

5251 VINELAND AVENUE

NO HO



RETAIL

±1,062-1,241 SF FOR LEASE

ANTHONY YING
TYING@SVN.COM
949.558.0305
DRE 02052345

JUSTINE ECHOLDS
JUSTINE.ECHOLDS@SVN.COM
949.558.0251
DRE 02112177

JAY NO
JNO@SVN.COM
949.558.0311
DRE 02052695





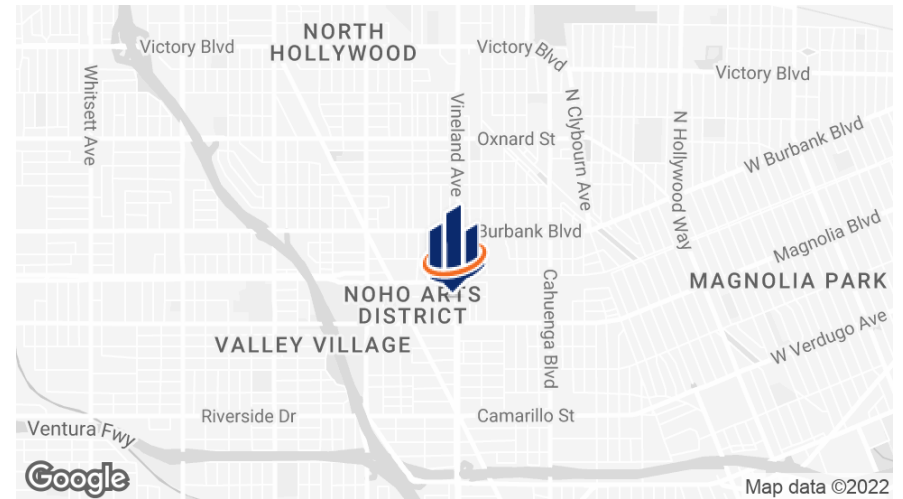
OFFERING SUMMARY

LEASE RATE: **NEGOTIABLE**

AVAILABLE SF: **1,026 - 1,241 SF**

LEASE TYPE: **NNN**

5251 VINELAND AVE NORTH HOLLYWOOD, CA 91601



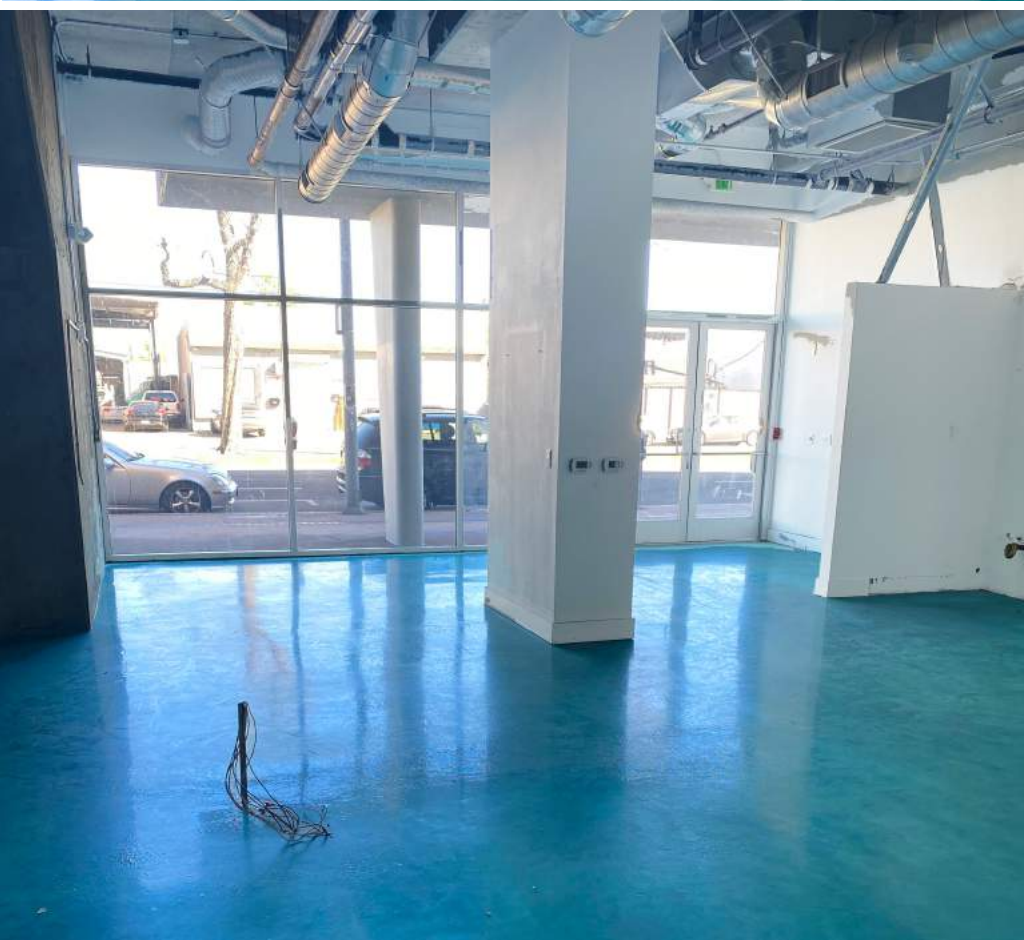
OVERVIEW

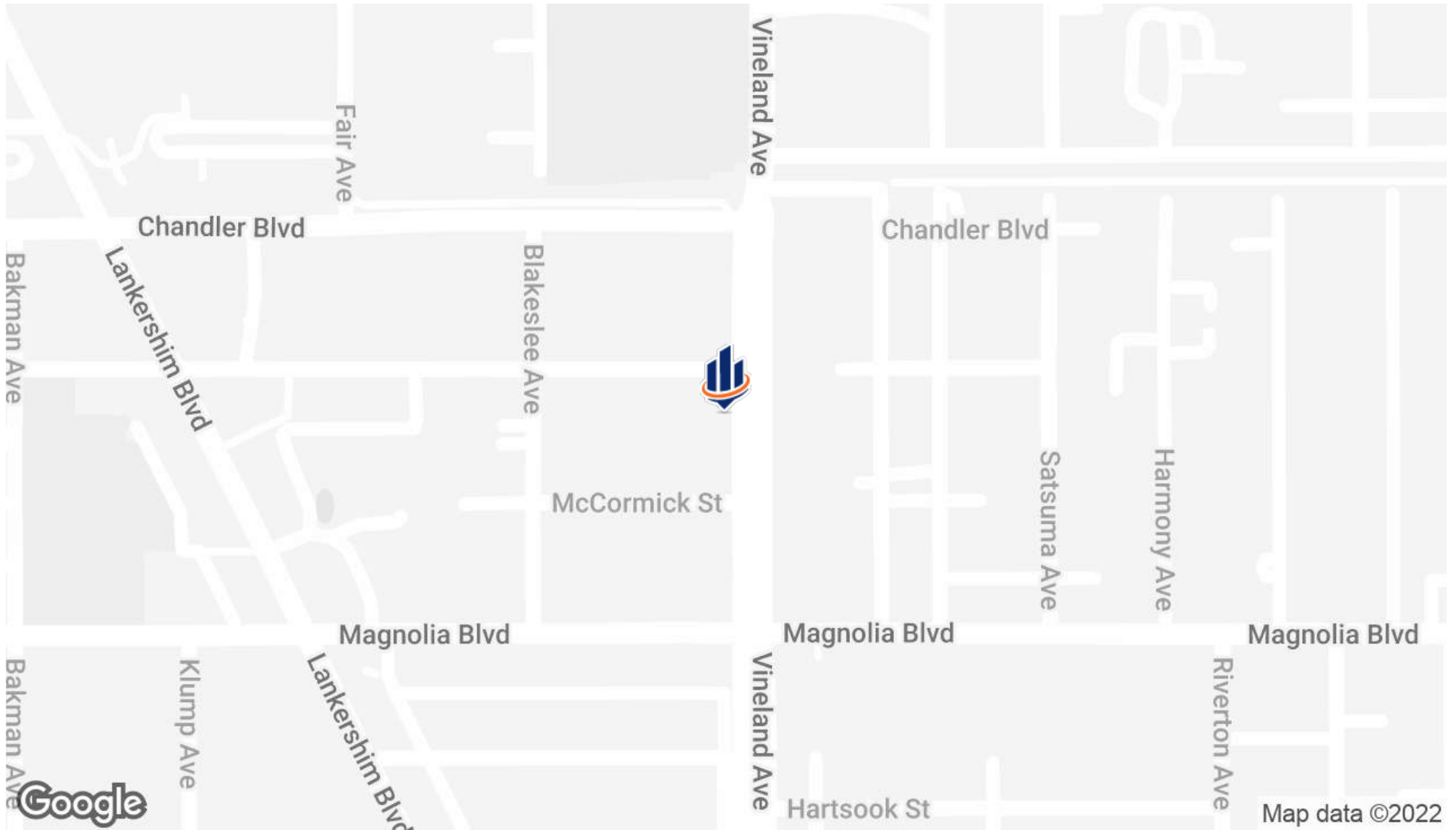
Second generation salon & general retail space available at Muse NoHo, a North Hollywood, mixed use building featuring 152 Luxury Residential Units above 5 Retail Units.

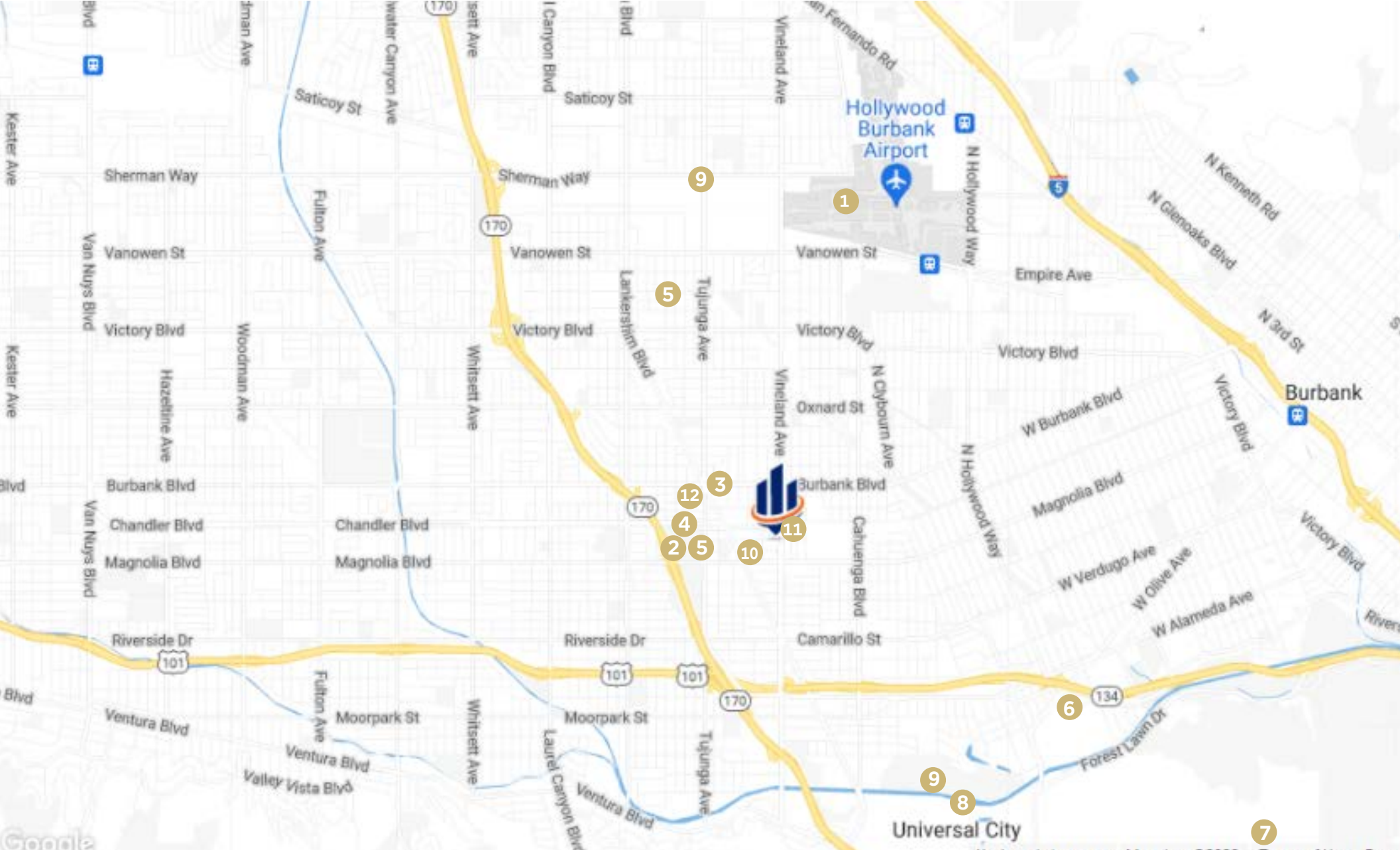
PROPERTY HIGHLIGHTS

- Minutes from the 101 and 170 Highways as well as the Metro Red Line to Downtown LA and Metro Orange Line to Woodland Hills.
- 152 Luxury Residences onsite
- Gated parking available
- 91% Walk Score: Near great Shops, Schools and Parks
- Co-tenants include Yoga NoHo, RioZonas Acai & True Gents Barbershop









1 Burbank Airport

4 Regional Park

7 Hollywood Sign

10 Kahuna Tiki

2 NoHo Arts District

5 Regional Library

8 Universal CityWalk

11 Lawless Brewing

3 Metro Station

6 Warner Bros. Studios

9 Universal Studios
Hollywood

12 The Federal Bar

NORTH HOLLYWOOD POINTS OF INTEREST

POPULATION

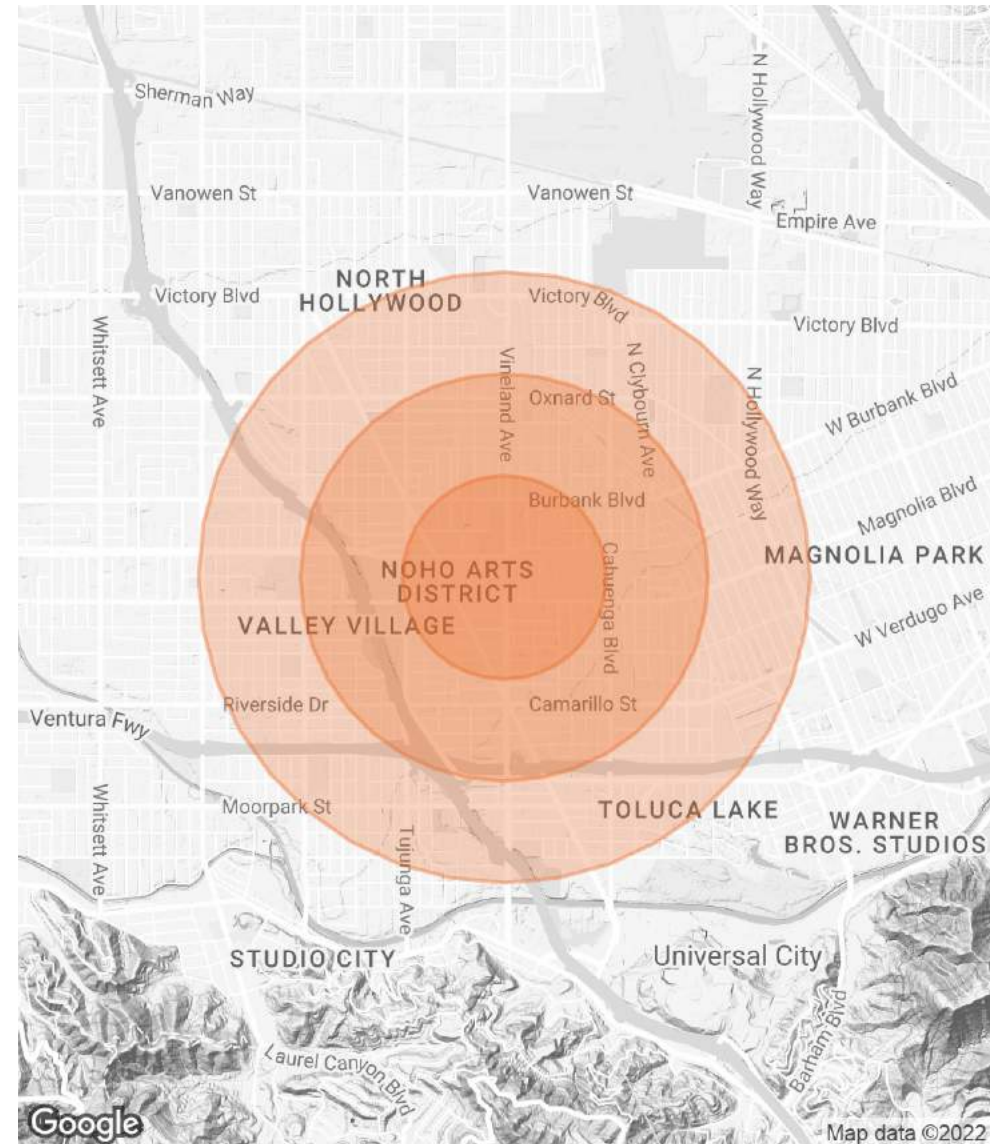
0.5 MILES 1 MILE 1.5 MILES

| | | | |
|-----------------------------|--------|--------|--------|
| TOTAL POPULATION | 12,932 | 42,097 | 80,453 |
| AVERAGE AGE | 31.8 | 33.0 | 34.1 |
| AVERAGE AGE (MALE) | 30.8 | 32.5 | 33.6 |
| AVERAGE AGE (FEMALE) | 33.1 | 33.7 | 34.4 |

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

| | | | |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 6,271 | 19,038 | 34,965 |
| # OF PERSONS PER HH | 2.1 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$54,787 | \$62,733 | \$69,194 |
| AVERAGE HOUSE VALUE | \$556,762 | \$600,183 | \$629,448 |

* Demographic data derived from 2010 US Census



DEMOGRAPHICS
MAP & REPORT