

# 12345 Ventura Blvd

Studio City, California



± 3,641 SF Space in the Heart of Studio City



## Property Description

Pegasus Asset Management is pleased to present the opportunity to lease  $\pm 3,641$  SF of retail space on iconic Ventura Blvd. The subject site receives excellent foot traffic (walk score of 89) and benefits from exposure to 32,400 VPD as well as a covered shared parking lot adjacent to the premises.

The property is situated among popular dining and retail destinations including Granville, Tracy Anderson Method Studio, Lemonade, Warby Parker, Salt & Straw, Bluestone Lane, California Pizza Kitchen, Rocco's Tavern, Coffee Bean & Tea Leaf and more. The property further benefits from exceptional demographics - \$158,000 average household income within a 1-mile radius.



## Property Highlights

± 3,641 SF space in the heart of Studio City

75 ft. of glass frontage

Excellent foot traffic and visibility with popular Los Angeles restaurant, Granville, as a neighbor at the center

Modern retail showroom space with polished concrete floors and ±12 foot ceilings.

Covered parking directly behind the property

Fantastic signage opportunities





## Potential Uses

Retail Showroom

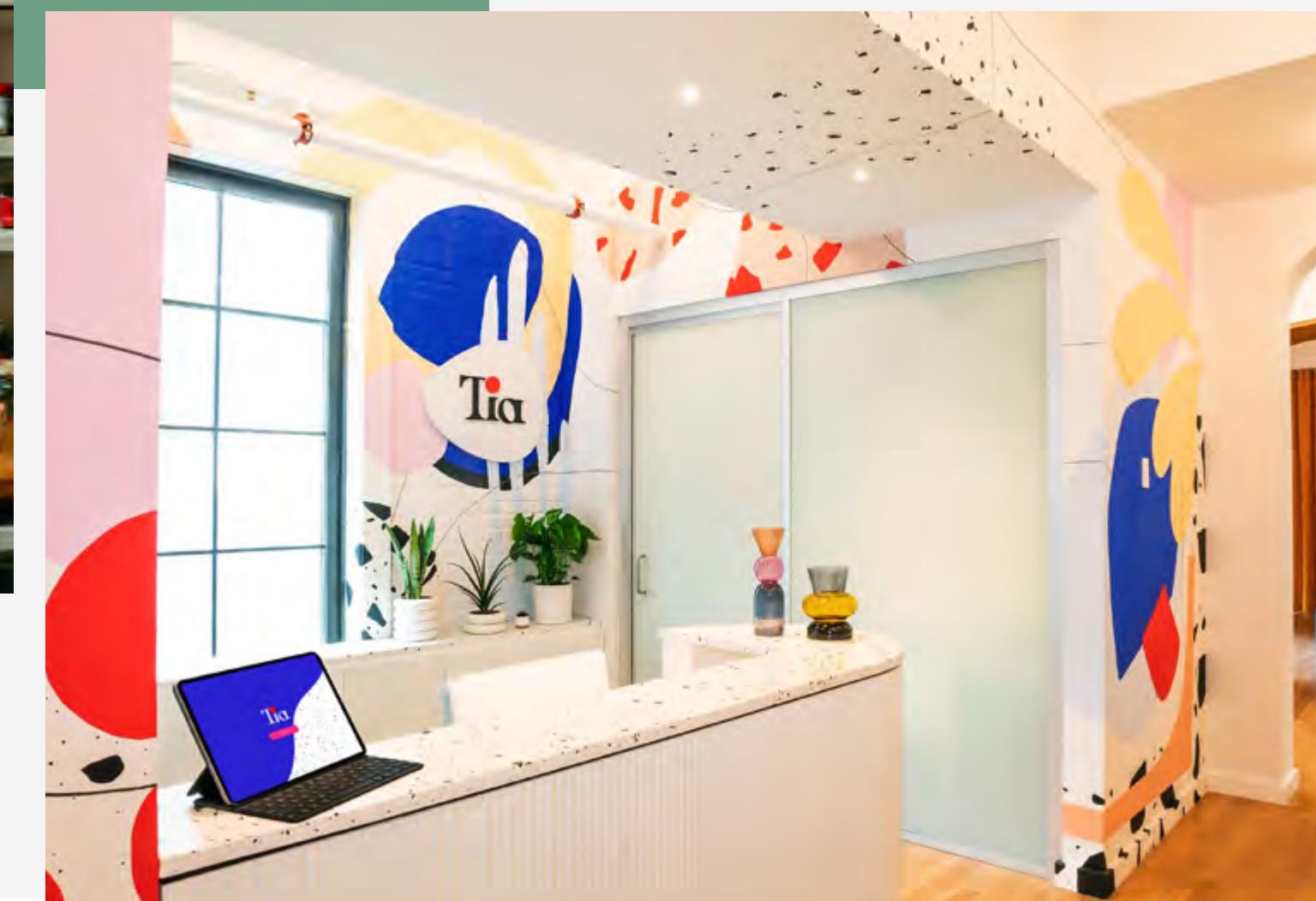
Specialty Market

Beauty Services

Medical Retail

Family Experiential

Flagship Store



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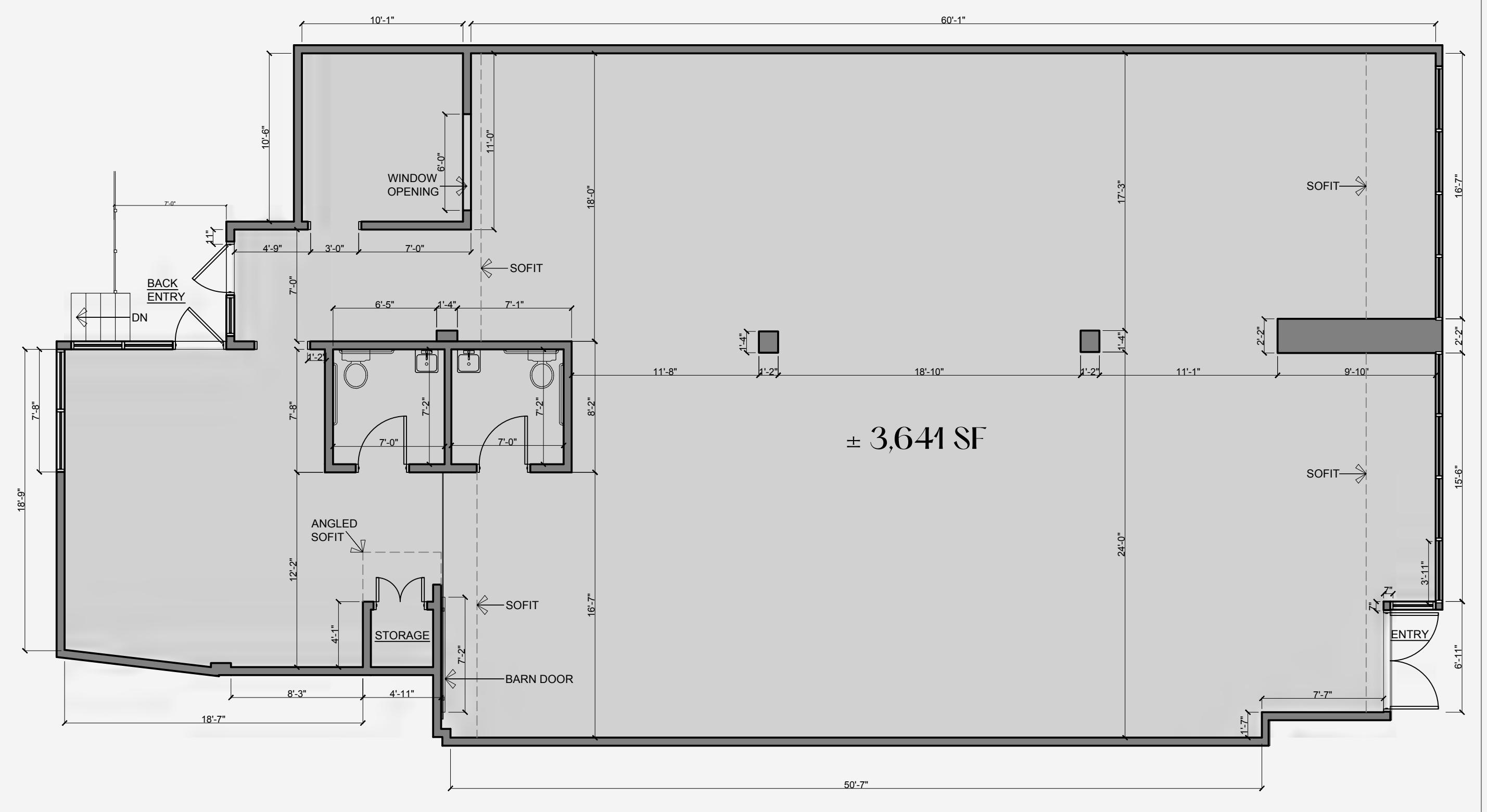
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# Floor Plan



Ventura Inv

Square Footage	Space Type	Build Out	Delivery	Frontage	Availability	Lease Rate	Lease Term	Tenant
3,641	Retail	White Box	Negotiable	75' on Ventura Blvd	Upon Lease Execution	Negotiable	Negotiable	Pop-up Shop

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# Studio City

California



## Population

1-Mile	3-Mile	5-Mile
18,529	180,395	552,140

## Households

1-Mile	3-Mile	5-Mile
8,911	86,676	244,943

## Average Household Income

1-Mile	3-Mile	5-Mile
\$158,198	\$120,195	\$111,683

Located on the north slope of the Santa Monica Mountains within the San Fernando Valley, Studio City is known as the "Beverly Hills" of the San Fernando Valley and as one of the hottest places to live in Los Angeles. A mixture of hip enclaves and residential streets offers area residents and visitors a cozy atmosphere alongside trendy dining and shopping destinations. The neighborhood boasts a booming business sector with a charming small-town allure and offers residents a less hectic lifestyle than nearby Hollywood's urban hub-bub. Named after the renowned CBS Studio Center that started in the neighborhood, Studio City has long attracted film industry employees, writers, musicians and actors; its close location to most of the major Hollywood studios has resulted in the entertainment industry's heavy influence on the area's culture.

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