

FOR SALE

# 11426 VENTURA BOULEVARD

*±6,400 SF of Investor or Owner  
User Opportunity in Studio City -  
3.5% Procurring Broker Fee*

STUDIO CITY, CA 91604

11426

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**km** Kidder  
Mathews

FOR SALE



### PROPERTY HIGHLIGHTS

6,400 SF freestanding building

Situated on 6,247 SF (0.14 AC)

Available within 30 days

Built in 1989

Multi tenant creative offices:

#101-A (700 SF) Vacant

#102 (730 SF) Vacant

Garage/Warehouse (2,500 SF)

#200 (3,200 SF)

#300 (1,800 SF) + Deck (1,400 SF)

Parking - 9 Surface 7 Garage

Construction - Block/Masonry

Private and Secure Storage

*4 MIN*

DRIVE TO METRO RED LINE STOP

*1 MILE*

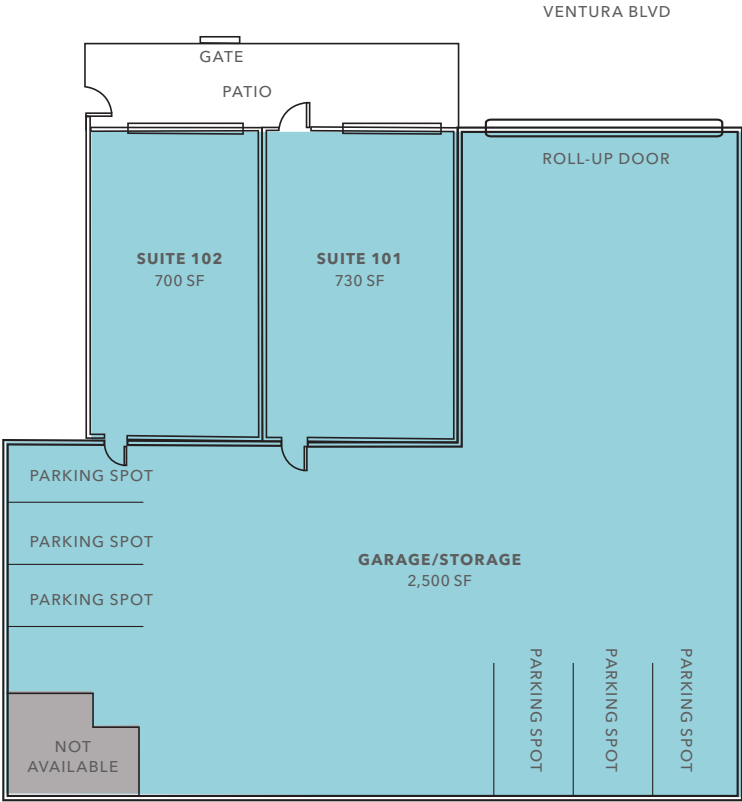
TO THE US-101 FWY

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FIRST FLOOR



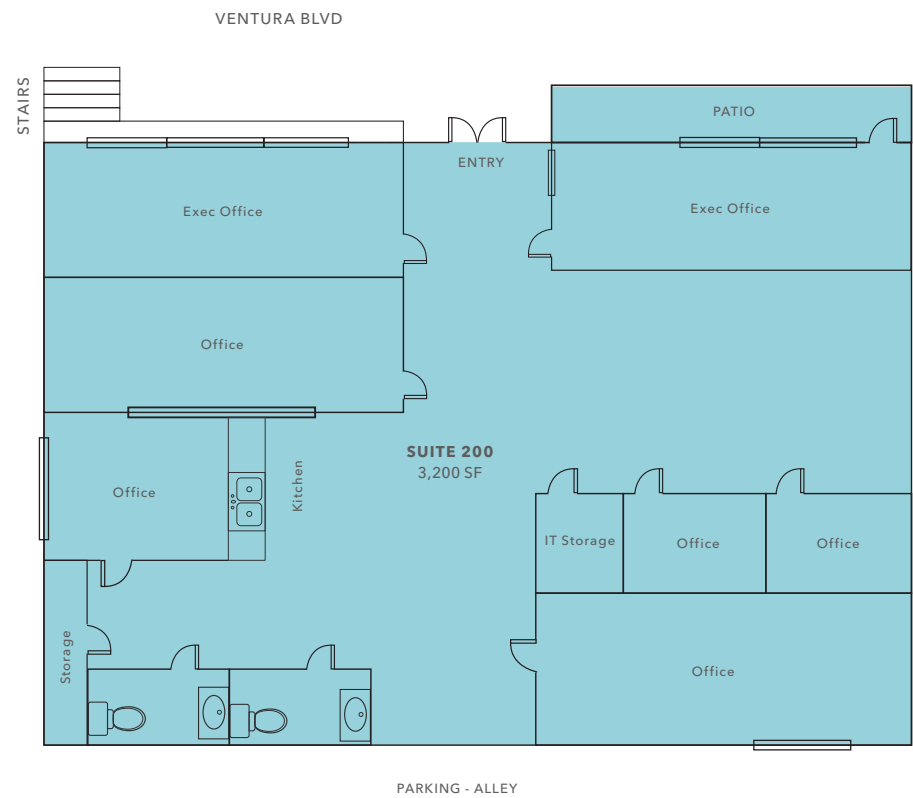
AVAILABILITIES

Suite	Lease Rate (SF/YR)	Size	Notes
Suite 101	Negotiable	730 SF	One tenant preferred for all available units
Suite 102	Negotiable	700 SF	One tenant preferred for all available units
Garage/Storage	Negotiable	2,500 SF	Warehouse storage area

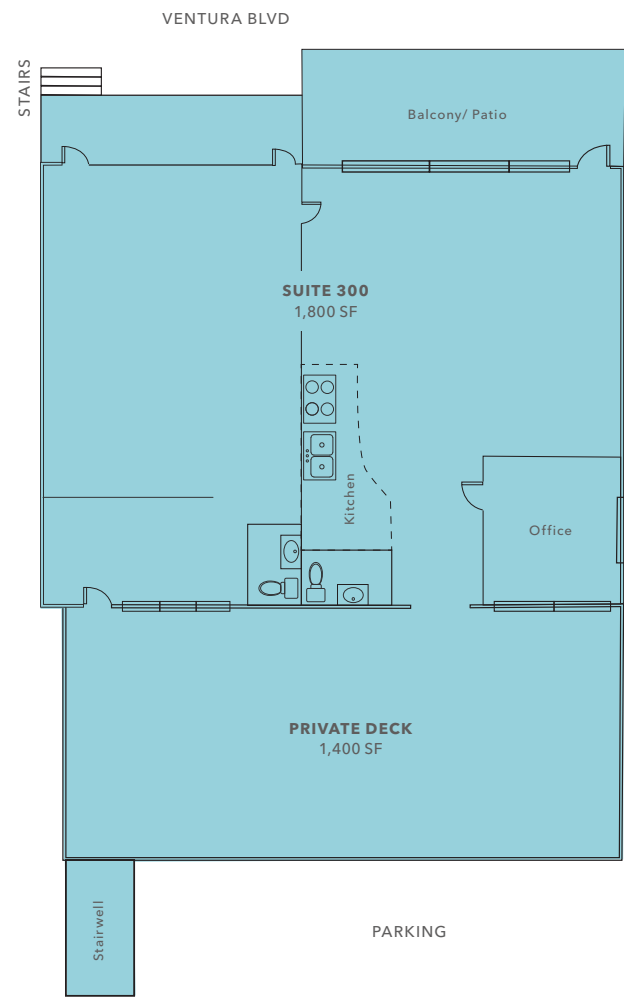
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# SECOND FLOOR



# THIRD FLOOR



### LOCATION HIGHLIGHTS

Within a 5 minute walk, tenants have immediate access to over 15 food and drink establishments as well as popular fitness and recreational facilities.

Down the street from Universal Studios and the retail mix of Universal City Walk and NBC/Comcast headquarters. It's also a short drive to Warner Brothers, Disney, CBS, and Burbank Studios.

Adjacent to the Universal Studio lot, the Metro station Red Line offers quick and easy transportation south to Hollywood and DTLA and north to North Hollywood. Bus #6989 Ventura/Tujunga is just outside the property. Convenient freeway access one block from the northbound 101 freeway on/off ramp and .4 miles from the southbound on/off ramp.

It is 15 minutes from the Van Nuys Airport and 15 minutes from the Bob Hope (Burbank) Airport. With convenient access to I-405, 101, 134 and I-5 freeways, 11426 Ventura Blvd offers relatively direct access to LAX as well as port of LA/Long Beach.

*6 MIN*

DRIVE TO UNIVERSAL  
STUDIOS

*15 MIN*

DRIVE TO VAN NUYS &  
BURBANK AIRPORTS



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*11426 is a unique office building located within the heart of the entertainment and media corridor of Studio City between Tujunga Canyon and Colfax Ave*



**HIGHLY VISIBLE  
ON VENTURA  
BLVD**



**DIRECT ACCESS  
TO PARKING**



**GROUND  
FLOOR SPACE  
AVAILABLE**



**NEARBY  
SHOPPING &  
RESTAURANTS**



**UPGRADED  
OFFICE +  
WAREHOUSE**



**4MIN FROM  
METRO RED  
LINE STOP**

**\$4,999,995**

SALE PRICE

**±6,400**

AVAILABLE SF

**\$781**

PRICE PER SF

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## EXTERIOR PHOTOS



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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	22,162	168,596	572,995
2020 CENSUS	22,471	173,824	587,116
2024 ESTIMATED	24,855	185,686	609,114
2029 PROJECTED	23,762	179,178	588,494
MEDIAN AGE	39.9	39.4	39.1

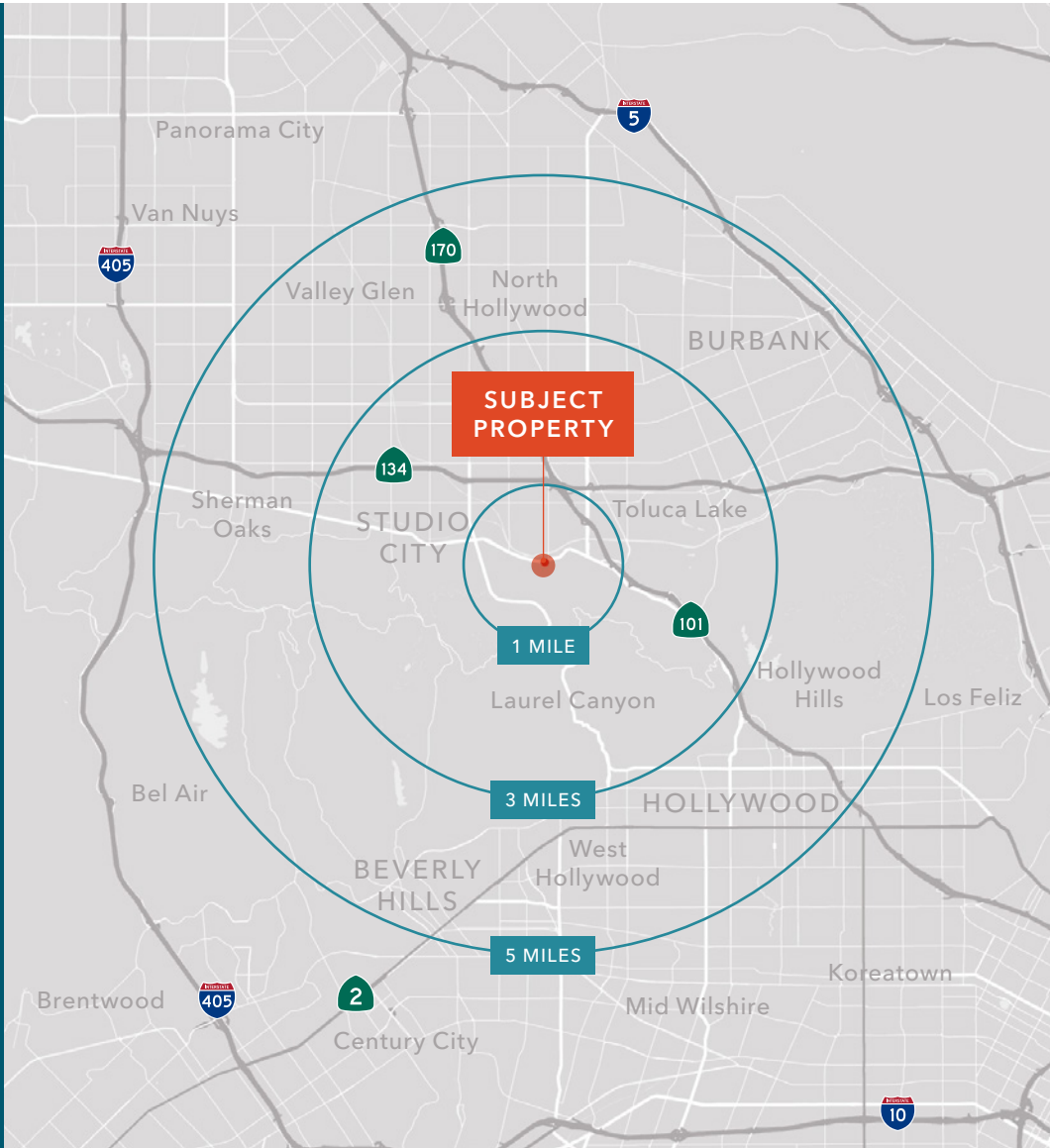
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	12,086	86,145	277,814
MEDIAN HOME VALUE	\$1.48 M	\$1.42 M	\$1.3 M
MEDIAN HOUSEHOLD INCOME	\$119,578	\$111,308	\$99,828
AVERAGE HOUSEHOLD INCOME	\$192,324	\$174,896	\$153,144

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL EMPLOYEES	13,316	82,506	320,943
TOTAL BUSINESSES	2,207	14,051	49,036

Data Source: ©2025, Sites USA



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## 11426 VENTURA BLVD

*For more information on  
this property, please contact*

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