



11112 VENTURA BLVD | STUDIO CITY, CA 91604

A Three Story, 6,707 Square Foot Vacant Office Building Ideally Located along World-Renowned Ventura Boulevard in the Affluent, High-Demand East San Fernando Valley Submarket of Studio City, California.





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VENTURA BLVD (45,340 VPD)



VENTURA BLVD

SHERMAN OAKS

VAN NUYS



DIGI

SEPHORA

VONS

BARNES & NOBLE

URBAN OUTFITTERS

DE ANGELIS MARIOTTI

STARBUCKS COFFEE

SALT & STRAW

Peet's Coffee

CHIPOTLE

CVS

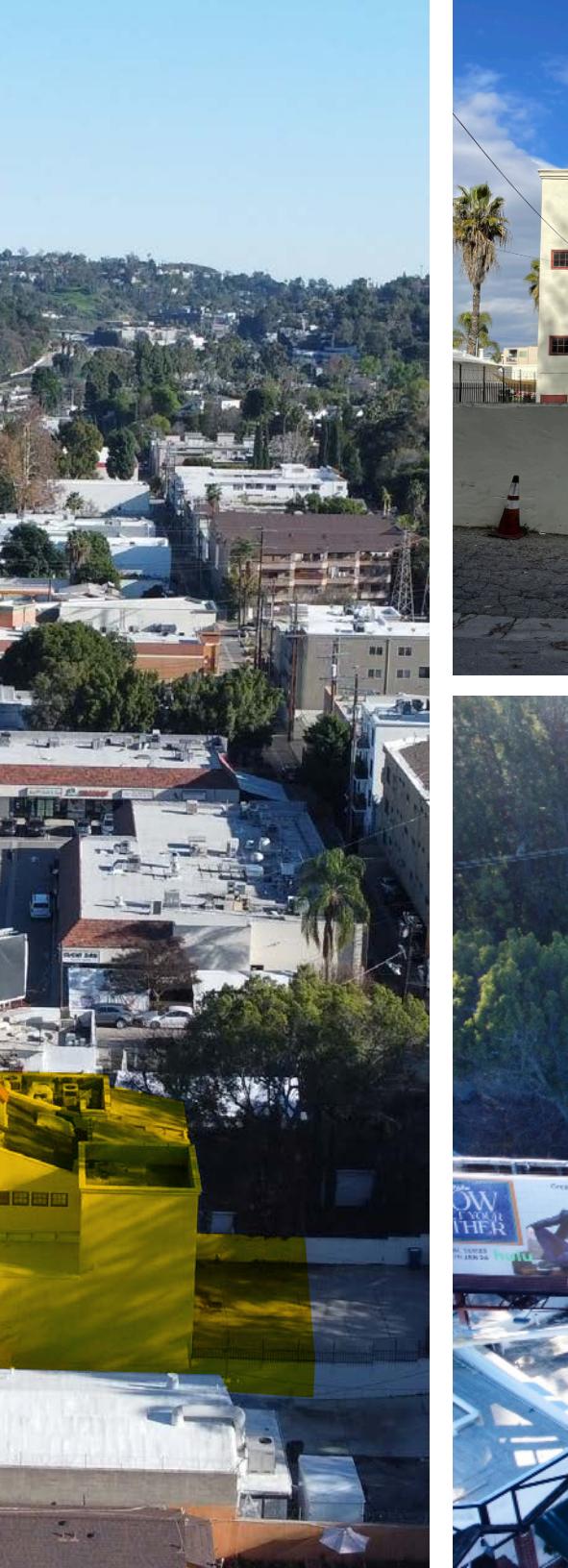


EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 11112 Ventura Boulevard, a 6,707 square foot, three story office building situated on 0.14 acres of land (6,255 SF) located on the south side of Ventura Boulevard, just west of the SW signalized intersection of Ventura Boulevard and Vineland Avenue in the high-end, high-demand East San Fernando Valley submarket of Studio City, CA.

11112 Ventura Blvd presents a unique opportunity for an owner user Buyer or investor looking to acquire irreplaceable Studio City office space. As a result of the previous use, the property is sound proof. The building contains three separate entrances located at both the front and rear of the property.

11112 Ventura Boulevard benefits from its centralized East San Fernando Valley location with direct freeway access to the Interstate 101 Ventura Freeway. The subject property has a walk score of 79 ("very walkable") and is wedged between two well-trafficked shopping centers, Studio City Place, co-anchored by Marshalls, Michaels, and HomeGoods, and Studio Plaza, a 100,000 square feet retail shopping center on the northeast corner of Vineland Ave and Ventura Blvd with major tenants including Ralphs, Starbucks, and Rite Aid. The subject property benefits from excellent visibility and frontage along Ventura Boulevard, with daily traffic counts exceeding 45,000 vehicles per day. There is approximately 51 feet of linear frontage along Ventura Boulevard. There is a dedicated parking lot at the rear of the property with a secure access gate. The site offers 10 surface parking spaces, a parking ratio of 1.49 per 1,000 square feet.





PROPERTY SUMMARY



Address:	11112 Ventura Blvd Studio City, CA 91604
Price:	\$3,200,000
Building SF:	6,707 SF
Lot Size:	6,255 SF
Price/SF (Bldg):	\$477
Price/SF (Land):	\$512
Year Built:	1985
Zoning:	C2-1VL-RIO
APN:	2378-009-023
Traffic Counts:	45,340 VPD
Nearest Cross Streets:	Ventura Blvd & Vineland Ave
Occupancy:	Vacant
Parking:	1.49 Space(s) per 1000





INVESTMENT HIGHLIGHTS



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PRIME VENTURA BOULEVARD, STUDIO CITY VACANT OFFICE BUILDING

- 6,707 square foot vacant office building
- Excellent visibility and frontage along Ventura Boulevard
- Secure parking at the rear of the property
- 10 parking spaces; a parking ratio of 1.49 per 1,000 square feet
- Daily traffic counts north of 45,000 vehicles per day along Ventura Blvd
- Direct access to the 101 Freeway
- Walk score of 79 ("very walkable")

IDEALLY LOCATED ON WORLD-RENNOWNED VENTURA BOULEVARD IN STUDIO CITY, CA

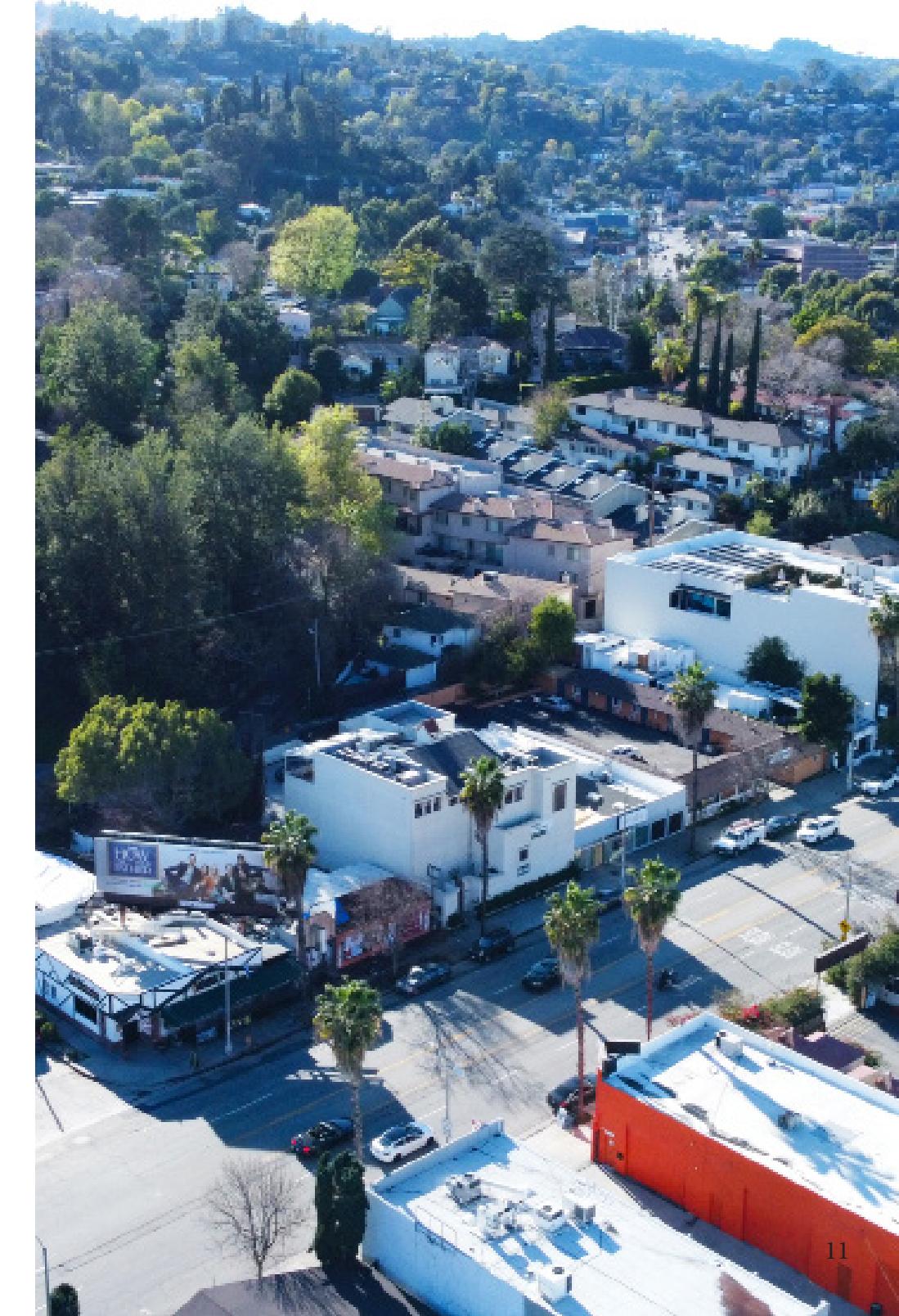
- Just West of the SW signalized corner of Ventura Boulevard and Vineland Avenue
- Adjacent to major Studio City potential developments on or near Ventura Boulevard like The Residences at Sportsmen's Lodge and Harvard Westlake River Park expected to add more character to Studio City's already bustling commercial corridor
- Proximate to nearby points of interest like CBS Studios, Universal Studios, Lakeside Golf Club, and the Silver Triangle
- Within walking distance to the key shopping centers Studio City Place and Studio Plaza with retailers Ralphs, Starbucks, Rite Aid, Marshalls, Michaels, and HomeGoods

IDEAL OWNER USER OR VALUE-ADD OPPORTUNITY

- Vacancy allows an owner user to occupy a portion or all the building
- The property can be immediately leased at current market rents
- Multiple points of entry allow for multi-tenant reposition opportunity

EXCELLENT EAST SAN FERNANDO VALLEY LOCATION

- Over 22,260 people within one mile of the subject property, 183,032 people within three miles, and 618,211 people within five miles
- The immediate submarket boasts an average household income within one, three, and five miles of \$131,612, \$119,848, and \$107,672, respectively
- A median income within one, three, and five miles of \$103,538, \$88,076, and \$76,406, respectively
- There are over 11,553 households within one mile of the subject property, and over 84,954 households within three miles
- The median home value in the immediate area is \$1,062,871



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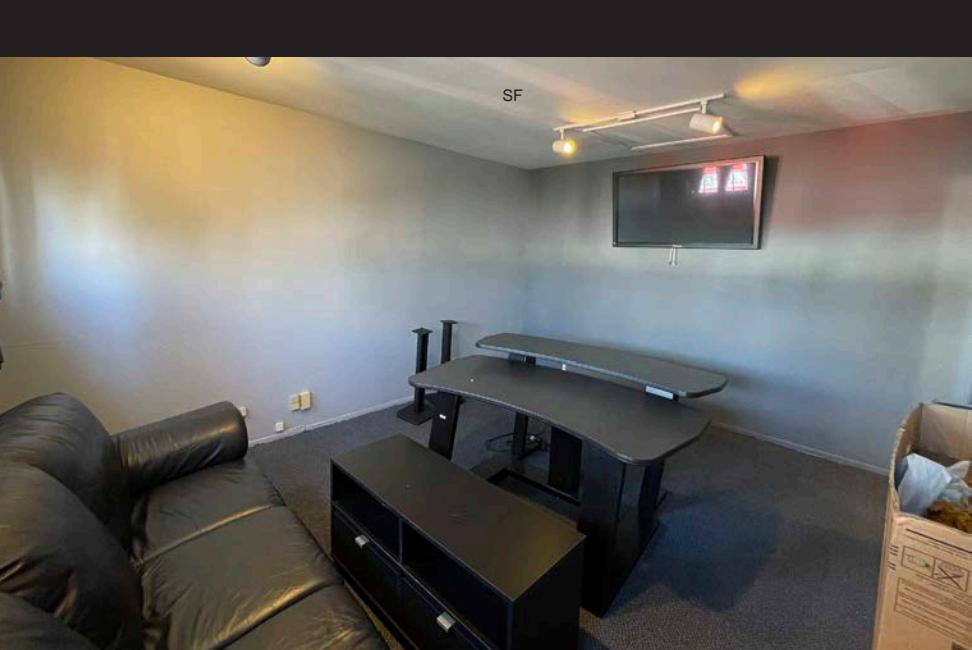
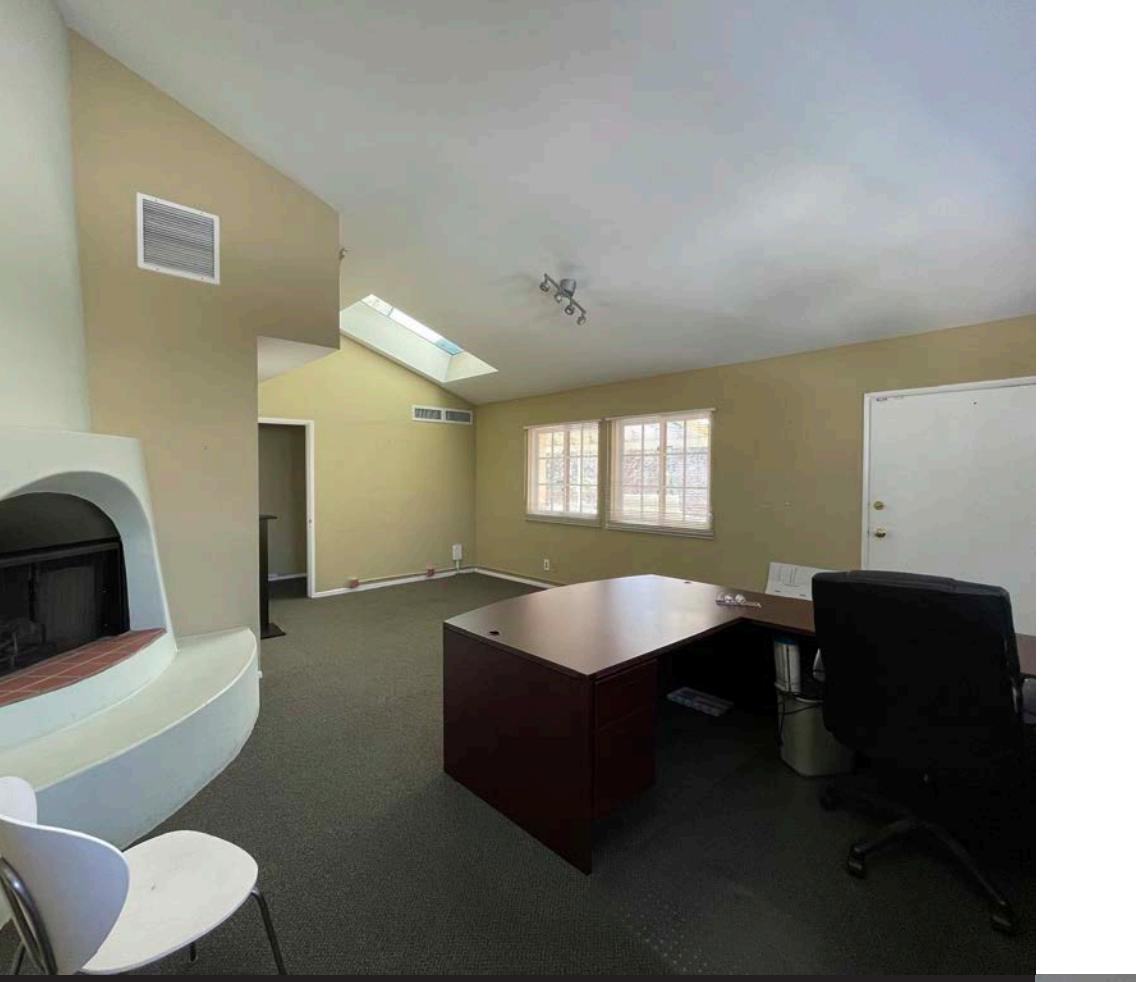






FLOOR
2
VENTURA BLVD







VENTURA BLVD

FLOOR 3

PATIO
-
ROOF



LOCATION OVERVIEW

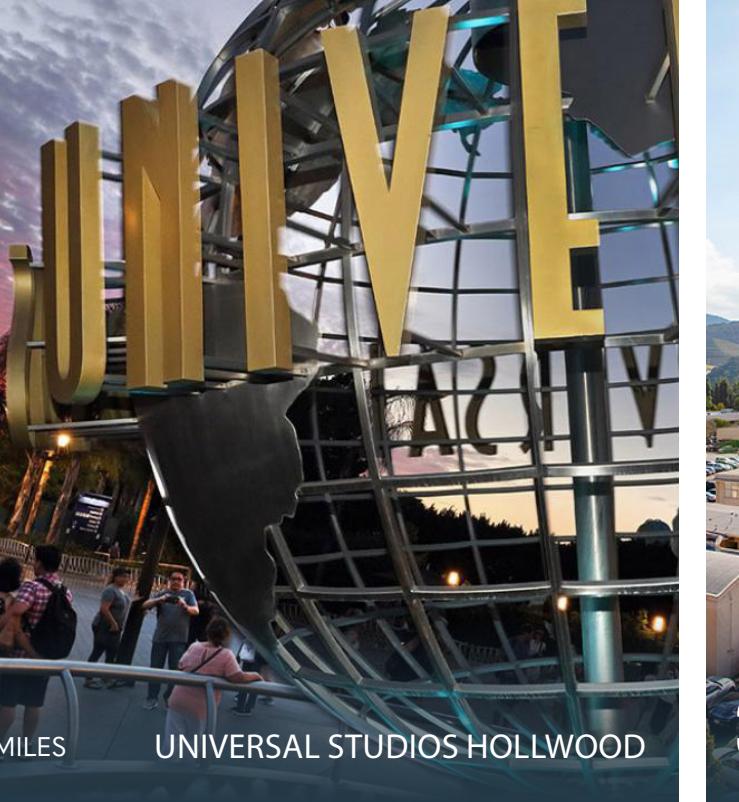
Discover the perfect blend of luxury, entertainment, and community in the heart of the San Fernando Valley - Studio City, where tree-lined streets and upscale homes meet world-renowned attractions and a thriving cultural scene.

Studio City is in the eastern part of the San Fernando Valley and is bordered by the Los Angeles neighborhoods of North Hollywood to the north, Sherman Oaks to the west, Toluca Lake and Burbank to the east and the Hollywood Hills to the south. The neighborhood is part of the City of Los Angeles and has a population of around 40,000 people. The subject property is ideally positioned along Ventura Boulevard, a major thoroughfare connecting the San Fernando Valley from Universal City to Calabasas.

Less than 1.5 miles to the west of the property is the Silver Triangle, one of Studio City's most sought after neighborhoods, beginning at the intersection of Laurel Canyon and Ventura Boulevard. This area is known not only for its homes, but also its walkable retail environment with popular shops, restaurants, and other retailers like Vons, Trader Joes, CVS, Urban Outfitters, Mendocino Farms, Chipotle, and many others. Just beside this corridor on their 37-acre production campus is CBS Studios, one of many production companies in Studio City and a subsidiary of an industry leading supplier of television programming, Paramount Global.

Further west of the Silver Triangle are two of Studio City's most anticipated developments: the Residences at Sportsmen's Lodge and the Harvard Westlake River Park. The Residences calls for razing its namesake 190-room hotel, clearing the way for the construction of a new mixed-use, three building complex, ranging from three to seven stories in height, containing a combined total of 520 apartments. The complex is intended to blend into the adjacent Shops at Sportsmen's Lodge, an Erewhon-anchored retail center built on the hotel's former conference center. The Harvard Westlake River Project is a conversion of the recently purchased 16-acre Weddington Golf and Tennis facility. Since the River Park project's first draft release in 2019, efforts have been to show its community benefit by redesigning the existing facility to include two sports fields, two gyms, eight tennis courts, a 50-meter pool, 500 car underground parking lot, walking trails, and water recapture systems.

The subject property benefits from a dense population in the immediate area, with 22,260 people within one mile of the subject property, 183,032 people within three miles, and 618,211 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles of \$131,612, \$119,848, and \$107,672, respectively, with a median income within one, three, and five miles of \$103,538, \$88,076, and \$76,406, respectively. There are over 11,553 households within one mile of the subject property, and over 84,954 households within three miles. The median home value in the immediate area is \$1,062,871.



DEMOGRAPHICS

POPULATION



22,260

Population
within a 1-mile radius



183,032

Population
within a 3-mile radius



618,211

Population
within a 5-mile radius

HOUSEHOLDS



11,553

2022 Households
within a 1-mile radius



84,954

2022 Households
within a 3-mile radius



275,763

2022 Households
within a 5-mile radius

AVERAGE INCOME



\$131,612

Average HH income
within a 1-mile radius



\$119,848

Average HH income
within a 3-mile radius



\$107,672

Average HH income
within a 5-mile radius

MEDIAN INCOME



\$103,538

Median HH income
within a 1-mile radius



\$88,076

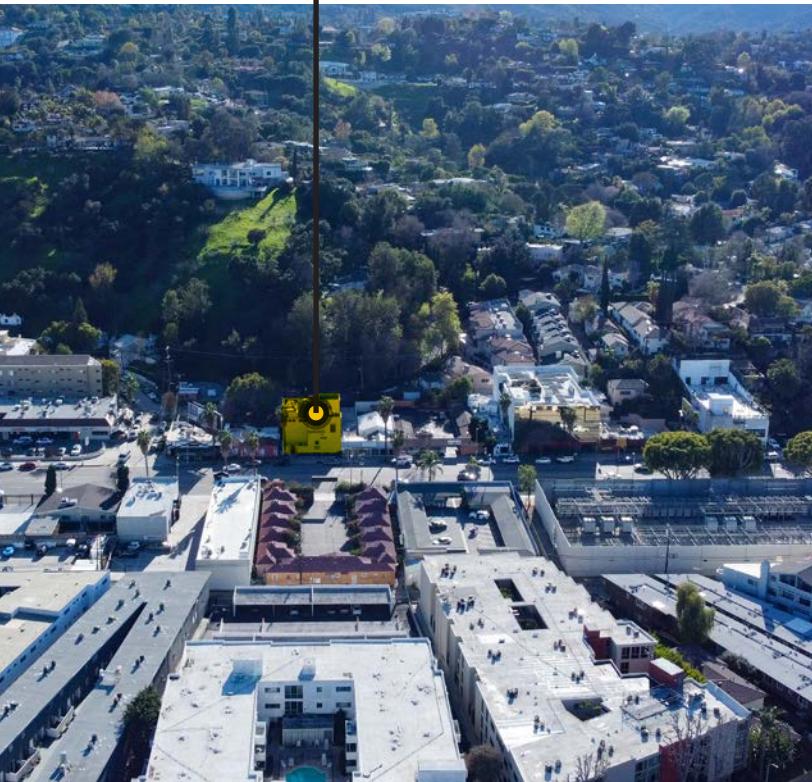
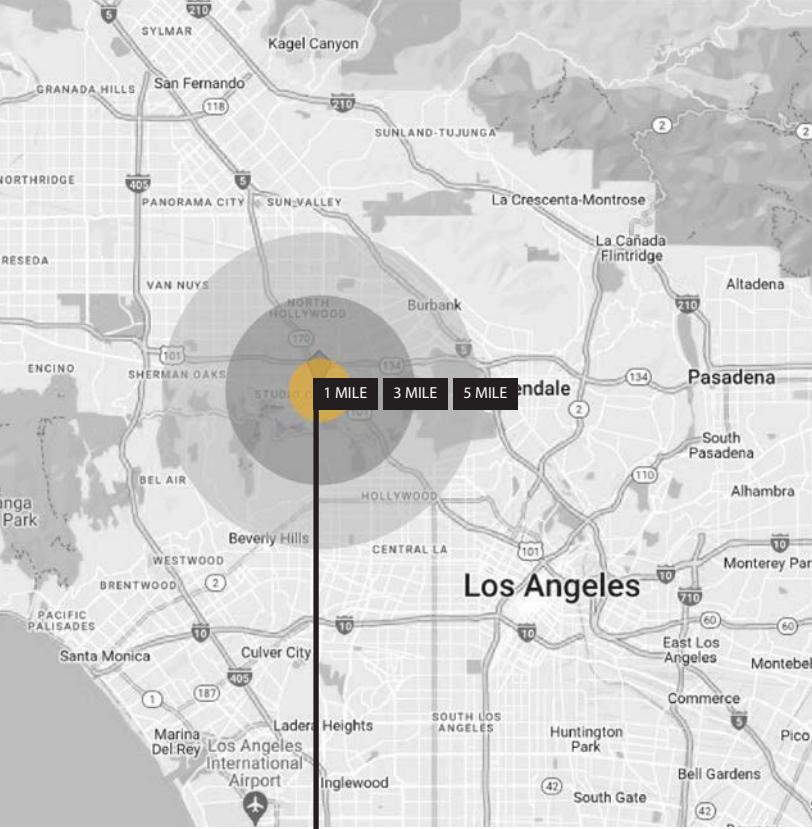
Median HH income
within a 3-mile radius



\$76,406

Median HH income
within a 5-mile radius

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	22,260	183,032	618,211
Households	11,553	84,954	275,763
Average Household Size	1.9	2.1	2.2
Annual Growth 2010-2022	0.5%	0.5%	0.4%
Median Age	43.3	42.2	41.2
Owner Occupied Households	4,049	31,653	85,824
Renter Occupied Households	7,411	52,697	187,648
Average Household Income	\$131,612	\$119,848	\$107,672
Median Household Income	\$103,538	\$88,076	\$76,406
Businesses	1,665	11,380	42,327





BRANDON MICHAELS GROUP

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