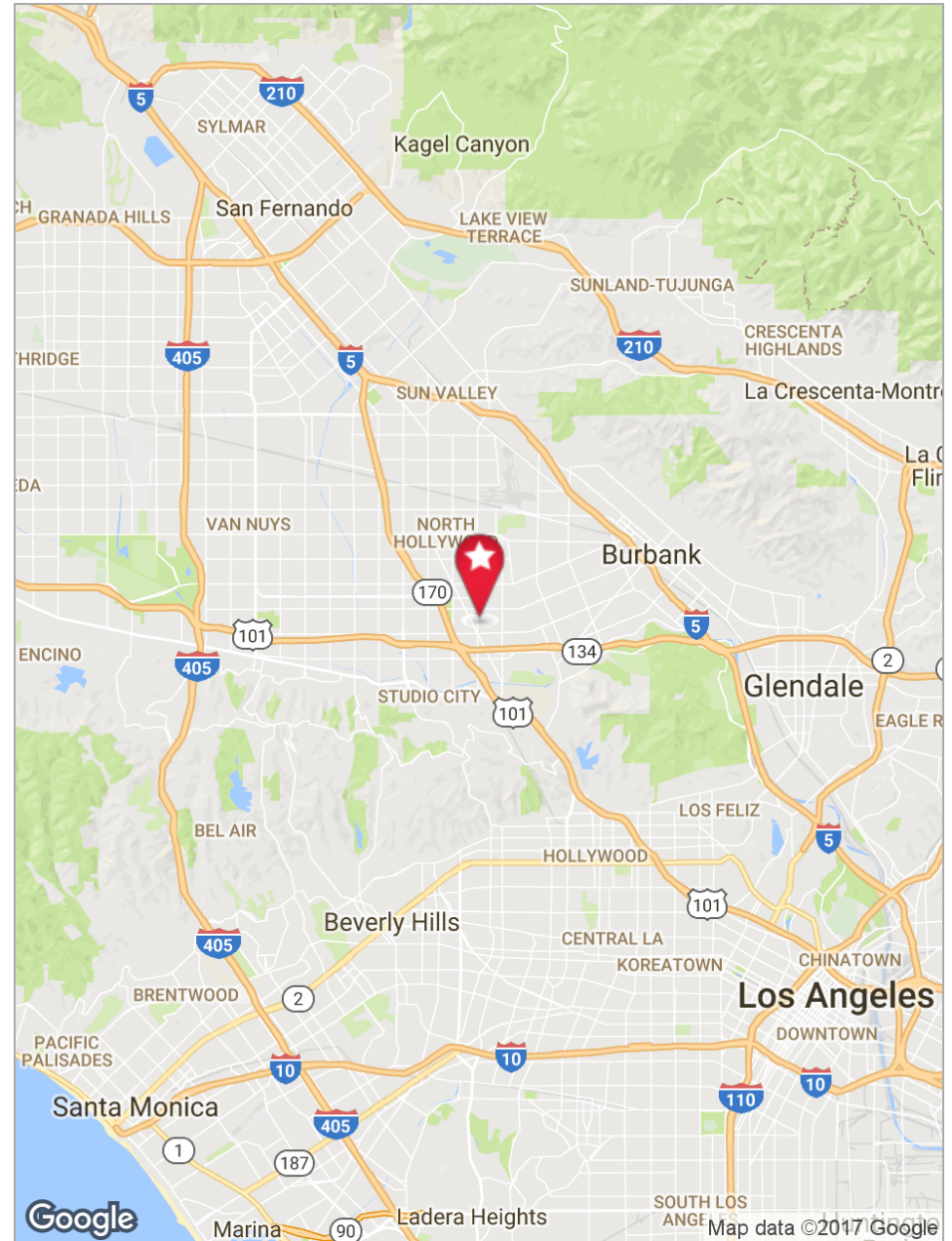
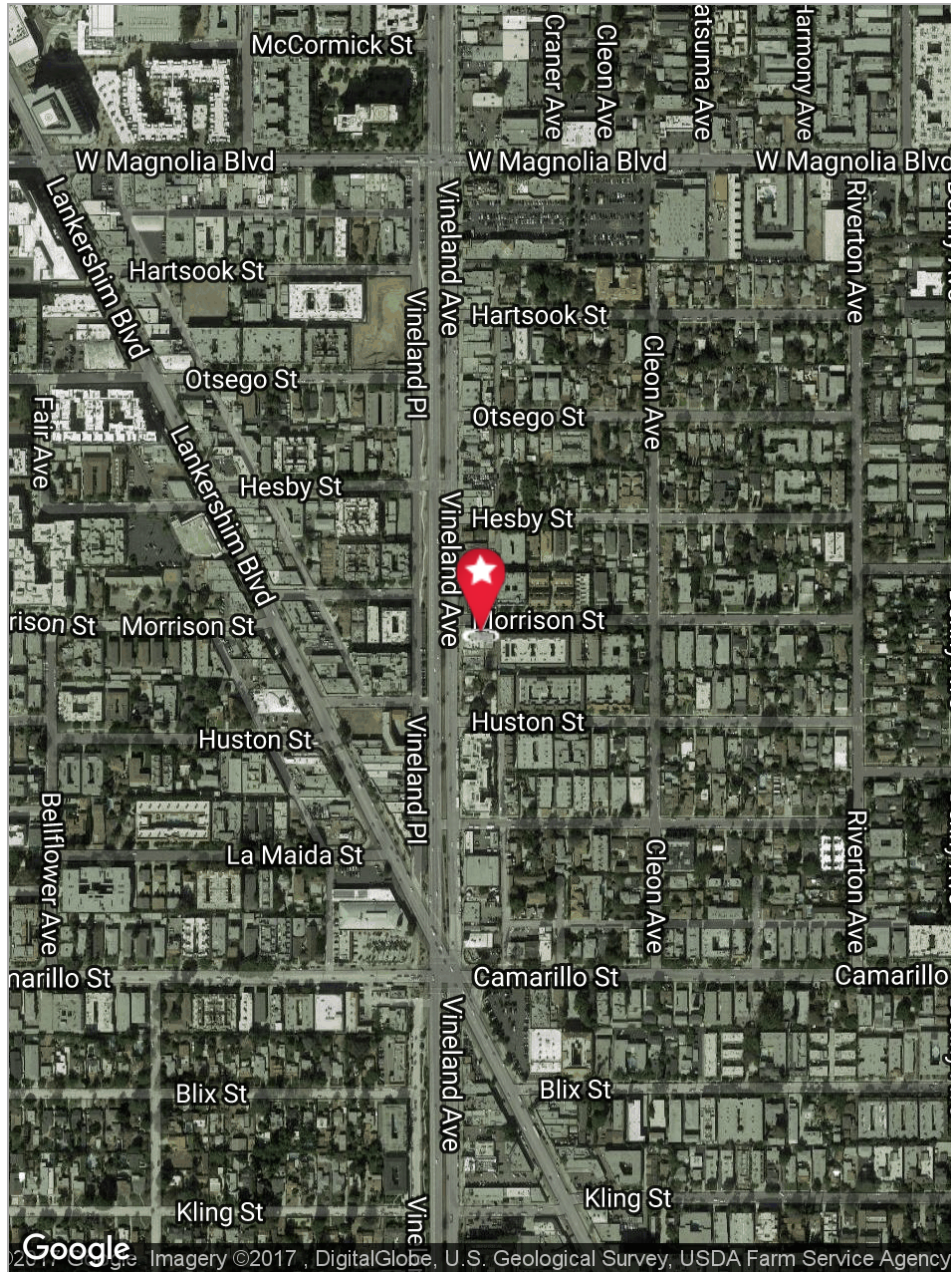
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAPS

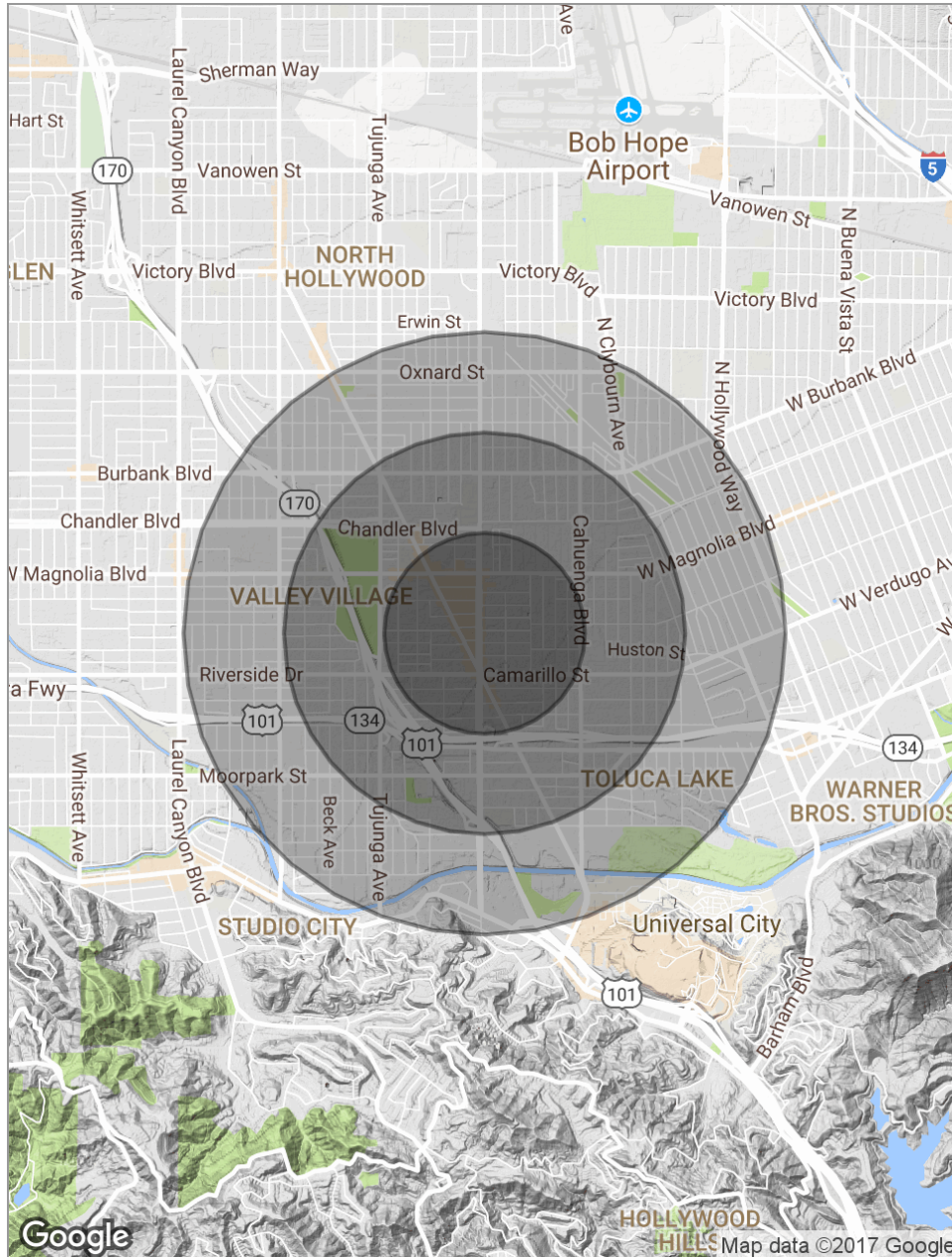


DEMOGRAPHICS REPORT

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 13,544 | 38,282 | 77,702 |
| Median age | 33.0 | 33.7 | 34.7 |
| Median age (male) | 32.0 | 32.8 | 34.3 |
| Median age (female) | 34.2 | 34.6 | 34.9 |
| Total households | 7,139 | 18,698 | 35,817 |
| Total persons per HH | 1.9 | 2.0 | 2.2 |
| Average HH income | \$63,992 | \$69,700 | \$76,352 |
| Average house value | \$541,246 | \$629,077 | \$661,104 |

** Demographic data derived from 2010 US Census*

DEMOGRAPHICS MAP



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