



11925 VENTURA BLVD, STUDIO CITY, CA 91604

RETAIL



FOR LEASE

OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties LA is proud to present 11925 Ventura Blvd, a turnkey second-generation açai bar and coffee shop located along the highly desirable Studio city/Ventura Blvd corridor. The property offers excellent street visibility, strong daily traffic, and a vibrant mix of surrounding retail and residential demographics. The space is fully built out with an efficient, open layout designed for seamless café operations, with existing improvements and infrastructure already in place. Rear parking is available (3 spaces), along with a custom-built walkway providing direct access to the front of the unit, enhancing customer flow and accessibility. This is an ideal opportunity for an operator seeking to establish or expand in a high-demand, high-exposure location and open their doors right away.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Retail

RATE
\$3,800/mo

BUILDING
1,100 SF

YEAR BUILT
1974



PROPERTY HIGHLIGHTS

- Turnkey business opportunity with Major Upgrades!
- Fully renovated açai bar/coffee shop
- Outdoor patio with seating
- Rear parking with walkway access to front
- Studio City's best corridor
- Sublease + key money



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PROPERTY PHOTOS



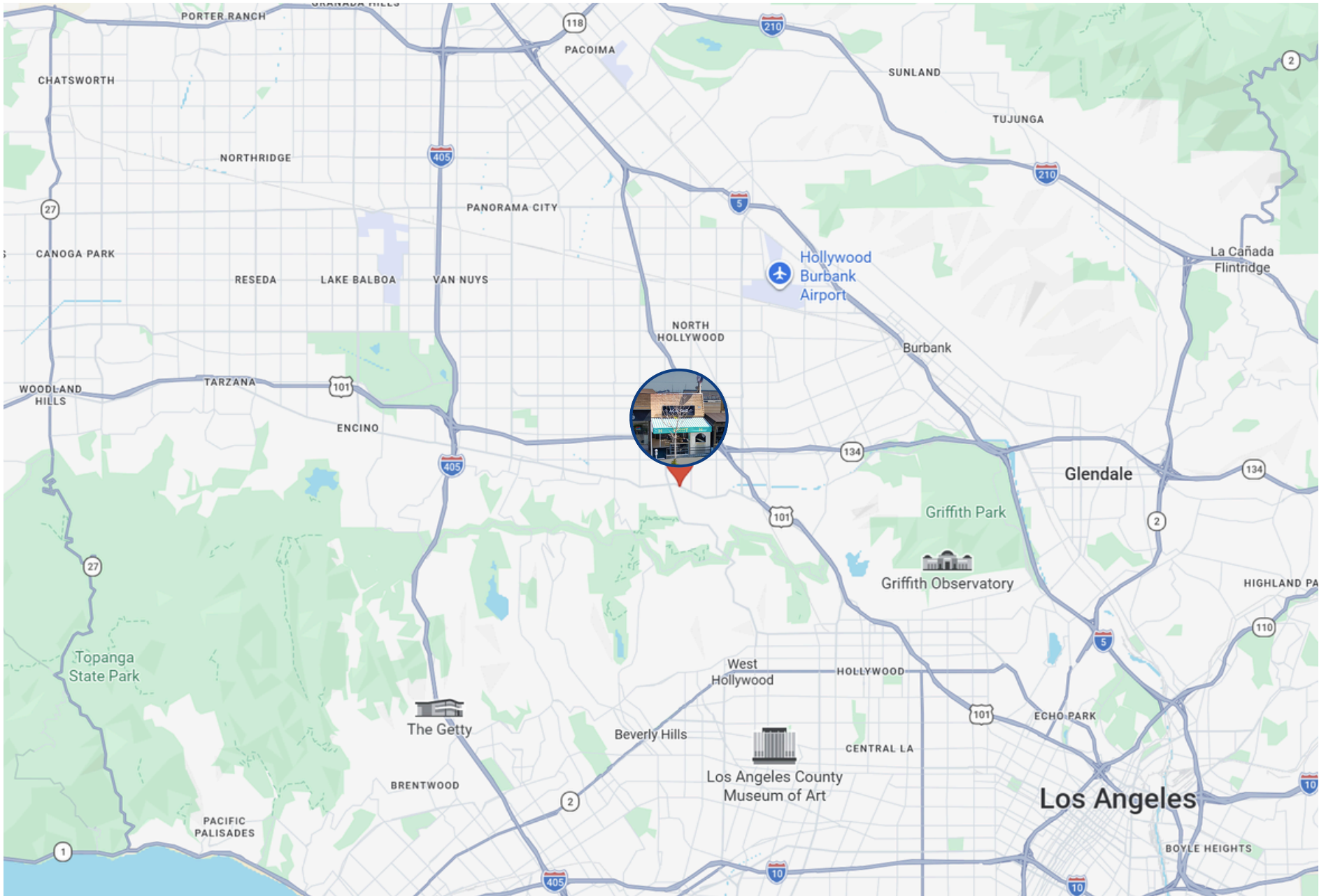
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2025 Total Population	21,948	196,794	594,363
2030 Population	21,930	196,910	594,686
Pop Growth 2025-2030	-0.08%	0.06%	0.05%
Average Age	42.20	41.00	40.90
2025 Total Households	10,022	89,726	263,887
HH Growth 2025-2030	-0.31%	-0.20%	-0.09%
Median Household Income	\$129,964	\$99,729	\$91,410
Avg Household Size	2.10	2.10	2.20
2025 Avg HH Vehicles	2	2	2
Median Home Value	\$1,110,059	\$1,085,779	\$1,057,690
Median Year Built	1970	1969	1967



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