

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

NORTH HOLLYWOOD, CA

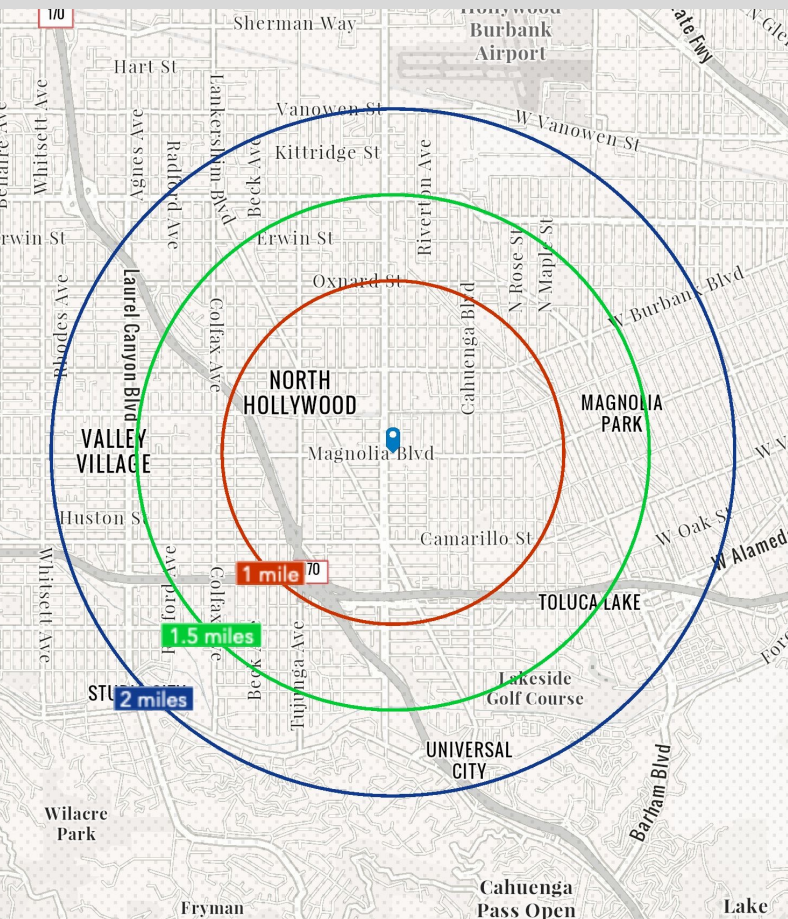
Walgreens #9491

± 13.4K SF + DT | \$225,000/yr, MG | July '32

10955 MAGNOLIA BLVD



North Hollywood, CA



'24 Estimates	1 mile	1.5 miles	2 miles
Population	45,639	88,562	145,555
Households	21,707	40,971	65,808
Avg. HH Inc.	\$97,834	\$111,504	\$116,645
Magnolia Blvd – Daily Traffic Count Estimate			26,998 VPD
Vineland Ave – Daily Traffic Count Estimate			28,823 VPD

844.RNRE.111  www.retailnetrealestate.com

10955 Magnolia Blvd

Property Overview

- ✦ **Rent.** \$225Kyr, MG (inclusive of RET; R&M, ins., utilities separate)
- ✦ **Master Lease Expiration.** 7/31/32
- ✦ **Walgreens Premises.** ±13.4K SF (±10,095 SF – 1st floor) + drive-through
- ✦ **Signage.** Building
- ✦ **Year Built.** 2007
- ✦ **Intersection.** Signalized, major retail intersection (~54 VDP)
- ✦ **Parking.** ~35 spaces
- ✦ **Access.** RI/RO on Vineland & Magnolia. Extended FI/FO on Magnolia
- ✦ **Zoning.** C4-1-CA (Enterprise Zone) – [USE REGULATIONS](#)
- ✦ **Prohibited Use.** Pharmacy

Location Overview

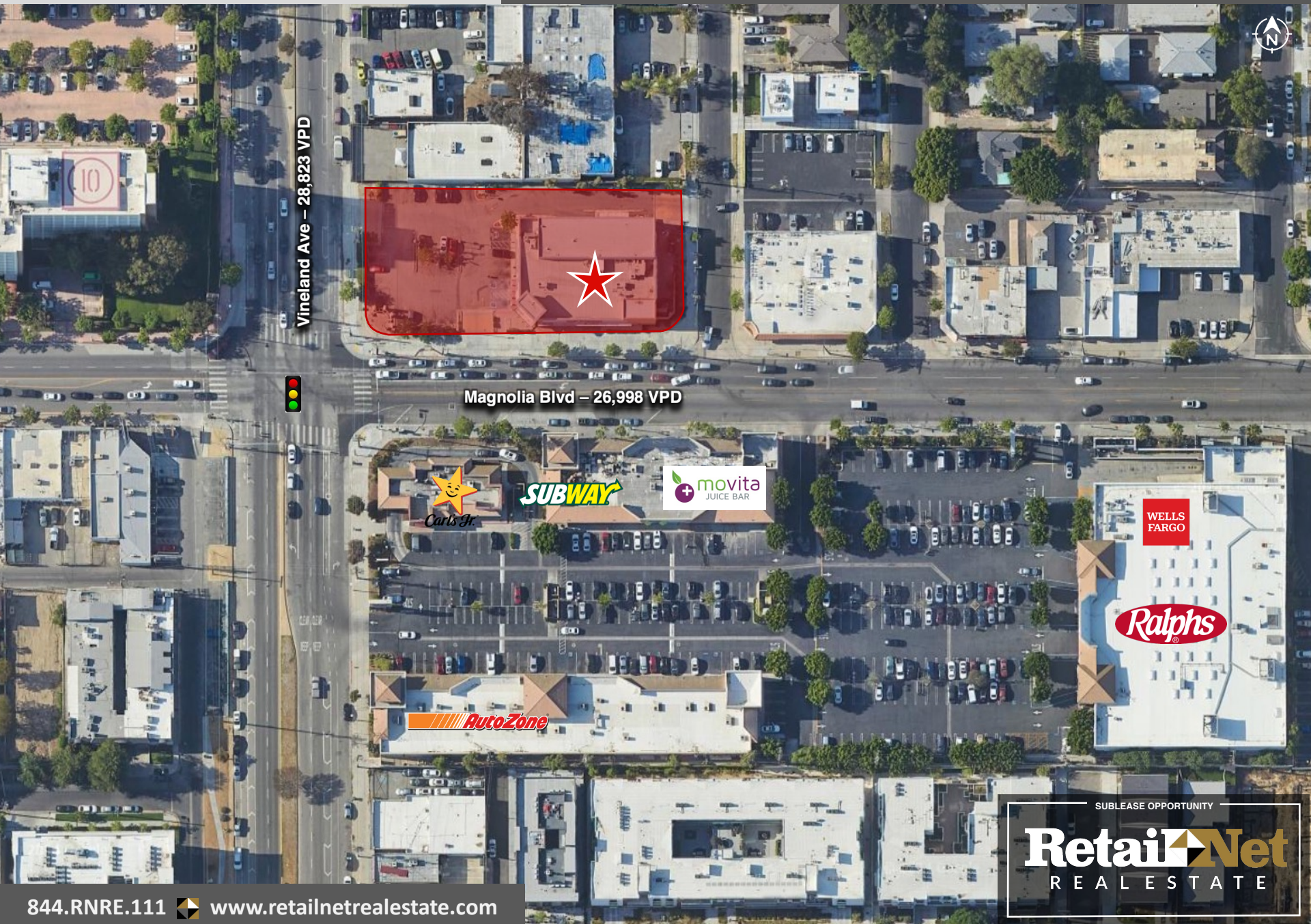
- ✦ Located in the NoHo Arts District, one of the trendiest areas in the San Fernando Valley.
- ✦ Close to Toluca Lake and Valley Village neighborhoods
- ✦ High pedestrian counts and population density
- ✦ Convenient Central Valley Location:
 - ✦ 0.25 mi – North Hollywood Metro Line
 - ✦ 1.5 mi – 101 | 170 | 134 Freeway Junction
 - ✦ 2.5 mi – Universal Studios Hollywood
 - ✦ 3.5 mi – Bob Hope Airport

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10955 Magnolia Blvd



Vineland Ave - 28,823 VPD

Magnolia Blvd - 26,998 VPD



WELLS
FARGO

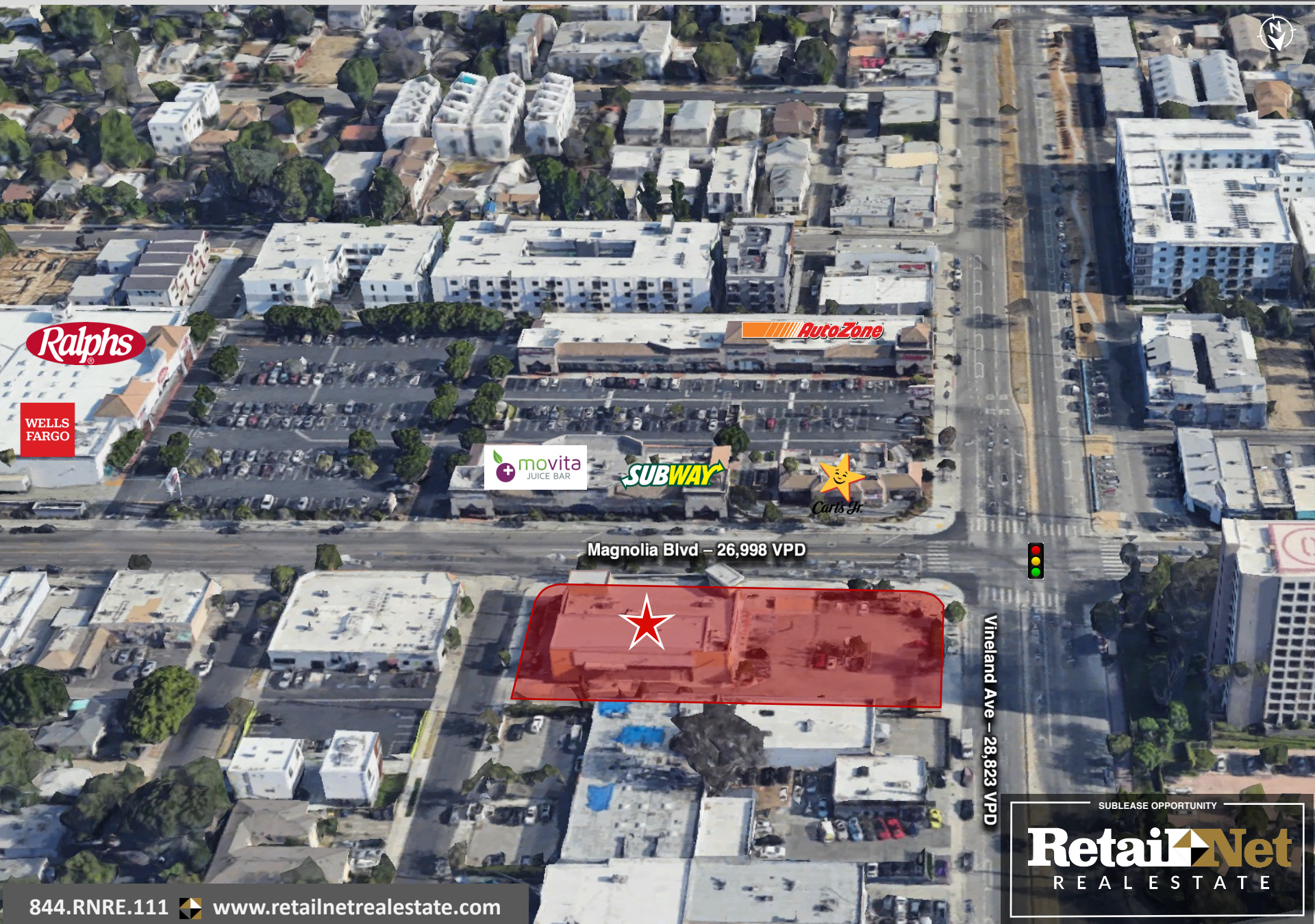


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Ralphs

WELLS
FARGO

movita
JUICE BAR

SUBWAY

Carls Jr.

Magnolia Blvd – 26,998 VPD

Vineland Ave – 28,823 VPD

North Hollywood, CA

10955 Magnolia Blvd



SUB-LEASE TERMS

SUGGESTED RENT*

\$225,000 / yr, modified gross
(inclusive of RET; R&M, insurance, utilities separate)

TERM

7/31/32 (Co-terminus with master lease)

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of
Walgreen Co.'s Real Estate Committee*

CONTACT

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