



COMMERCIAL
REAL ESTATE
the sign of a profitable property

MOTIVATED SELLER FREESTANDING FLEX /OFFICE BUILDING IN NORTH HOLLYWOOD

7315 Lankershim Blvd, North Hollywood, CA 91605



PRICE REDUCED!

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PROPERTY OVERVIEW

illi Commercial Real Estate is pleased to present 7315 Lankershim Boulevard, an 11,600 square foot office/flex property situated in the vibrant North Hollywood submarket of Los Angeles, CA. Positioned along one of area's most prominent commercial corridors, the property benefits from exceptional accessibility and visibility in the heart of the San Fernando Valley's industrial district.

The subject property benefits from excellent visibility and frontage along Lankershim Boulevard, with strong traffic counts and convenient access to major freeways including the Hollywood Freeway (US-101), Interstate 5, and the 170 Freeway. It is very close the NoHo Arts District, Burbank Airport, and the greater San Fernando Valley employment base.

7315 Lankershim Boulevard is currently offered at \$2,350,000. The property benefits from billboard income, and will be delivered vacant, offering investors and owner-users a clear path to maximize value. Seller is motivated to make a deal, don't miss this excellent opportunity to acquire a well-positioned office/flex asset in a strong Los Angeles submarket.



PRICE
\$2,350,000



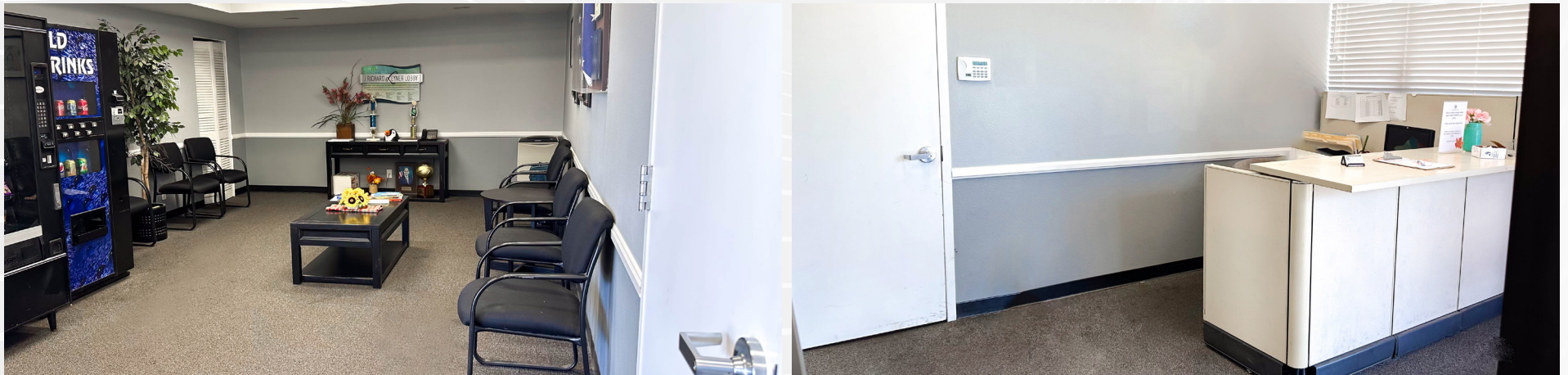
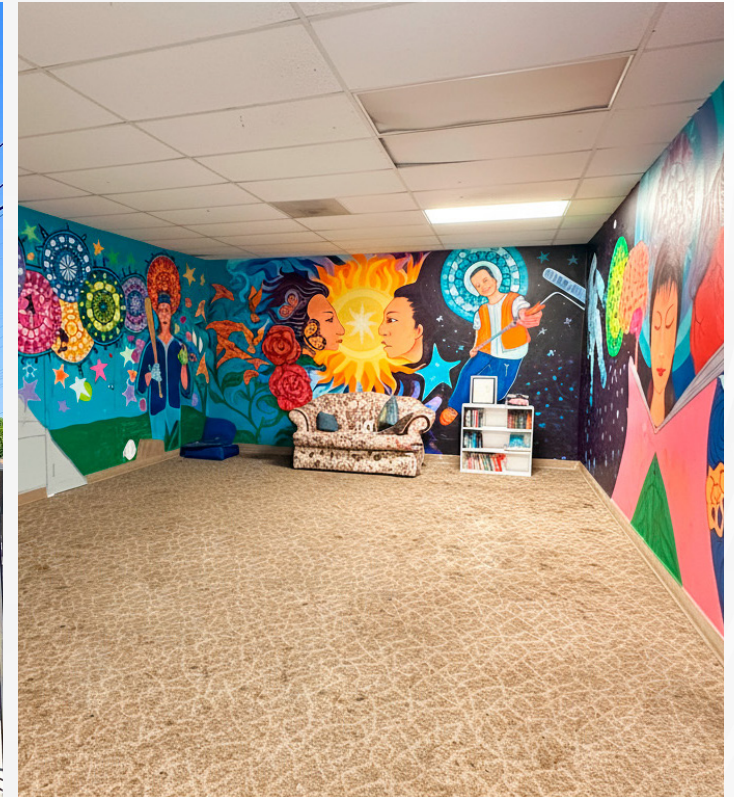
± 11,600 SF GLA
± 17,468 LOT SIZE

PROPERTY DETAILS

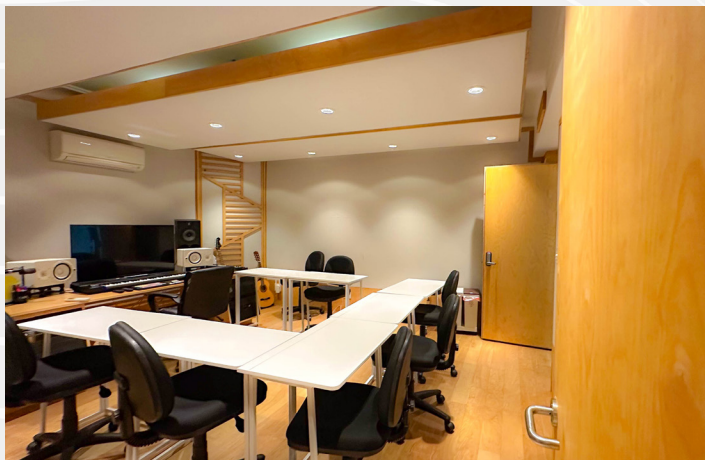
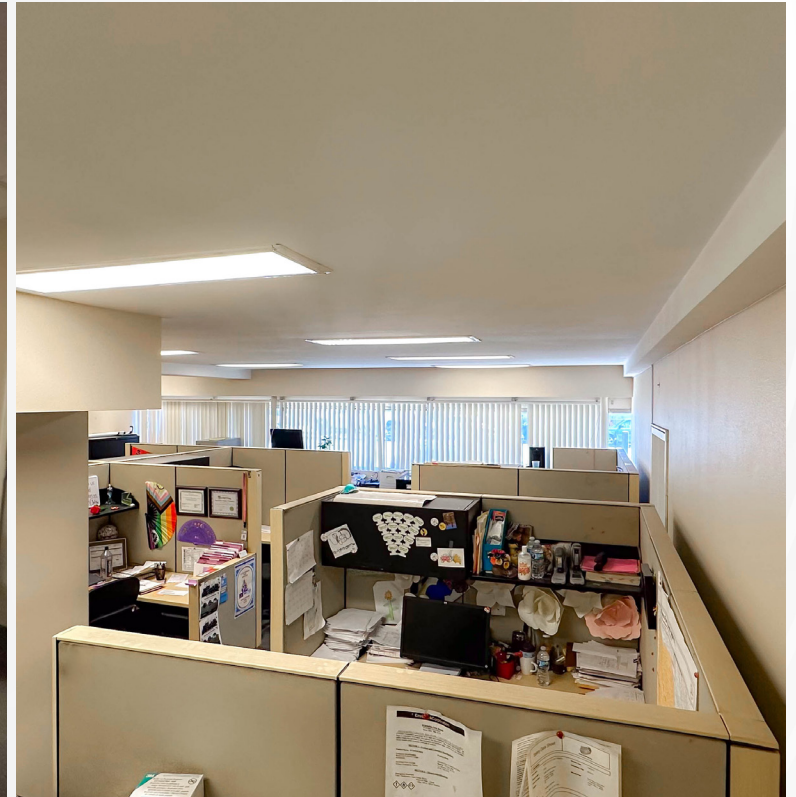
Address	7315 Lankershim Boulevard, North Hollywood, CA 91605
APN	2317-018-038
Year Built	1965
Zoning	M1
Use	Flex / Office
Parking	Gated parking lot with 25 spaces



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL VIEW





AERIAL MAP

LOCATION OVERVIEW

North Hollywood

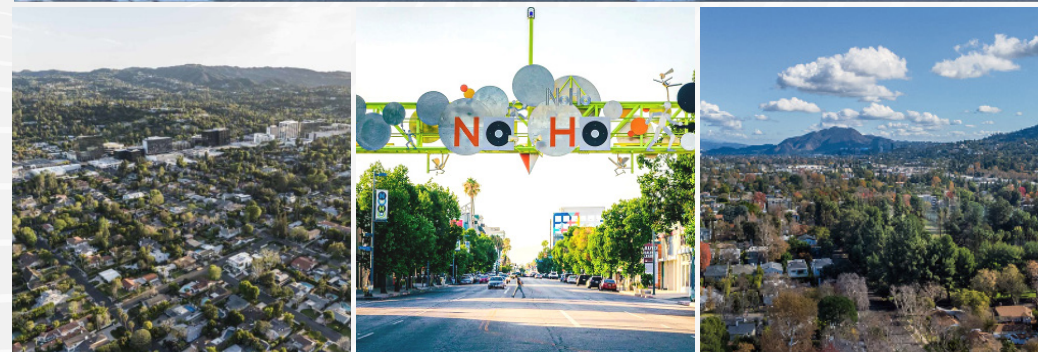
North Hollywood's commercial real estate market is experiencing positive momentum with recent data showing steady growth. The market has seen a 2.4% increase in the last four quarters, suggesting gradual stabilization in the commercial real estate market. The area benefits from ongoing development and the growing entertainment and media industry presence, making it an attractive location for office and flex space users.

The broader North Hollywood market features 733,623 square feet of commercial property of all types, with increasing demand for flexible office space that can accommodate a variety of business uses including creative offices, showrooms, and light manufacturing.

North Hollywood continues to evolve as a major commercial hub with significant recent investments including the NoHo West development and ongoing Metro expansion projects. The area's transformation into an arts and entertainment district, combined with its strategic location within the Greater Los Angeles market, positions it well for continued growth.

North Hollywood's prime location places it at the heart of Los Angeles' creative and economic activity, offering unmatched connectivity and access throughout Southern California. Just a few of North Hollywood's quick-link business "connections":

- 13.7 miles to Downtown Los Angeles
- 2.2 miles to Burbank Airport (Hollywood Burbank Airport)
- 18.1 miles to Los Angeles International Airport (LAX)
- Direct access to the Metro Red and Orange Lines, connecting to Downtown LA and the San Fernando Valley



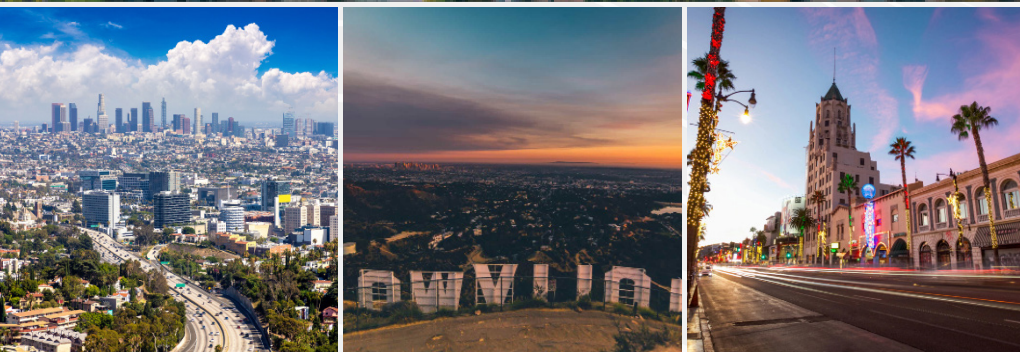
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
Estimate	37,157	254,439	662,798
Daytime Population	34,515	254,077	671,966
Avg HH Income	\$73,375	\$87,000	\$97,910
Avg HH Size	3.20	2.80	2.70
Median Home Price	\$713,252	\$752,114	\$797,098

TRAFFIC COUNTS	LANKERSHIM BLVD
Cars per Day	± 26,135



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