

AVAILABLE FOR SUBLEASE

APPROX. 9,269 SQ. FT.

Downtown/Arts District Adjacent



4070 Laurel Canyon Blvd.

Studio City, CA



Price: \$5,495,000



Building Area: Stand Alone Building Totaling Approximately ±9,973 SF (6,027 SF on the ground and 3,946 SF on the 2nd floor).



Property Type: Retail / Office / Medical (Current Use is a Gym)



Site Area: Approximately .32 acres or ±13,939 SF



Frontage: 92' on Laurel Canyon Blvd



Zoning: C2-1L-RIO



Location: Prime Central Studio City with direct proximity to Ventura Blvd, 101 & 134 Freeways, and the Westside



Premium Features: Multiple Configurations for Owner/user



Parking: 27 spaces, plus public street parking



APN: 2368-002-018

Demographics

DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	20,770	114,599	354,632
AVG. HH INCOME	\$59,211	\$56,152	\$60,163
NO. OF EMPLOYEES	16,225	79,877	291,111

Traffic Count

SOTO STREET	42,714 ADT
E. OLYMPIC BLVD.	25,050 ADT
TOTAL	67,764 ADT



Mike Zugsmith

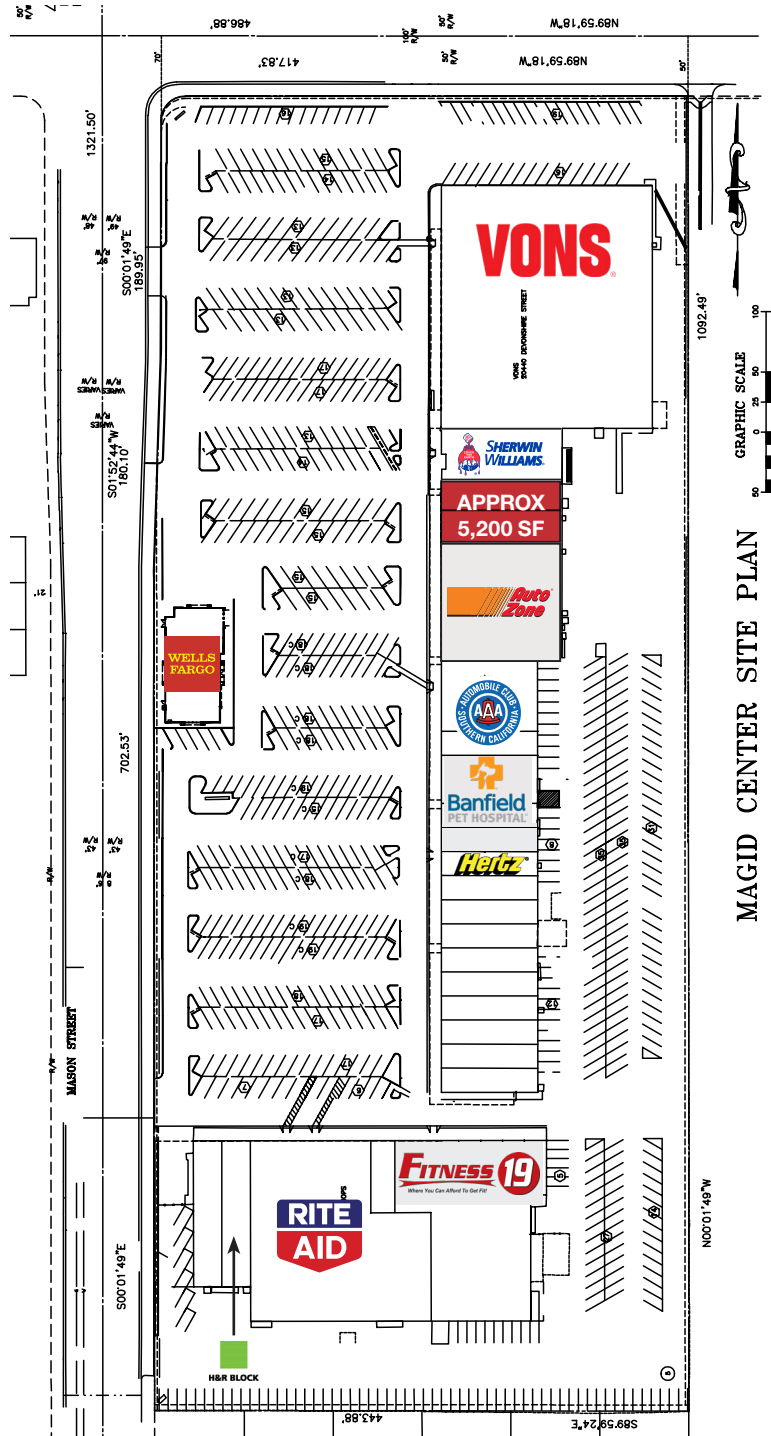
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Site Plan



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