

NOHO ARTS DISTRICT STREET RETAIL

FOR LEASE

5213

LANKERSHIM BLVD

NoHo Arts District Storefront at Lankershim & Magnolia

5213 Lankershim Boulevard offers ±2,550 SF of ground-floor storefront space in a 1936 brick building at the signalized corner of Lankershim and Magnolia — the heart of the North Hollywood Arts District. The suite is a long, open floor plate with exposed brick, open ceilings and track lighting behind a glass storefront on Lankershim, with a rear door to the alley and the public parking lot behind the building. It shares the property with Pitfire Pizza, Superba Snacks + Coffee and The Young Actor's Studio, and sits 0.3 miles from the North Hollywood Metro station amid a wave of new multifamily and mixed-use development.





PROPERTY OVERVIEW

Premises:	5213 Lankershim Blvd North Hollywood, CA 91601
Property Type:	Ground-Floor Retail / Fitness
Suite Size:	± 2,550 SF
Rate:	Call Broker for Details
Term:	Negotiable
Availability:	April 2027
Zoning:	C4-2D-CA | Tier 3 TOC
APN:	2350-017-059

FEATURES

1. **HEART OF THE NOHO ARTS DISTRICT**
   Signalized corner of Lankershim & Magnolia, steps from the Television Academy, El Portal Theatre and 20+ live theaters, studios and galleries.

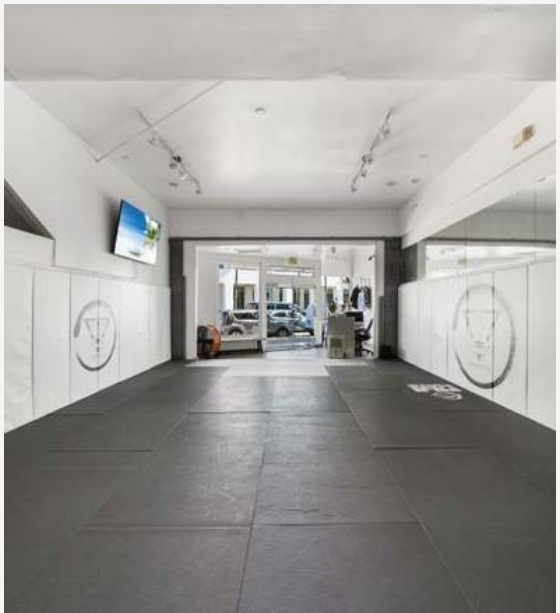
2. **VISIBILITY & FOOT TRAFFIC**
   Glass storefront on Lankershim with 55,000+ vehicles per day and a Walk Score of 96.

3. **CHARACTER SPACE, OPEN PLAN**
   Exposed brick, open ceilings and track lighting over a long, open floor plate — currently built out as a martial-arts studio.

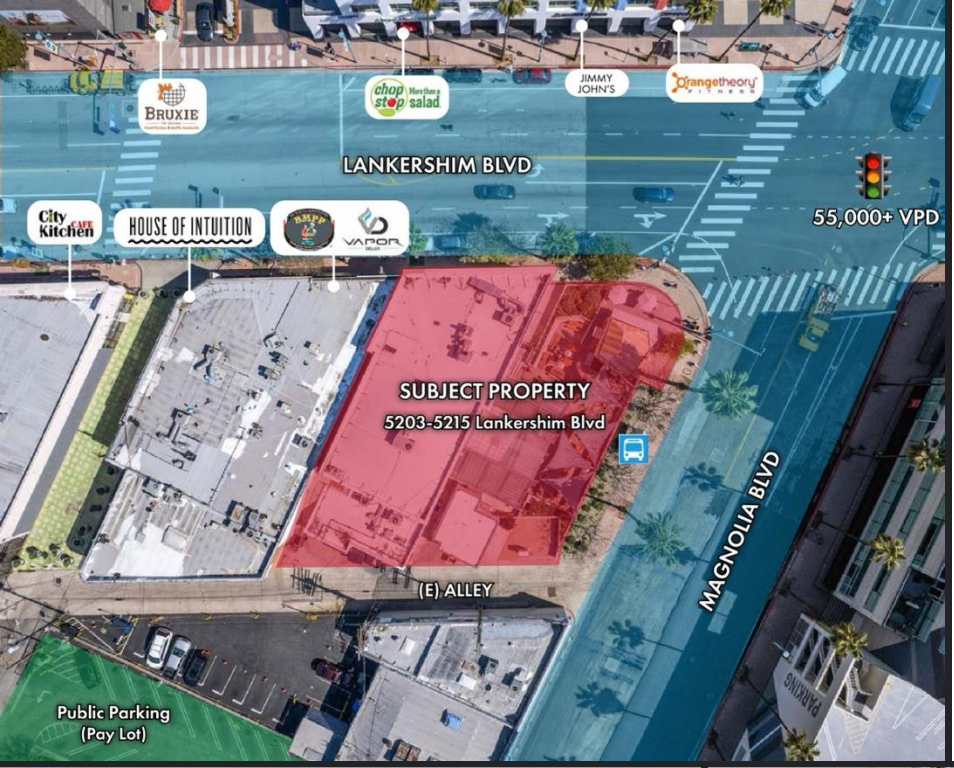
4. **IDEAL FOR FITNESS, WELLNESS, RETAIL OR CREATIVE**
   Suited to boutique fitness, studio, showroom or retail users who want an Arts District address in a dense, young trade area.

5. **TRANSIT & PARKING**
   0.3 mi to the North Hollywood Metro station, 0.5 mi to the 170 and 1 mi to the 134, with a public pay lot directly behind the building.









SITE PLAN

- 5213
  ± 2,550 SF
  Available
- Pitfire Pizza
- Superba







PUBLIC LOT BEHIND THE BUILDING

ACCESS & PARKING

SIGNALIZED CORNER
Lankershim & Magnolia · 55,000+ VPD

PUBLIC PARKING
City pay lot directly behind the building

TRANSIT
0.3 mi to the North Hollywood Metro station



55,000+
VEHICLES PER DAY

96
WALK SCORE

0.3 MI
TO NOHO METRO

242,336
RESIDENTS · 3 MI

$114,839
AVG HH INCOME · 3 MI

The Center of North Hollywood's Arts District

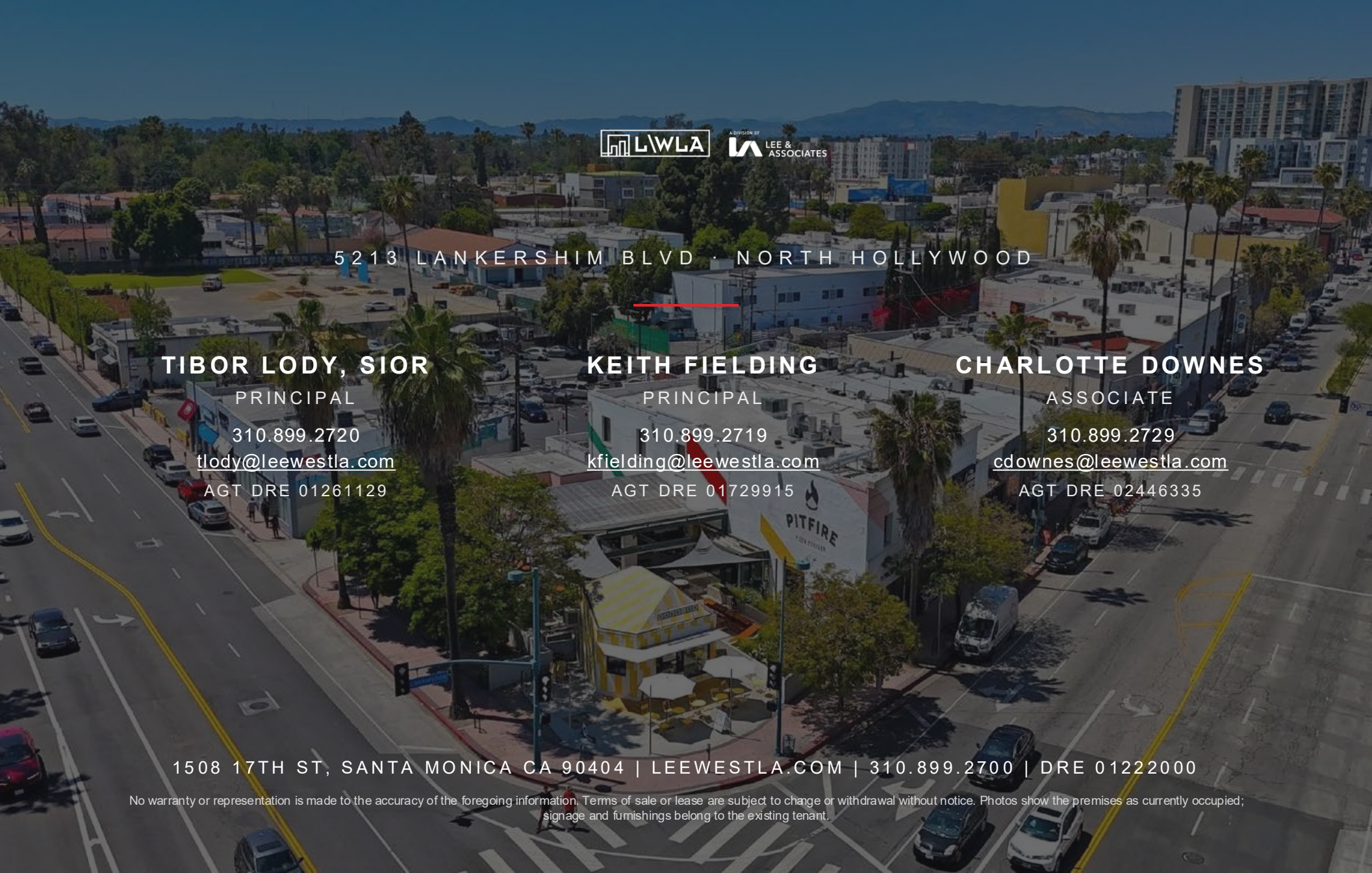
Live theater, studios, dining and new housing surround the corner — with NOHO West, District NoHo and a dozen recent multifamily projects bringing new residents within walking distance.

IN THE BUILDING

Pitfire Pizza
Superba Snacks + Coffee
The Young Actor's Studio

NEARBY

Television Academy · El Portal Theatre
Laemmle NoHo · Orangetheory
Chipotle · Jimmy John's · Starbucks
House of Intuition · City Kitchen



5213 LANKERSHIM BLVD · NORTH HOLLYWOOD

TIBOR LODY, SIOR
PRINCIPAL
310.899.2720
tlody@leewestla.com
AGT DRE 01261129

KEITH FIELDING
PRINCIPAL
310.899.2719
kfielding@leewestla.com
AGT DRE 01729915

CHARLOTTE DOWNES
ASSOCIATE
310.899.2729
cdownes@leewestla.com
AGT DRE 02446335

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