



**11825**

**VENTURA BOULEVARD  
STUDIO CITY, CA 91604**

**Van Wagner**

**Marcus & Millichap**  
BRANDON MICHAELS  
GROUP

**A High-Image, Vacant Two-Story Office Building Ideally Positioned  
along World-Renowned Ventura Boulevard, just East of the Silver  
Triangle, in Studio City, CA.**

# 11825

VENTURA BOULEVARD  
STUDIO CITY, CA 91604

EXCLUSIVELY LISTED BY:

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SHERMAN OAKS



VENTURA BLVD (45,340 VPD)



VAN NUYS

VALLEY GLEN



11825

VENTURA BOULEVARD  
STUDIO CITY, CA 91604

COLFAX AVE



# SUMMARY OF TERMS

Address	<b>11825 Ventura Blvd</b> Studio City, CA 91604
Price	\$7,000,000
Building SF	14,464 SF
Lot Size:	18,011 SF
Price/SF:	\$484
Price/SF (Land):	\$389
Year Built	1981
Zoning	C2-1L-RIO
TOC:	Tier 1
First Floor SF:	7,232
Second Floor SF:	7,232



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VALLEY VILLAGE

NOHO ARTS DISTRICT

TOLUCA WOODS



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STUDIO CITY, CA 91604



**VENTURA BLVD (45,340 VPD)**



UNIVERSAL CITY



TOLUCA LAKE



**11825**  
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STUDIO CITY, CA 91604

**#1** in California  
and  
**#2** in the Nation  
Cedars Sinai

**VENTURA BLVD (45,340 VPD)**





# A HIGH-IMAGE TWO-STORY Office Building IN STUDIO CITY, CA

**A High-Image Vacant Two-Story Office Building Ideally Positioned along World-Renowned Ventura Boulevard just east of Laurel Canyon Boulevard in an irreplaceable Studio City, California location.**

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 11825 Ventura Boulevard, a 14,464 square foot, two story office building situated on .41 acres of land (18,011 SF) located on the north side of Ventura Boulevard, just east of Laurel Canyon Boulevard in the high-end, high-demand East San Fernando Valley submarket of Studio City, CA.

11825 Ventura Boulevard presents a unique opportunity for an owner-user Buyer or investor looking to acquire irreplaceable Studio City office space. The subject property is equipped with two separate ground floor entrances, one with direct access to the stairway to the second floor, allowing the building to be portioned between ground floor and second story if necessary. The ground floor has gone through extensive renovations, adding to the look and appeal of this high-image asset. The ground floor

and second story floor plates are approximately of equal size, each being approximately 7,232 square feet.

11825 Ventura Boulevard benefits from its irreplaceable, centralized East San Fernando Valley location with direct freeway access to the Interstate 101 Ventura Freeway. The subject property has a walk score of 91 ("walkers paradise") and is positioned in one of the best locations throughout the San Fernando Valley and Los Angeles. 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 150 feet of linear frontage along Ventura Boulevard. There is a dedicated parking lot at the front of the property. The site offers 30 surface parking spaces, a parking ratio of 2.07 per 1,000 square feet.





# INVESTMENT HIGHLIGHTS

## Prime Ventura Boulevard, Studio City Vacant Office Building

- 14,464 square foot vacant office building
- Excellent visibility and frontage along Ventura Boulevard
- Dedicated parking at the front of the property
- 30 parking spaces; a parking ratio of 2.07 per 1,000 square feet
- Daily traffic counts north of 45,000 vehicles per day along Ventura Boulevard
- Direct access to the 101 Freeway
- Walk score of 91 (“very walkable”)



## Irreplaceable Location Along World-Renowned Ventura Boulevard in Studio City, CA

- Just East of the SW signalized corner of Ventura Boulevard and Laurel Canyon Boulevard
- 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
- Ideally positioned directly in front of CBS Studios,
- Close proximity to Universal Studios, Lakeside Golf Club,
- 0.4 of a mile from the Silver Triangle
- Within walking distance to high-end retailers, boutiques, national credit tenants, restaurants, bars, and a host of nightlife





## 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

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EXECUTIVE  
SUMMARY



## Excellent East San Fernando Valley Location

- Over 21,299 people within one mile of the subject property, 191,959 people within three miles, and 595,803 people within five miles
- The immediate submarket boasts an average household income within one, three, and five miles of \$150,588, \$118,926, and \$110,751, respectively
- A median income within one, three, and five miles of \$120,584, \$87,463, \$79,086, respectively
- There are over 10,186 households within one mile of the subject property, and over 87,541 households within three miles
- The median home value in the immediate area is \$1,061,750





**11825**  
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FLOOR **1**











**11825**  
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FLOOR **2**











**11825**  
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GARAGE - STORAGE









# IRREPLACEABLE Studio City, CA LOCATION

**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 0.4 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,



**RADFORD STUDIO CENTER RENDERING**



**STUDIO CITY**



Chipotle, and many others. 11825 Ventura Boulevard is ideally positioned directly in front of the 37-acre production campus of 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 21,299 people within one mile of the subject property, 191,959 people within three miles, and 595,803 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles of \$150,588, \$118,926, and \$110,751 respectively, with a median income within one, three, and five miles of \$120,584, \$87,463, \$79,086 respectively. There are over 10,186 households within one mile of the subject property, and over 87,541 households within three miles. The median home value in the immediate area is \$1,061,750.

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STUDIO CITY, CA 91604



UNIVERSAL STUDIOS ▶

CBS STUDIOS STUDIO CITY ▶



**WARNER BROS STUDIOS ▶**  
4.2 Miles from the Subject Property

# CLOSE PROXIMITY

## TO POPULAR DESTINATIONS

Less than 0.4 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. 11825 Ventura Boulevard is ideally positioned directly in front of the 37-acre production campus of CBS Studios, one of many production companies in Studio City and a subsidiary of an industry leading supplier of television programming, Paramount Global.



**SILVER TRIANGLE ▶**  
0.7 Miles from the Subject Property



**CBS STUDIOS ▶**  
0.2 Miles from the Subject Property



**◀ UNIVERSAL STUDIOS**  
2.3 Miles from the Subject Property



**◀ WESTFIELD FASHION SQUARE**  
3.6 Miles from the Subject Property







NOHO ARTS DISTRICT  
BURBANK

WEST TOLUCA LAKE

TOLUCA LAKE

UNIVERSAL CITY



**11825**  
VENTURA BOULEVARD  
STUDIO CITY, CA 91604

**VENTURA BLVD (45,340 VPD)**





1



**RESIDENCES AT SPORTSMEN'S LODGE 1.5 MILES**

The project, announced just over one year ago, calls for razing the landmark 190-room hotel, built at 12825 Ventura Boulevard in the 1960s, clearing the way for the construction of a new apartment complex called the Residences at Sportsmen's Lodge. The proposed mixed-use complex will include three buildings, ranging from three to seven stories in height, containing a combined total of 520 apartments and parking for 1,385 vehicles.

The developer, Midwood, has proposed a mix of studio, one-, and two-bedroom apartments, including 78 units of deed-restricted affordable housing. The inclusion of below market-rate units will make the project eligible for density bonus incentives, permitting a larger structure than otherwise allowed by zoning rules. The apartment complex is intended to blend into the adjacent Shops at Sportsmen's Lodge, an Erewhon-anchored retail complex built on the hotel's former conference center. Roughly 46,000 square feet of new shops and restaurants would be built on the ground floor of the Residences, supplementing 94,000 square feet of space in the neighboring site.

Project	Residences at Sportsmen's Lodge
Address	12825 Ventura Blvd, Studio City, CA 91604
Expected Delivery	2027
Units	520 Units
Affordable Units	78 Units
Market Rate Units	442 Units
Parking	1,385
Height	7
Total Retail SF	46,000

2



**THE SHOPS AT SPORTSMEN'S LODGE 1.5 MILES**

A beloved gathering place, reimagined for today's locals, The Shops at Sportsmen's Lodge is a new daily oasis for shopping, dining, and wellness in Studio City. Stock up on LA's organic favorites at Erewhon or catch up over coffee beneath Redwoods from the original Lodge. Browse the shops along the stream and dine beneath the stars on our expansive deck. The Shops at Sportsmen's Lodge are open seven days a week, 365 days a year. Rain or shine, The Shops offer locals and guests from around the world a shopping, dining and wellness experience like no other.

In the 1940s, Sportsmen's Lodge was a place for recreation — and true to that spirit, active pursuits are still mainstays here. Beyond its wellness amenities, The Shops have an array of independent and interesting dining choices including Studio City's two favorite food groups: sushi and ice cream! There's an ease about The Shops not found elsewhere in LA, stylish but decidedly laid-

Project	The Shops at Sportsmen's Lodge
Address	12833 Ventura Blvd, Studio City, CA 91604
Notable Tenants	Erewhon, Equinox, Sugarfish, Free People, Vuori, Fred Segal, Tocaya
Amenities	Valet and Free Parking for the first 90 minutes



3



**HARVARD-WESTLAKE RIVER PARK** **1.0 MILES**

After purchasing the 16-acre Weddington Golf and Tennis facility for \$40 million, Harvard Westlake is now ready to turn the area into an athletics complex. Since the River Park project's first draft release in 2019, efforts have been to show its community benefit as it charts its path toward City Council approval. The project will 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 project will be the home of future Harvard Westlake basketball games along with soccer, lacrosse, water polo, swimming, volleyball, and wrestling. In attempts to show a lessened impact on the surrounding residential area, no activities will happen after 8pm and football games will continue to be played at the school primary campus on Coldwater Canyon. Additionally, the River Park will be publically accessible when not in use by students.

Project	Harvard-Westlake River Park
Address	SWC of Valley Spring Ln & Whitsett Ave
Amenities	2 Sports Fields, 2 Gyms, 8 Tennis Courts, 50-meter pool
Parking	500 Space Underground Parking Lot

4



**SUNSWEPT PLACE** **1.3 MILES**

The project, announced just over one year ago, calls for razing the landmark 190-room hotel, built at 12825 Ventura Boulevard in the 1960s, clearing the way for the construction of a new apartment complex called the Residences at Sportsmen's Lodge. The proposed mixed-use complex will include three buildings, ranging from three to seven stories in height, containing a combined total of 520 apartments and parking for 1,385 vehicles.

The developer, Midwood, has proposed a mix of studio, one-, and two-bedroom apartments, including 78 units of deed-restricted affordable housing. The inclusion of below market-rate units will make the project eligible for density bonus incentives, permitting a larger structure than otherwise allowed by zoning rules. The apartment complex is intended to blend into the adjacent Shops at Sportsmen's Lodge, an Erewhon-anchored retail complex built on the hotel's former conference center. Roughly 46,000

Project	Sunswept Place
Address	12544-12582 Ventura Blvd Studio City, CA 91604
Expected Delivery	2024
Units	27 Condos
Affordable Units	5 Condos
Market Rate Units	22 Condos
Parking	51,317 Square Feet Parking Area
Height	54 Feet
Total Retail SF	17,500



# DEMOGRAPHICS

## POPULATION



**21,299**

Population  
within a 1-mile radius



**191,959**

Population  
within a 3-mile radius



**595,803**

Population  
within a 5-mile radius

## HOUSEHOLDS



**10,186**

2022 Households  
within a 1-mile radius



**87,541**

2022 Households  
within a 3-mile radius



**260,736**

2022 Households  
within a 5-mile radius

## AVGERAGE INCOME



**\$150,588**

Average HH income  
within a 1-mile radius



**\$118,926**

Average HH income  
within a 3-mile radius



**\$110,751**

Average HH income  
within a 5-mile radius

## MEDIAN INCOME



**\$120,584**

Median HH income  
within a 1-mile radius



**\$87,463**

Median HH income  
within a 3-mile radius



**\$79,086**

Median HH income  
within a 5-mile radius

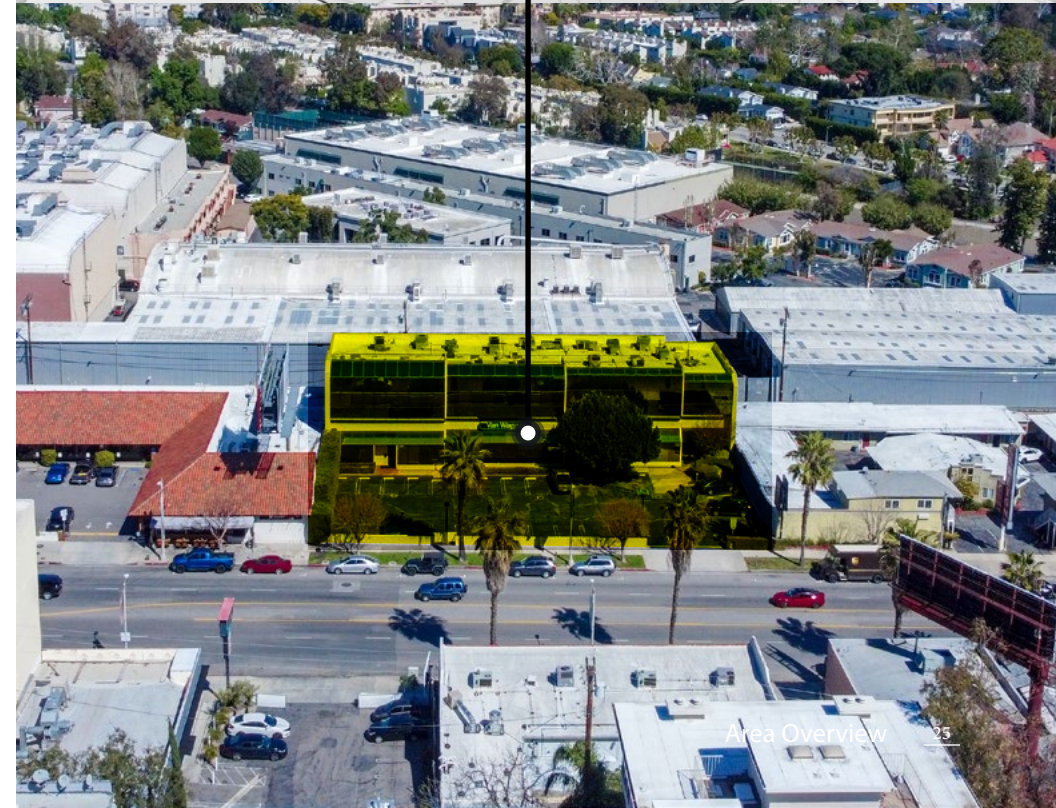


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	21,299	191,959	595,803
Households	10,186	87,541	260,736
Average Household Size	2	2.2	2.2
Annual Growth 2010-2022	0.4%	0.5%	0.4%
Median Age	44.7	42	41.2
Owner Occupied Households	4,724	32,963	88,217
Renter Occupied Households	5,373	53,950	170,331
Average Household Income	\$150,588	\$118,926	\$110,751
Median Household Income	\$120,584	\$87,463	\$79,086
Businesses	1,732	11,359	42,117

**11825**  
**VENTURA BOULEVARD**  
 STUDIO CITY, CA 91604



**25**  
 AREA  
 OVERVIEW





# 11825

VENTURA BOULEVARD  
STUDIO CITY, CA 91604

to you,  
nson.  
TER  
com

