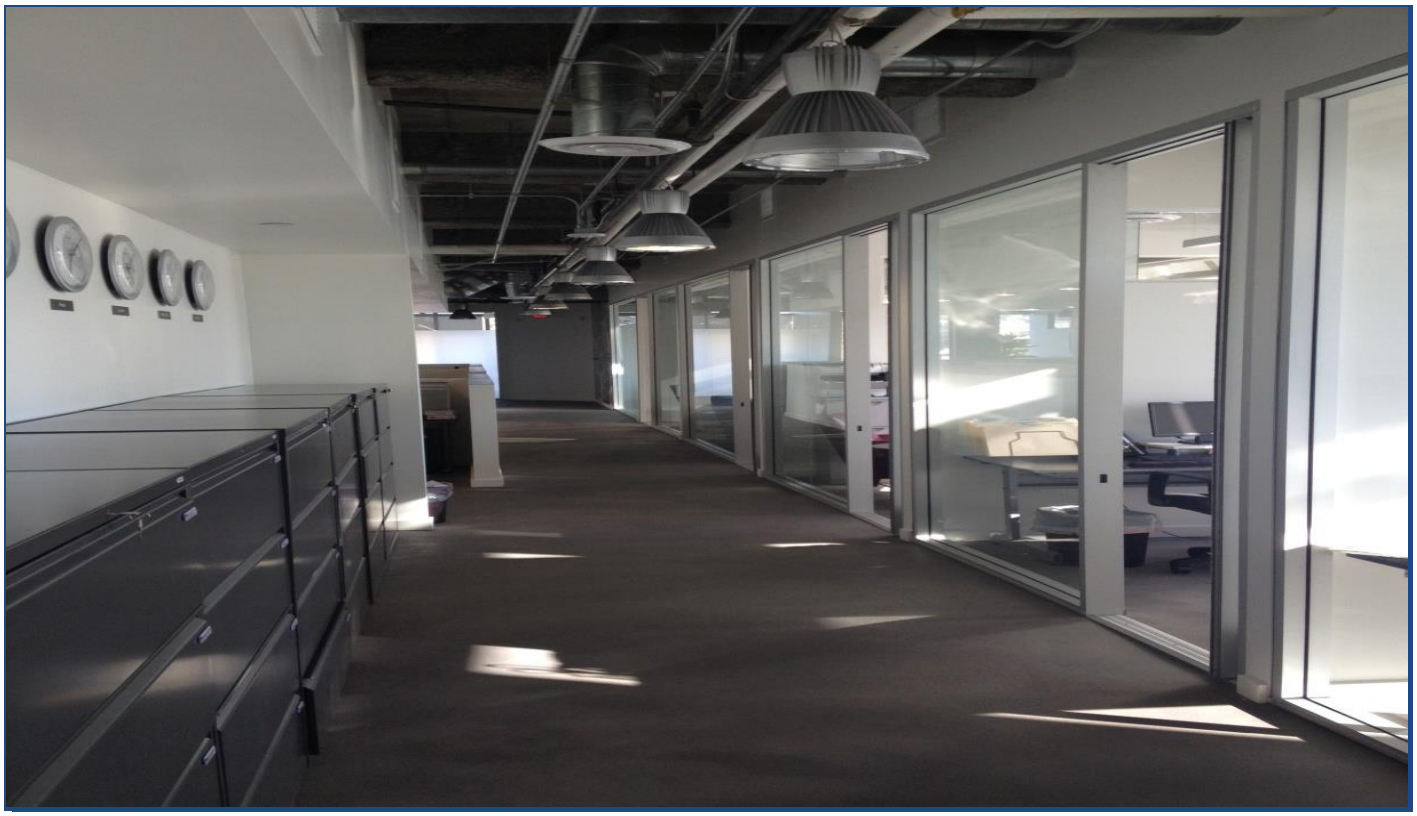
Commercial Real Estate Investments

N HOLLYWOOD, 6829 lANKERSHIM

EXECUTIVE SUMMARY



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HIGHLIGHTS:

- **Brand New High End Offices**
- **Build to Suit Space Available**
- **Abundant Parking - 41 Gated Parking Spaces**
- **Close to 3 Freeways - 170, 5, & 101**
- **Walking Distance to Amenities**

OFFERING SUMMARY: 6829 Lankershim Blvd, offers a tenant the opportunity to lease a 1,000 - 5,634 SF. Located just off the signalized corner of Lankershim Blvd and Vanowen (Traffic Count of approximately 26,572 cars per day - LADOT). Brand new high end space has just been completed.

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 46,464 as well as over 290,467 within a 3 mile radius, and this population is expected to grow at 6.70% annually. The average household income was estimated at approximately $54,092 within a 3 mile radius.

LEASE RATE: 1,000 - 5,634 SF space offered at ($1.75-2.00/SF Modified Gross). Contact listing broker for access.

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PROPERTY PICTURES

Property Picture

Property Picture

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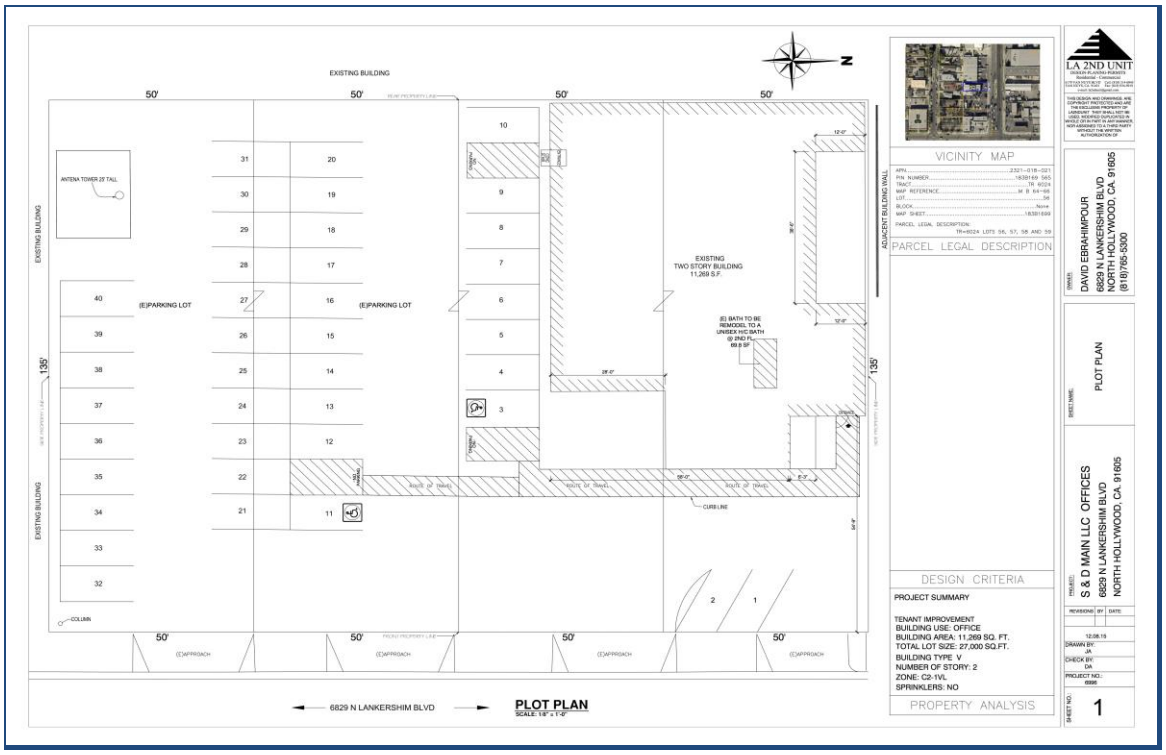
PROPERTY PICTURES

Layout Picture



Layout Picture

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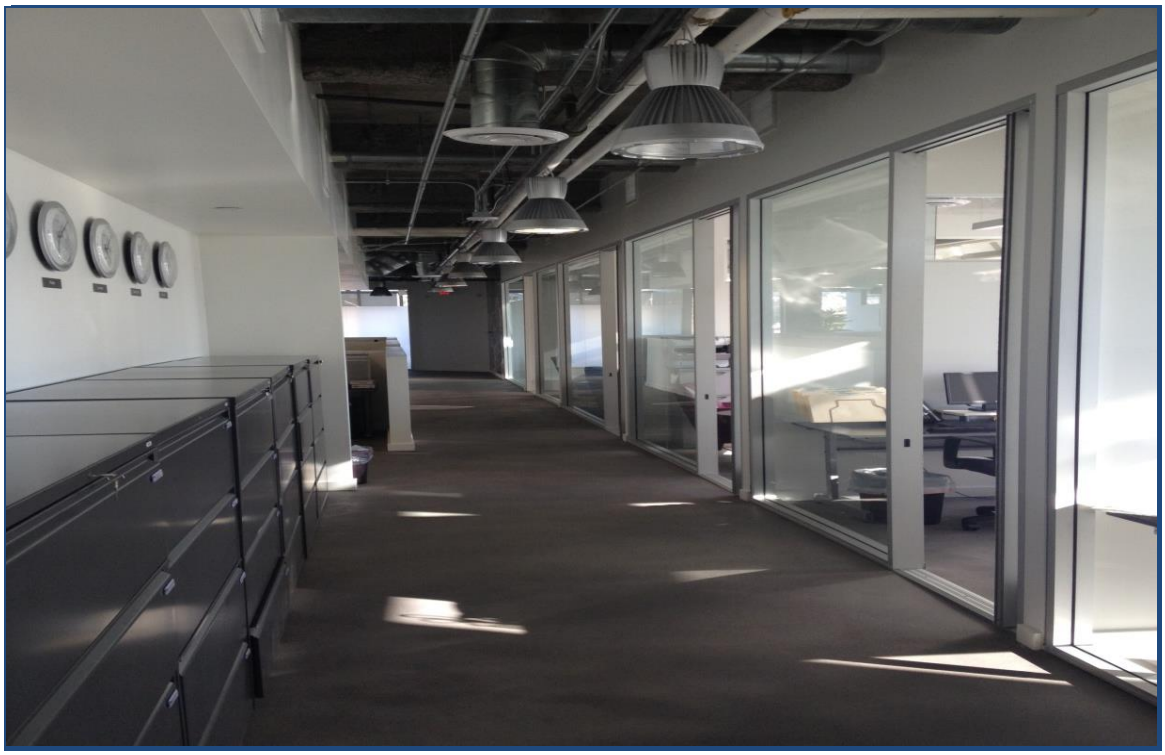
PROPERTY PICTURES

Property Picture (Sample, not actual)



Property Picture

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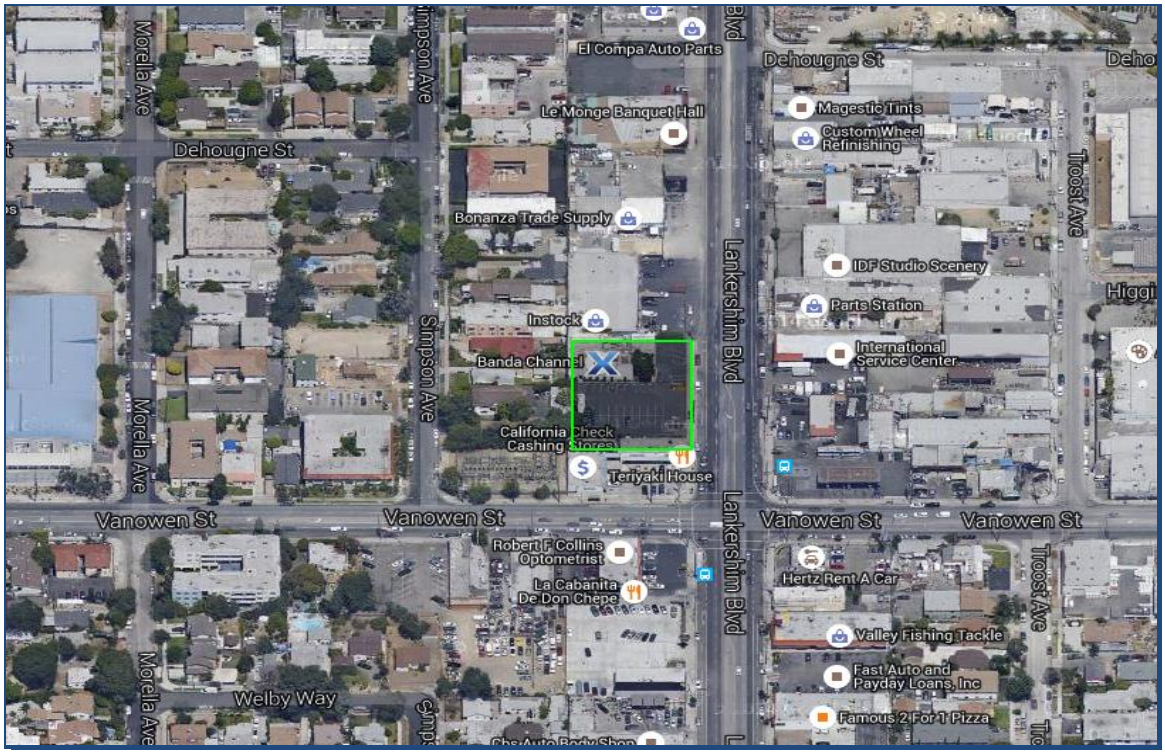
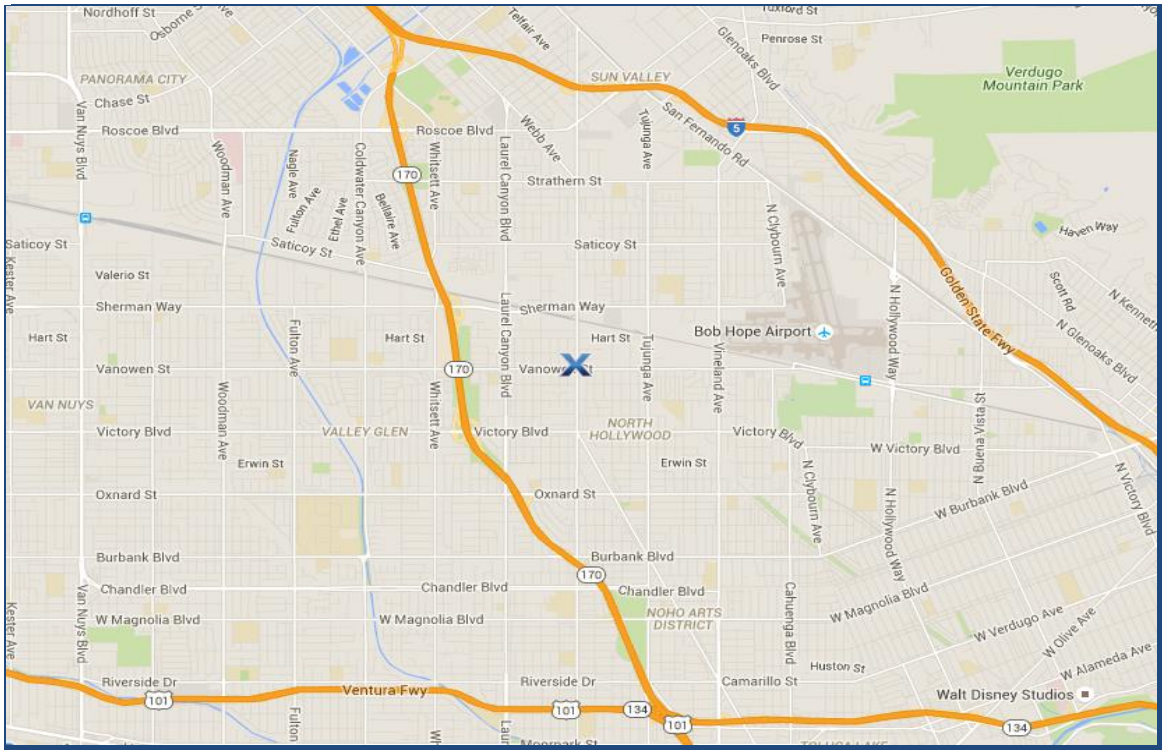
PROPERTY PICTURES

Aerial Map



Local Area Map



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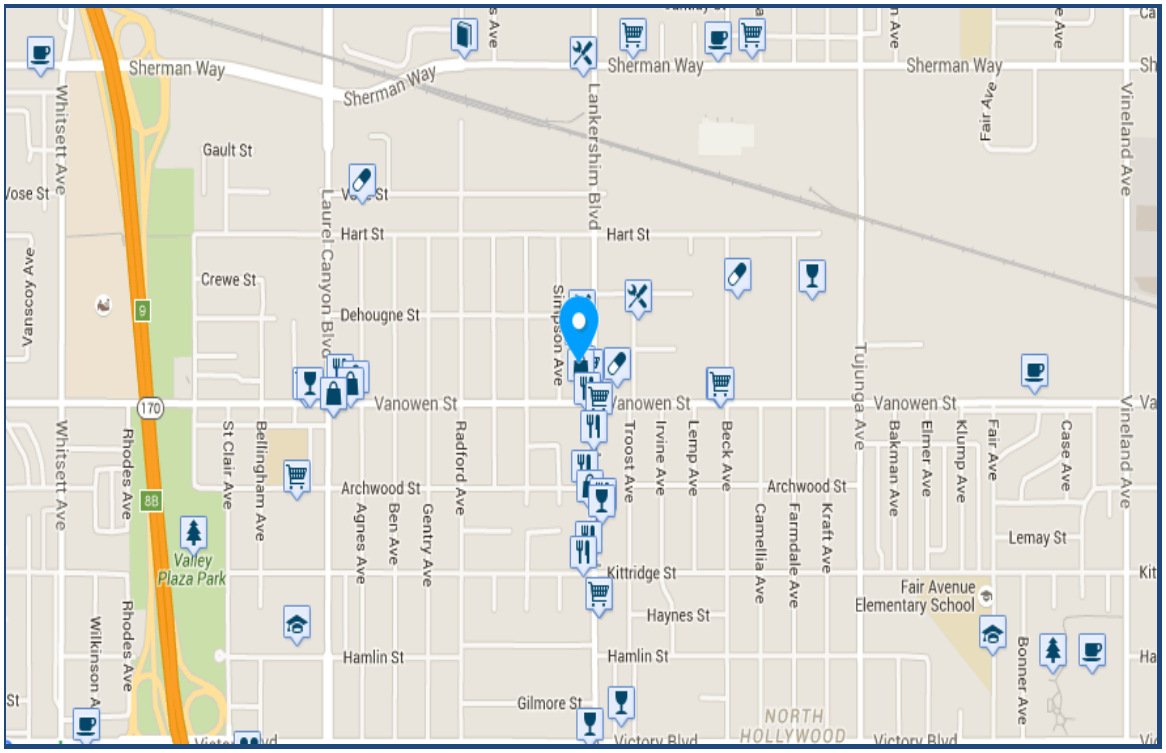
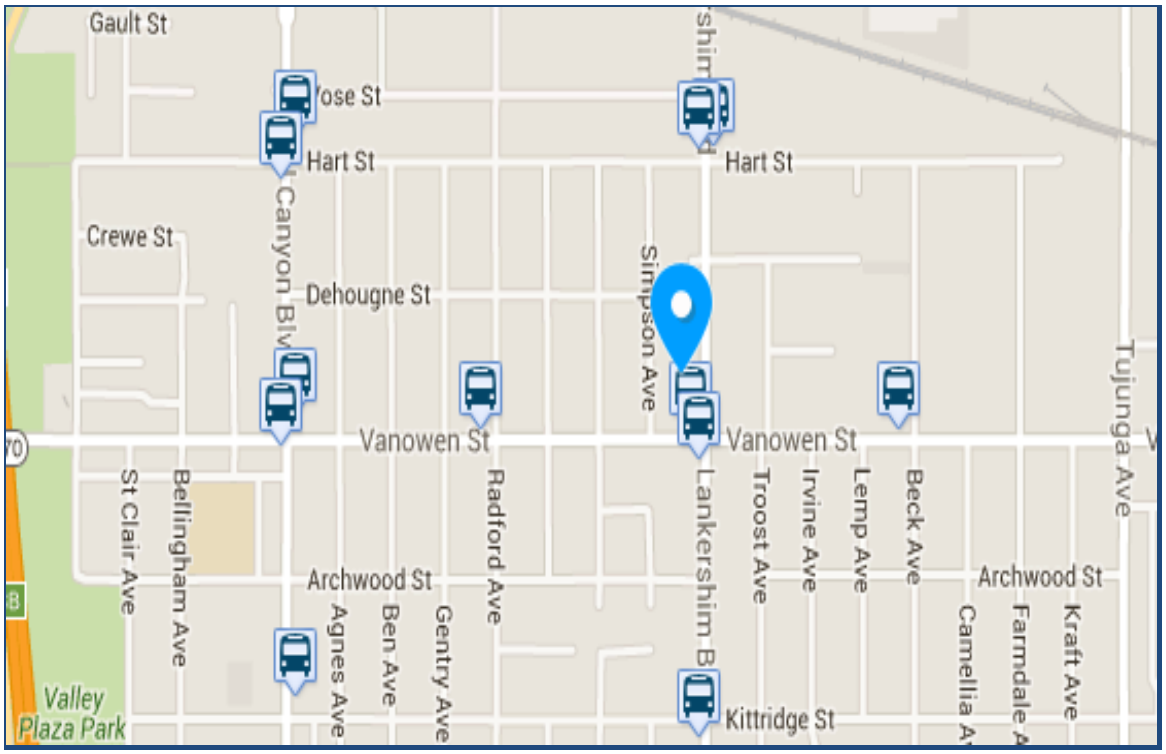
WALK SCORE

Walk Score Picture



Walk Score Public Transit



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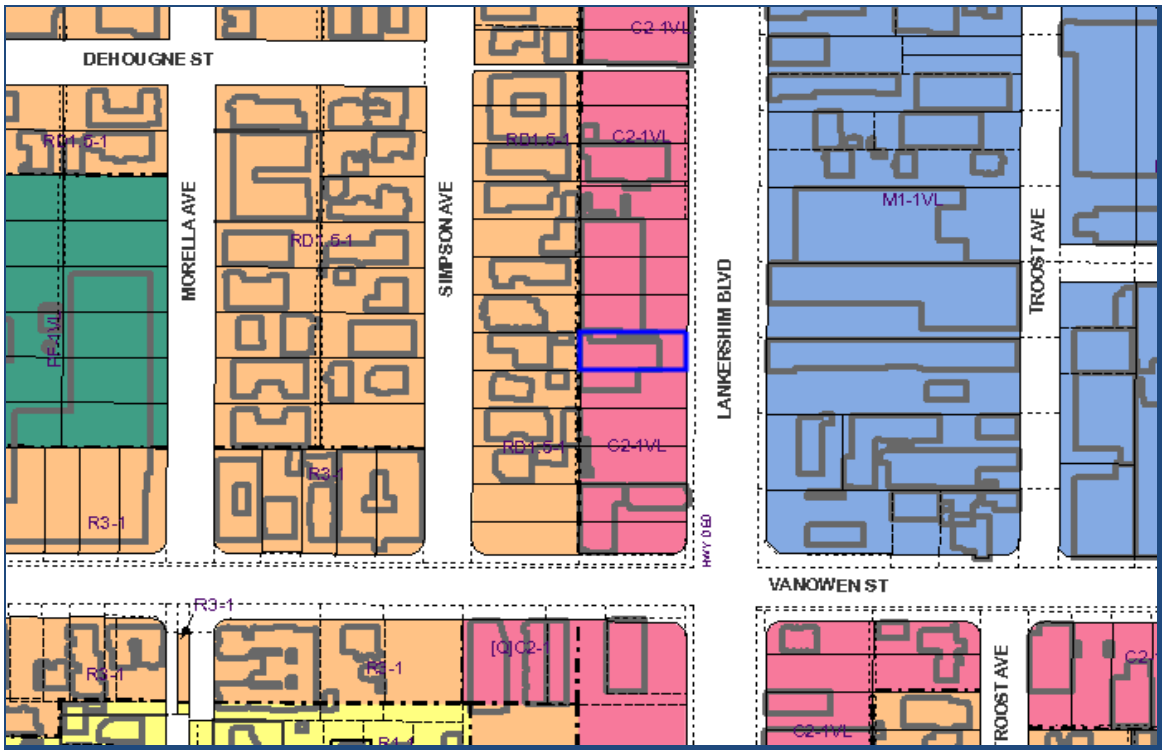
PROPERTY PICTURES

Zoning Picture



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Commercial Real Estate Investments

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DEMOGRAPHICS

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	46,464	290,467	666,598	45,915	285,331	657,999
Total Census 2010 Population	42,781	278,503	644,249	42,781	278,503	644,249
Population Change %	7.70%	3.70%	2%	6.70%	1.70%	0.30%
Population Density (People/SQ I	17,465	13,028	12,414	17,276	12,813	12,247
Median Age	35	39	40	37	41	42
Total Males	23,750	146,500	334,473	23,363	143,417	328,964
Total Females	22,714	143,967	332,125	22,552	141,914	329,035
Population By Age Group	2015 Proje	2016 Projection				
< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles	
4 Years Old and Younger	3,458	19,541	43,885	3,149	17,641	39,752
5 - 9 Years Old	4,082	22,782	51,361	3,602	20,434	46,228
10 - 14 Years Old	4,128	22,781	50,939	3,950	22,082	50,016
15 - 19 Years Old	3,893	21,544	47,666	3,880	21,599	48,442
20 - 24 Years Old	3,672	20,549	45,200	3,610	20,220	45,232
25 - 29 Years Old	3,652	20,932	46,589	3,424	19,381	43,211
30 - 34 Years Old	3,697	22,051	50,213	3,210	18,724	42,503
35 - 39 Years Old	3,736	23,340	54,109	3,409	20,587	47,344
40 - 44 Years Old	3,672	23,766	55,448	3,426	21,588	50,378
45 - 49 Years Old	3,256	21,801	50,911	3,238	21,168	49,777
50 - 54 Years Old	2,604	18,213	42,707	2,877	19,532	46,009
55 - 59 Years Old	2,066	15,317	35,988	2,405	16,950	40,075
60 - 64 Years Old	1,382	10,751	25,439	1,751	12,882	30,495
65 - 69 Years Old	993	8,011	19,012	1,276	9,879	23,470
70 - 74 Years Old	727	6,005	14,375	933	7,409	17,617
75 - 79 Years Old	551	4,803	11,679	663	5,406	13,020
80 - 84 Years Old	411	3,660	9,074	479	4,153	10,085
85 Years Old and Older	484	4,620	12,003	633	5,696	14,345
Population By Ethnicity	2015 Proje	2016 Projection				
< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles	
White	39,300	244,258	542,659	38,755	240,250	533,762
Black	3,155	18,419	43,448	3,168	18,154	42,680
Native American	399	2,038	7,305	314	1,575	5,716
Asian	3,250	21,973	59,321	3,387	22,805	63,364
Pacific Islander	47	388	1,118	44	259	797
2 or More Races	313	3,391	12,747	247	2,288	11,680
Hispanic	34,309	164,448	347,923	33,839	161,841	345,076
White Non-Hispanic	7,026	86,324	219,483	6,821	83,094	211,754

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DEMOGRAPHICS

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	13,382	54,092	151,887	13,144	53,049	150,383
Total Census 2010 Households	13,617	54,858	149,579	13,617	54,858	149,579
Average Household Size	2.4	2.8	2.8	N/A	N/A	N/A
Total Housing Units	14,369	57,173	156,938	14,488	57,536	158,523
Owner	5,448	31,855	75,343	5,538	32,057	76,148
Renter	8,440	23,495	76,295	8,467	23,647	77,035
Vacant Housing Units	480	1,823	5,298	485	1,835	5,343
Income	**2015 Projection**			**2016 Projection**		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under $10,000	1,251	3,979	12,079	1,219	3,892	11,953
$10,000 - $14,999	922	2,890	8,523	902	2,831	8,436
$15,000 - $19,999	1,035	3,041	9,198	1,017	2,984	9,115
$20,000 - $24,999	972	3,112	9,953	953	3,058	9,876
$25,000 - $29,999	804	3,051	9,112	784	2,985	9,029
$30,000 - $34,999	981	3,110	8,914	962	3,059	8,843
$35,000 - $39,999	795	3,009	8,917	779	2,953	8,829
$40,000 - $44,999	689	2,462	7,532	672	2,423	7,471
$45,000 - $49,999	651	2,510	6,887	635	2,463	6,825
$50,000 - $59,999	1,112	4,611	12,841	1,090	4,521	12,727
$60,000 - $74,999	1,184	5,575	14,808	1,166	5,475	14,652
$75,000 - $99,999	1,196	5,747	15,958	1,180	5,641	15,793
$100,000 - $124,999	625	3,320	9,186	620	3,264	9,087
$125,000 - $149,999	441	1,972	5,039	442	1,934	4,985
$150,000 - $199,999	272	1,932	4,769	269	1,889	4,708
Over $200,000	362	3,139	6,527	363	3,073	6,426
Median Household Income	$51,910	$59,278	$56,841	$51,900	$59,296	$56,866
Average Household Income	$69,104	$75,655	$71,090	$69,108	$75,677	$71,084
Per Capita Household Income	$27,869	$27,775	$26,231	$28,181	$28,013	$26,427

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DEMOGRAPHICS

Household Expenditures	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Average Annual Household	$35,098	$40,738	$42,908	$35,305	$41,035	$43,208
Food	$4,774	$5,335	$5,550	$4,717	$5,309	$5,531
Cereals & Cereal Products	$135	$145	$150	$134	$145	$150
Bakery Products	$266	$287	$294	$259	$278	$284
Meats, Poultry, Fish & Eggs	$777	$849	$875	$785	$860	$887
Dairy ProductseFMisc	$312	$341	$352	$315	$348	$360
Housing	$11,874	$13,437	$14,040	$11,998	$13,596	$14,207
Owned Dwellings	$4,069	$5,048	$5,432	$4,104	$5,126	$5,526
Mortgage Interest & Charges	$2,011	$2,559	$2,771	$1,930	$2,434	$2,625
Property Taxes	$1,197	$1,452	$1,553	$1,188	$1,423	$1,515
Rented Dwellings	$2,628	$2,448	$2,372	$2,555	$2,372	$2,293
Utilities, Fuels & Public Service:	$2,786	$3,057	$3,153	$2,833	$3,092	$3,180
Natural Gas	$422	$458	$471	$405	$440	$452
Electricity	$1,034	$1,119	$1,149	$1,054	$1,132	$1,158
Fuel Oil or Other Fuels	$108	$117	$119	$109	$118	$120
Telephone Services	$920	$1,010	$1,043	$949	$1,051	$1,087
Water & Other Public Services	$292	$324	$335	$299	$333	$344
Household Operations	$559	$670	$714	$551	$661	$704
Personal Services	$212	$253	$269	$216	$256	$272
Other Household Expenses	$377	$451	$480	$378	$461	$493
Housekeeping Supplies	$511	$566	$586	$499	$550	$569
Household Furnishings & Equip	$1,152	$1,391	$1,484	$1,123	$1,338	$1,420
Furniture	$291	$364	$393	$286	$355	$381
Floor Coverings	$30	$37	$39	$30	$36	$39
Major Appliances	$172	$203	$214	$170	$202	$213
Sm. Appliances & Misc Housew	$84	$94	$98	$84	$94	$98
Apparel & Services	$1,295	$1,483	$1,557	$1,314	$1,502	$1,574
Transportation	$6,241	$7,357	$7,776	$6,378	$7,531	$7,954
Maintenance & Repairs	$506	$575	$601	$511	$576	$601
Vehicle Insurance	$918	$1,048	$1,095	$948	$1,068	$1,108
Public Transportation	$292	$363	$391	$290	$360	$388
Health Care	$2,564	$2,802	$2,881	$2,539	$2,763	$2,838
Entertainment	$1,792	$2,138	$2,273	$1,814	$2,191	$2,339
Tobacco & Smoking Related	$264	$272	$275	$272	$281	$284
Cash Contributions	$1,066	$1,307	$1,401	$1,064	$1,306	$1,399
Personal Insurance & Pensions	$3,091	$4,094	$4,490	$3,064	$4,029	$4,403
Life & Other Personal Insurance	$272	$331	$354	$275	$334	$357
Pensions & Social Security	$2,836	$3,774	$4,146	$2,798	$3,711	$4,064

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