



PRIME RETAIL SPACE FOR LEASE
STUDIO CITY

11963-11967 VENTURA BOULEVARD
STUDIO CITY, CA 91604

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PRIME RETAIL SPACE FOR LEASE

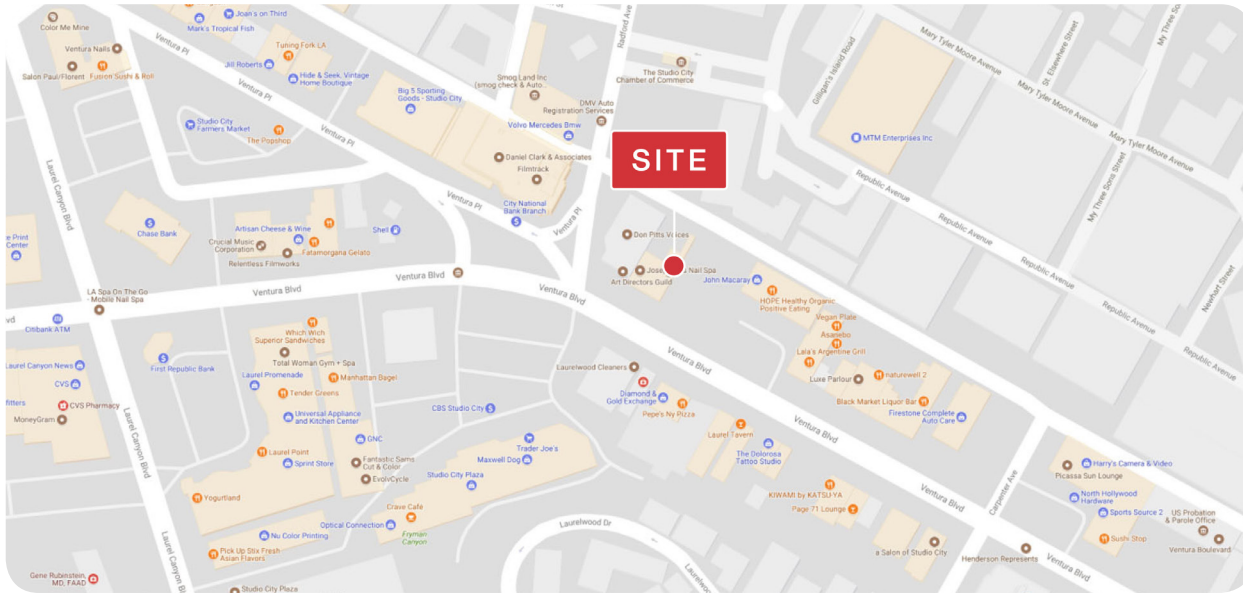
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PROPERTY HIGHLIGHTS

- 2,250 Sq Ft
- Previous historic Samuel French Bookstore
- Has recently been use as a high-end dance and fitness studio
- Highly visible Ventura Boulevard retail space
- Rare rooftop pole signage
- Open and bright floor plan with high ceiling and beautiful wood floors.
- Two (2) Restrooms
- Private Training Area
- Private Office
- Onsite parking in rear of building
- Available immediately

RENTAL RATE

- \$3.50 Per Sq Ft on a Triple-Net (NNN) Basis
- \$0.30 Per Sq Ft Triple-Net (NNN) Charges



LOCATION DESCRIPTION

Known as the “Jewel of the Valley”, Studio City has emerged as the true hub of the San Fernando Valley. Located in the Downtown area of Studio City and in close proximity to the highest concentration of major film studios, great restaurants and quality boutique retail. The location is easily accessible via Ventura Boulevard and by numerous freeways and canyon passes.

AREA RETAILERS & TENANTS

- CBS Studios
- Total Woman Gym & Spa
- Trade Joes
- Pier 1 Import
- Urban Outfitters
- Asanebo Japanese Gourmet
- Lala’s Argentiine Grill
- Jones on Third
- Black Market Liquor Bar
- Art Directors Guild
- Tuning Fork
- Studio City Farmers Market
- Barrell & Ashes
- Page 71Lounge
- Sephora
- Millennium Dance Complex
- Just Dance
- Barnes & Noble
- YogaWorks and many more...

DEMOGRAPHICS



| | 1 MILE | 3 MILE | 5 MILE |
|-----------------|-------------------------|-----------|----------|
| Population: | 21,732 | 200,202 | 611,592 |
| Day Population: | 11,586 | 76,438 | 341,604 |
| Avg. HH Income: | \$129,714 | \$104,574 | \$95,300 |
| Traffic Count | +/- 42,732 cars per day | - | - |

Reception Area

1

Main Exercise Room

2

Rear of Exercise Area and Exit

3

Rear Parking Area

4





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