

11908 VENTURA BLVD, STUDIO CITY, CA 91604



FOR LEASE


IKON
PROPERTIES

PROPERTY SUMMARY

**11908 VENTURA BLVD,
STUDIO CITY, CA 91604**

Property Type: Office

Year Built: 1940

Parcel Number: 2369-016-002

Building: 5,942 SF

Lot: 5,529/.13 SF/AC

Zoning: LAC2

LOCAL COMMUNITY MAP



The UPS Store



Mexicali
COCINA • CANTINA

SALT & STRAW



VONS

TRADER JOE'S

Mendocino Farms
tender greens

LALA'S HOPE
argentine grill ASANEBO
Japanese comfort

LAUREL TAVERN



SUBJECT
PROPERTY



Ventura Blvd

PROPERTY HIGHLIGHTS

- ✔ **Freestanding Office/Retail Space**
- ✔ **Close Proximity to Popular Restaurants, Schools and Entertainment Studios**
- ✔ **Located in a Highly Desirable Location on Ventura Blvd in Studio City**
- ✔ **Strong Demographics and Traffic Counts with Easy Access to 101 and 170 Freeway**

PROPERTY PHOTOS

11908 VENTURA BLVD, STUDIO CITY, CA 91604



DEMOGRAPHICS

11908 VENTURA BLVD, STUDIO CITY, CA 91604

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	20,767	189,137	578,542
2023 Estimate	21,313	193,800	592,355
2010 Census	21,467	193,648	589,611
Growth 2023 - 2028	-2.56%	-2.41%	-2.33%
Growth 2010 - 2023	-0.72%	0.08%	0.47%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	14,773 69.31%	115,941 59.83%	321,124 54.21%
Black	814 3.82%	11,057 5.71%	28,541 4.82%
Am. Indian & Alaskan	82 0.38%	1,379 0.71%	4,935 0.83%
Asian	1,732 8.13%	14,856 7.67%	46,128 7.79%
Hawaiian & Pacific Island	28 0.13%	286 0.15%	876 0.15%
Other	3,884 18.22%	50,281 25.94%	190,751 32.20%
U.S. Armed Forces	0	73	249

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	9,413	86,387	258,213
2023 Estimate	9,684	88,722	264,674
2010 Census	9,844	89,422	264,152
Growth 2023 - 2028	-2.80%	-2.63%	-2.44%
Growth 2010 - 2023	-1.63%	-0.78%	0.20%
Owner Occupied	4,676 48.29%	32,296 36.40%	86,296 32.60%
Renter Occupied	5,009 51.72%	56,426 63.60%	178,378 67.40%

DEMOGRAPHICS DETAILED REPORT

11908 VENTURA BLVD, STUDIO CITY, CA 91604

2023 POPULATION BY OCCUPATION

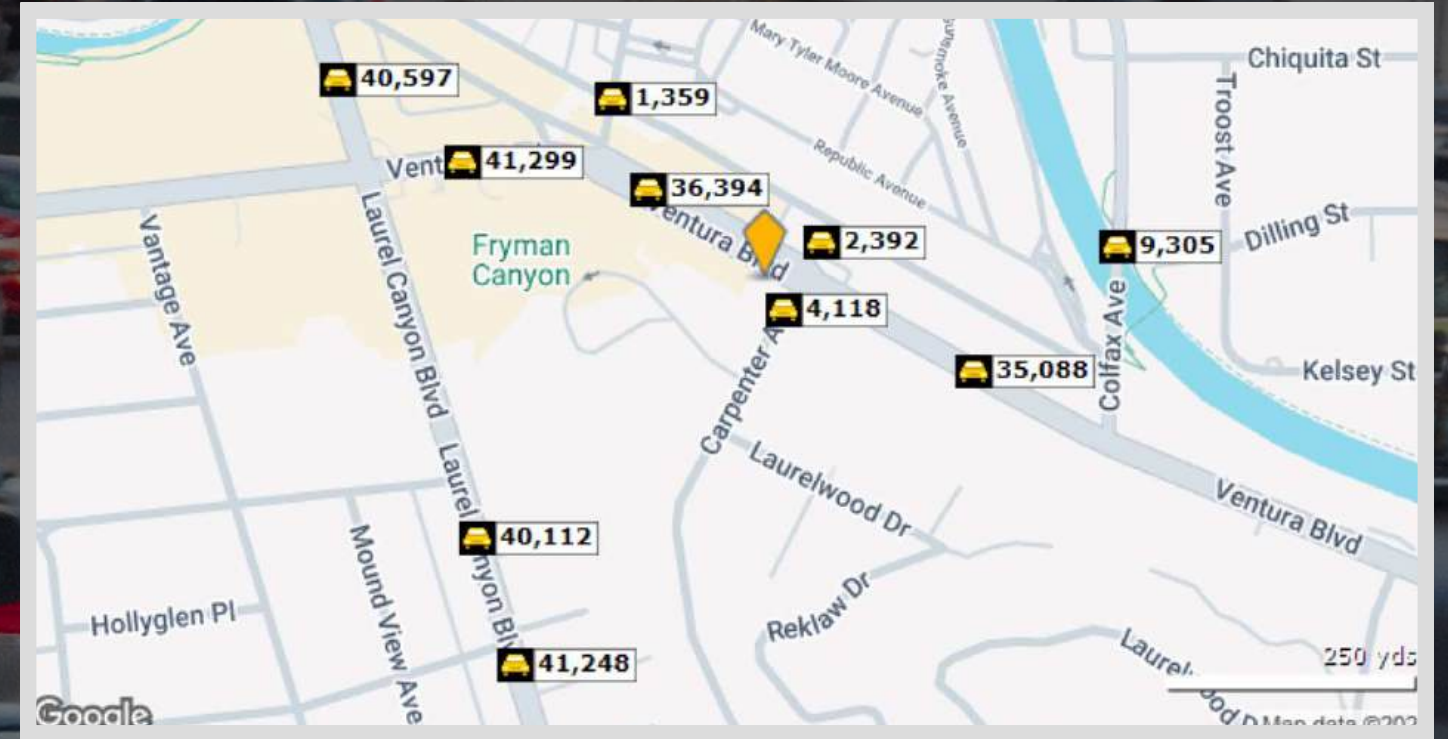
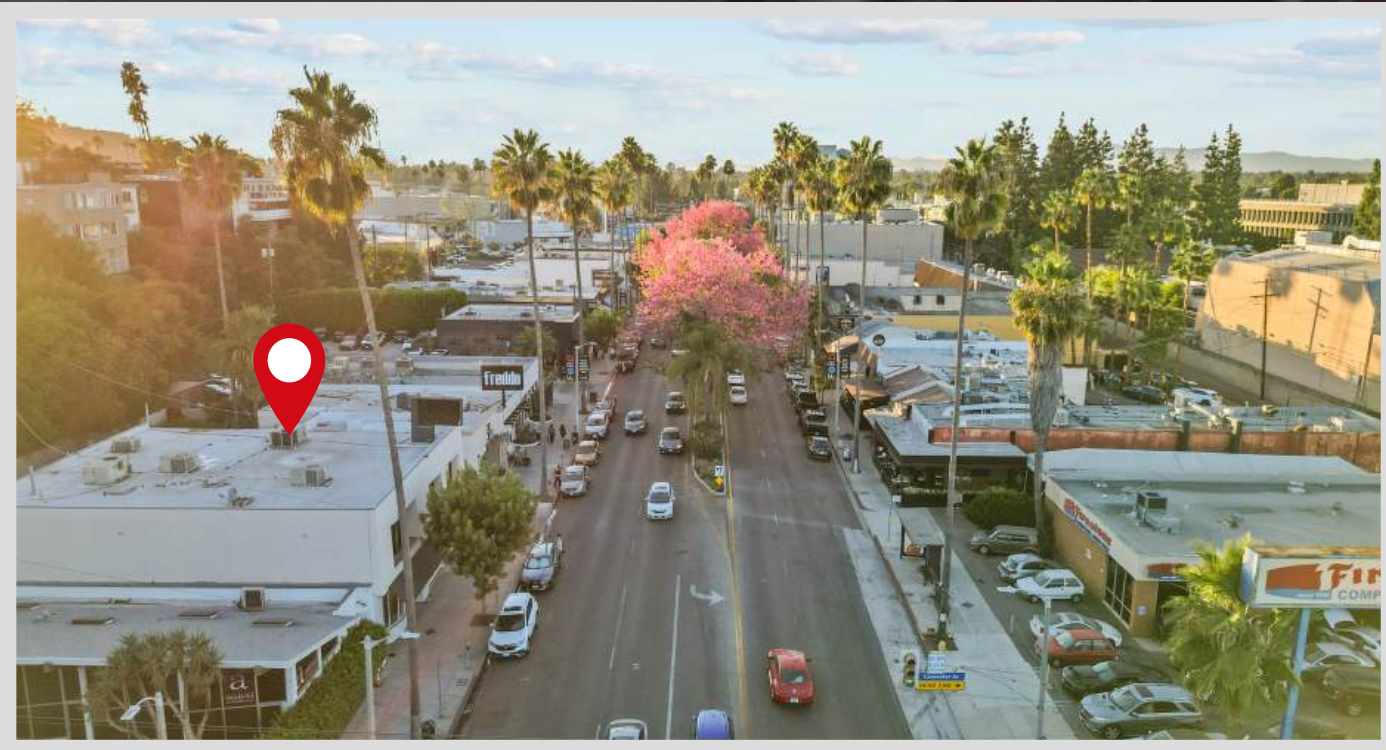
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	777	3.53%	8,071	3.91%	23,236	3.68%
Professional & Management	10,576	48.08%	85,269	41.35%	238,310	37.75%
Public Administration	199	0.90%	2,169	1.05%	6,969	1.10%
Education & Health	2,281	10.37%	19,758	9.58%	61,456	9.74%
Services	1,175	5.34%	14,674	7.12%	51,920	8.22%
Information	2,308	10.49%	18,899	9.16%	45,789	7.25%
Sales	1,570	7.14%	19,871	9.64%	63,458	10.05%
Transportation	301	1.37%	4,009	1.94%	15,735	2.49%
Retail	798	3.63%	8,244	4.00%	28,445	4.51%
Wholesale	141	0.64%	2,154	1.04%	6,723	1.06%
Manufacturing	424	1.93%	4,301	2.09%	15,982	2.53%
Production	304	1.38%	6,060	2.94%	24,587	3.89%
Construction	339	1.54%	4,018	1.95%	16,446	2.61%
Utilities	432	1.96%	2,998	1.45%	12,215	1.93%
Agriculture & Mining	0	0.00%	420	0.20%	1,138	0.18%
Farming, Fishing, Forestry	0	0.00%	14	0.01%	346	0.05%
Other Services	371	1.69%	5,299	2.57%	18,515	2.93%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	3,447	35.02%	31,980	35.76%	99,896	37.82%
2-Person Households	3,371	34.24%	31,066	34.74%	84,149	31.86%
3-Person Households	1,398	14.20%	12,374	13.84%	35,098	13.29%
4-Person Households	1,180	11.99%	8,781	9.82%	25,898	9.80%
5-Person Households	314	3.19%	3,200	3.58%	10,949	4.14%
6-Person Households	86	0.87%	1,197	1.34%	4,660	1.76%
7-or more Person Households	48	0.49%	825	0.92%	3,501	1.33%

TRAFFIC COUNT

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TRAFFIC COUNT

Street	Street	Distance from Subject	Traffic Volume	Distance from Subject
Carpenter Ave	Ventura Blvd	0.02 NE	4,118	MPSI .02
Carpenter Ave	Ventura Blvd	0.02 SW	2,392	MPSI .04
Ventura Blvd	Radford Ave	0.03 NW	36,394	MPSI .09
Ventura Blvd	Colfax Ave	0.09 SE	35,088	MPSI .13
Radford Ave	Ventura Blvd	0.04 S	1,359	MPSI .14
Ventura Blvd	Laurel Canyon Blvd	0.06 W	41,299	MPSI .19
Colfax Ave	Chiquita St	0.11 N	9,305	MPSI .21
Laurel Canyon Blvd	Maxwellton Rd	0.03 N	40,112	MPSI .22
Laurel Canyon Blvd	Viewcrest Rd	0.01 N	41,248	MPSI .26
Laurel Canyon Blvd	Ventura Pl	0.01 S	40,597	MPSI .27

EXCLUSIVELY REPRESENTED BY



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