

10628 VENTURA BLVD
LOS ANGELES, CA 91604



COMMERCIAL
ASSET GROUP

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PROPERTY VIDEO**



EXTREMELY RARE CORNER RESTAURANT SPACE ON VENTURA BLVD IN STUDIO CITY FOR LEASE

DIRECT DEAL WITH LANDLORD (NO KEY MONEY)

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LEASE RATE

\$14,650/MO + NNN

SPACE SIZE

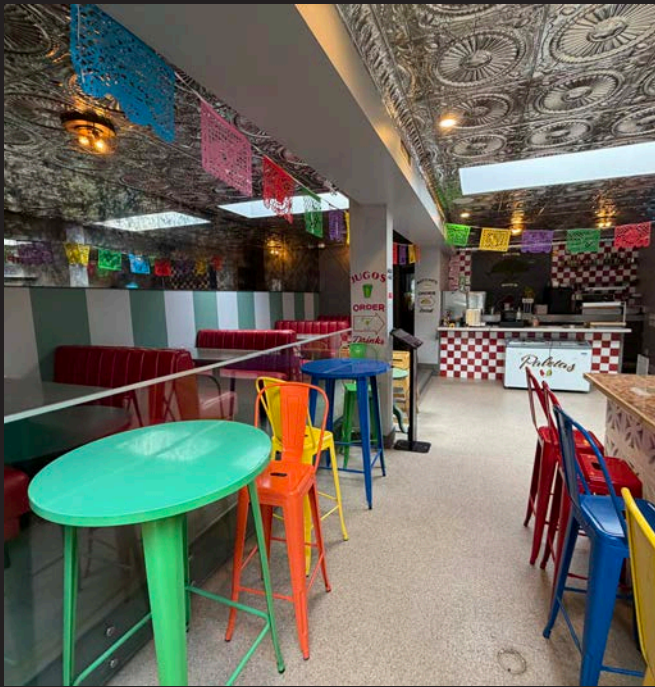
±4,355 RSF

(±1,855 SF INDOOR + ±2,500 SF PATIO)

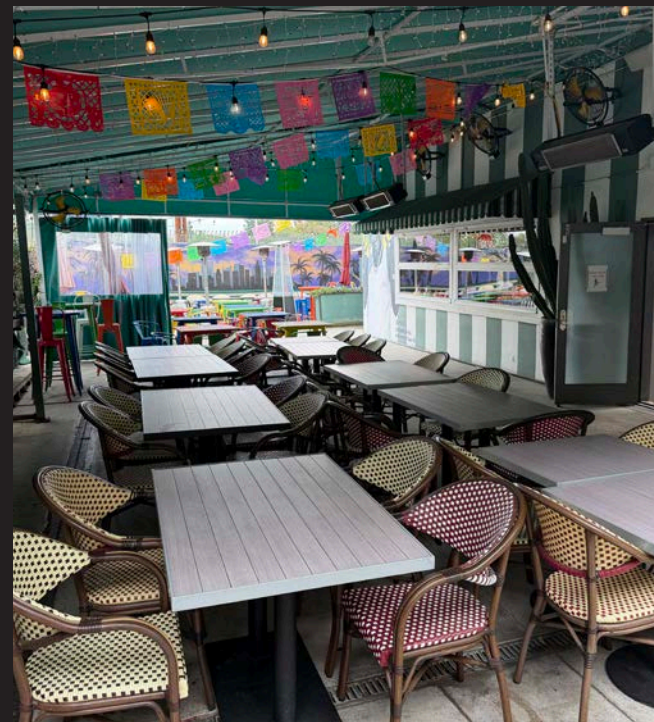
AVAILABLE

IMMEDIATELY

- Direct deal with landlord
- No key money - Type 47 liquor license for sale
- Over 4,350 SQ FT of usable space inclusive of the expansive outdoor seating area
- Completely remodeled in 2021
- Extremely visible corner property at the border of Studio City, Universal City and NoHo



INTERIOR PHOTOS



EXTERIOR PHOTOS





DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 18,053

2 MILE: 192,228

3 MILE: 633,542

AVERAGE HOUSEHOLD INCOME

1 MILE: \$126,897

2 MILE: \$117,187

3 MILE: \$108,866

MEDIAN AGE

1 MILE: 39.6

2 MILE: 39.8

3 MILE: 39.8

WALK SCORE

92



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