



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

Commercial Property For Sale

*11112 Ventura Blvd, Studio City, CA 91604*



**OLE OLSON**

**SALES ASSOCIATE**

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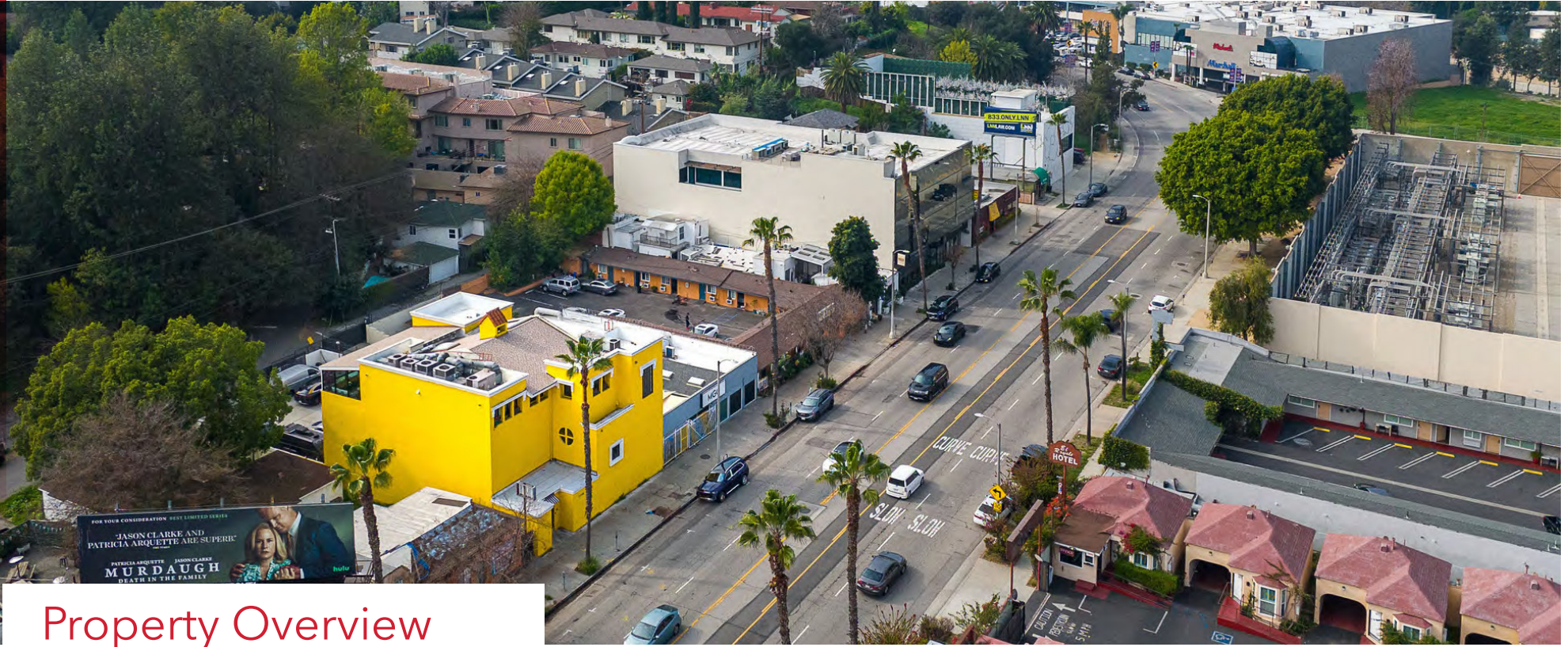
CALDRE #01973001

1111 NORTH BRAND BOULEVARD, SUITE 250  
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

# Executive Summary



## Property Overview

Rare opportunity to purchase a beautifully renovated, three-story media property on Ventura Boulevard in affluent Studio City, a central hub for entertainment. The property is 7,000 square feet of structure per measurement (buyer to verify; 5,651 square feet per Assessor) on 6,255 square feet of land. The property is currently operating as a fully functional production stage, tailor-made for television, film, music video, and commercial production as well as high-end podcasting. The building has a versatile layout that can be used by a single occupant or multiple tenants. It has individual/executive offices, edit bays, conference rooms, kitchen and lounge areas in addition to the production stage area. The third story has fabulous views of Studio City and Universal Studios Theme Park. There is heavy power with approximately 1,600 amps supplied to the building (buyer to verify).

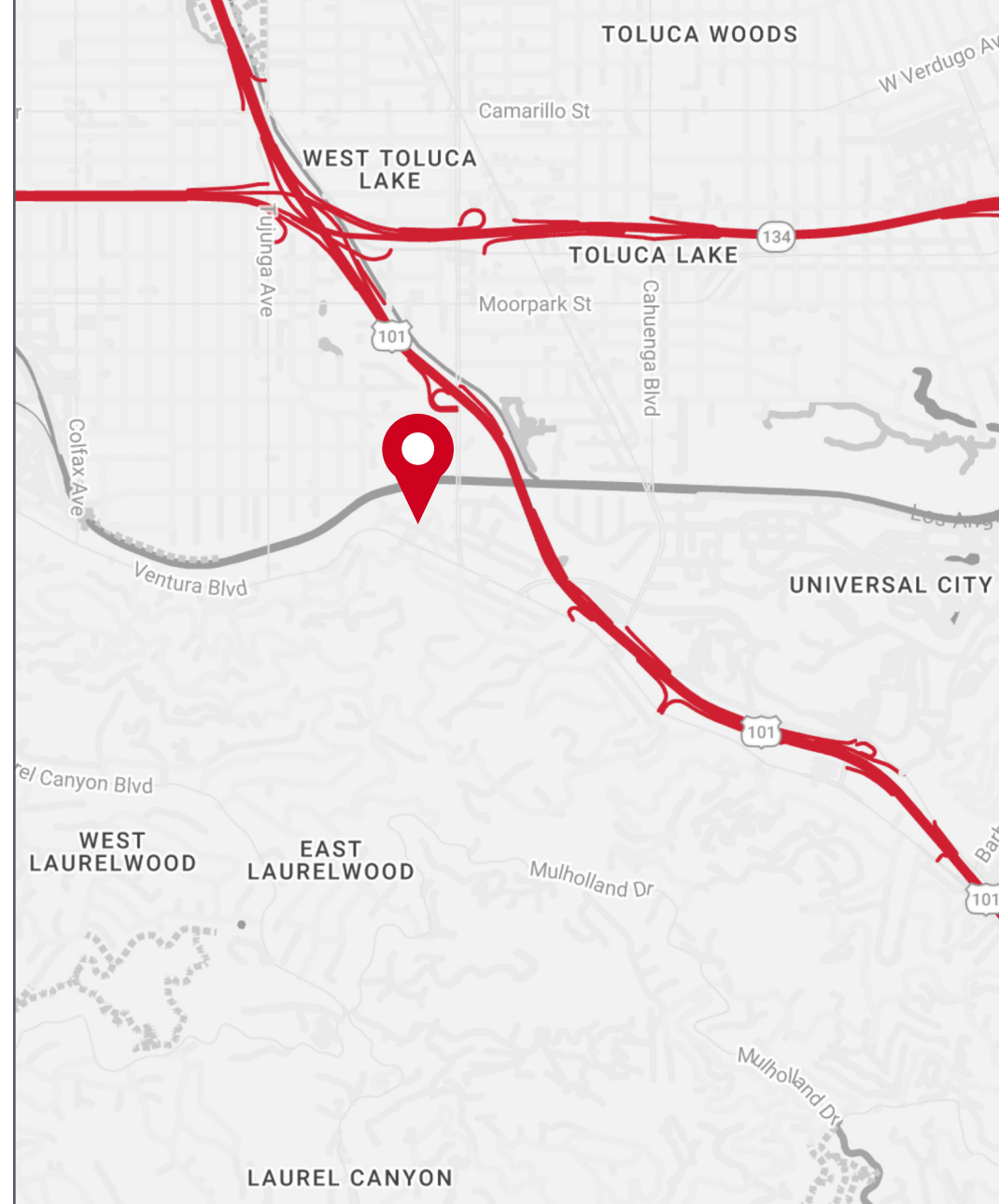
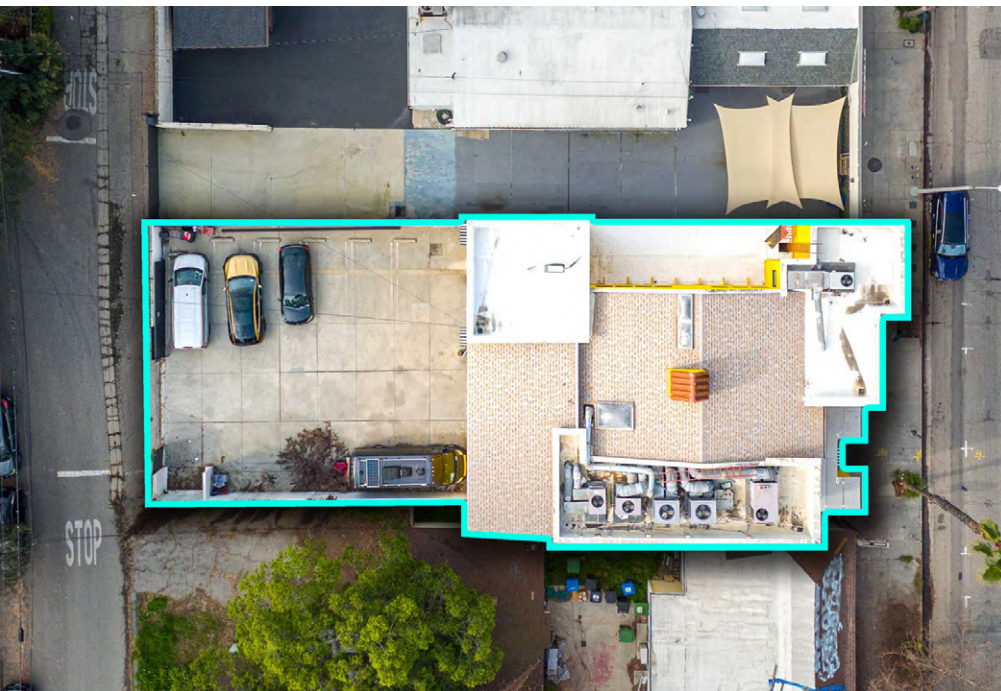
The parking is gated and striped for 6 cars with the potential to accommodate 10+ cars. There is alley access for equipment load-ins and the potential for additional parking in neighboring lots. The property benefits from a large traffic count of 37,064 cars per day on Ventura Boulevard (per 2025 MPSI estimate), offering exceptional visibility and signage exposure. This property presents a great opportunity for owner-users and investors alike. The seller is willing to sell all equipment on-site along with the property to qualified buyers. Call Ole Olson at Stevenson Real Estate Services for more details and to schedule a tour.

**Virtual Tour 1:** <https://bit.ly/4bfXbEB>

**Virtual Tour 2:** <https://www.youtube.com/watch?v=XiA9VRT1GHE>

# Offering Summary

<b>SALES PRICE</b>	\$5,500,000
<b>BUILDING SIZE</b>	7,000 SF (Buyer to verify)
<b>LOT SIZE</b>	6,255 SF
<b>ZONING</b>	C2-1VL-RIO
<b>PARKING</b>	10+ Spaces
<b>APN</b>	2378-009-023



DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

# Property Photos - First Floor Production



# Property Photos



First Floor Production



Studio City

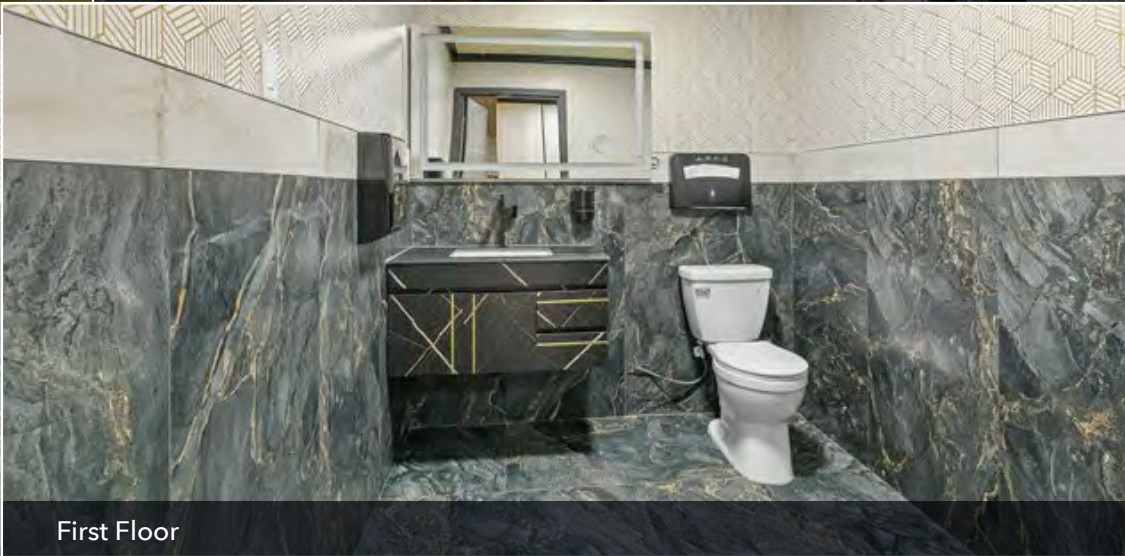


First Floor



First Floor

# Property Photos - First Floor



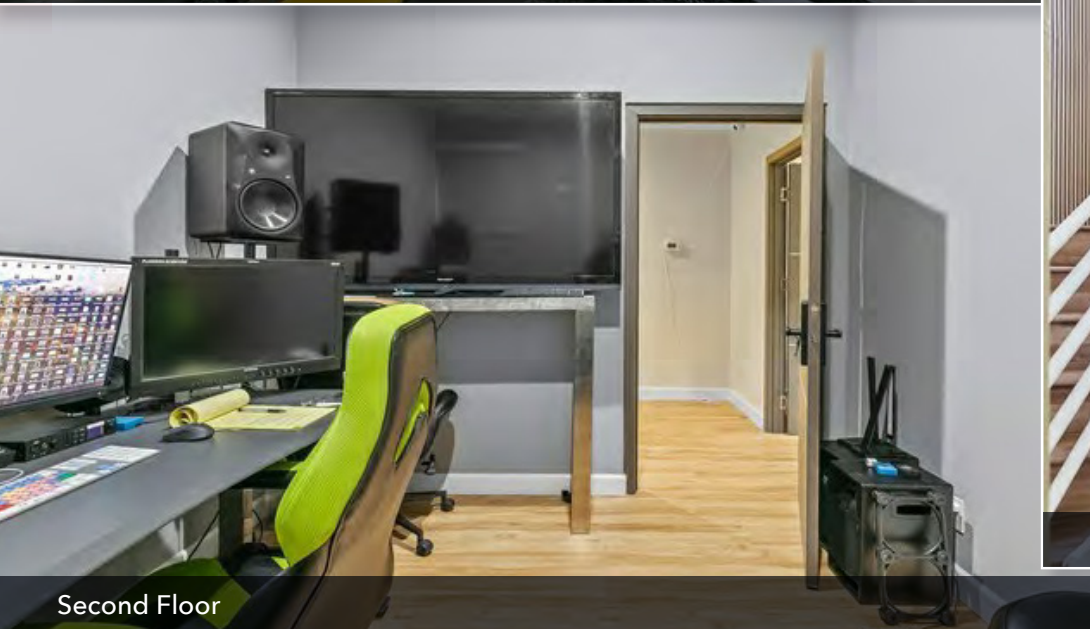
# Property Photos - Second Floor



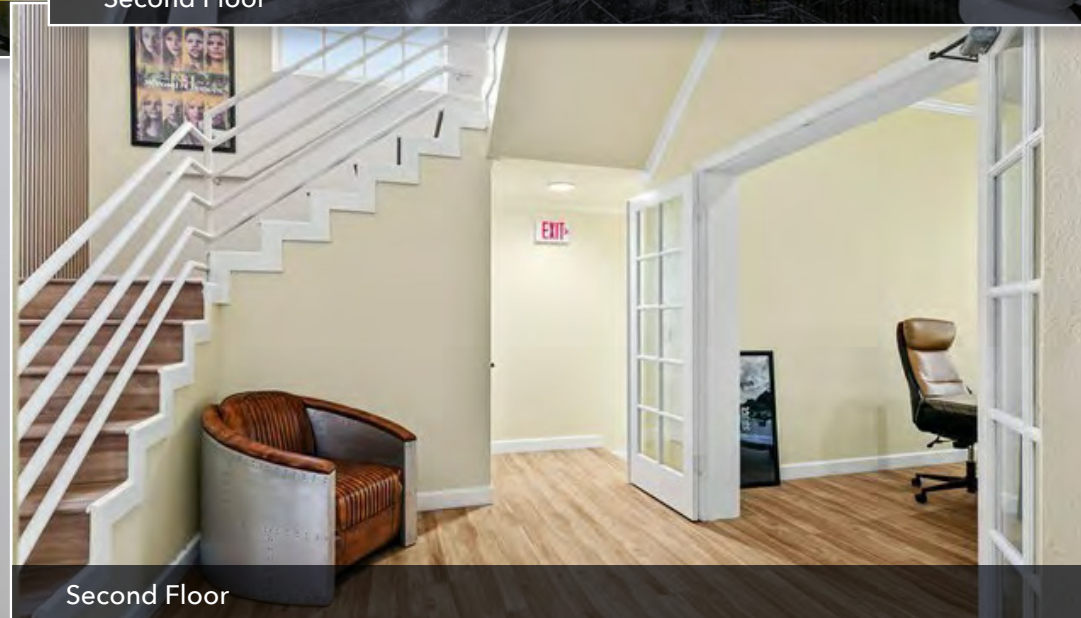
Second Floor



Second Floor



Second Floor

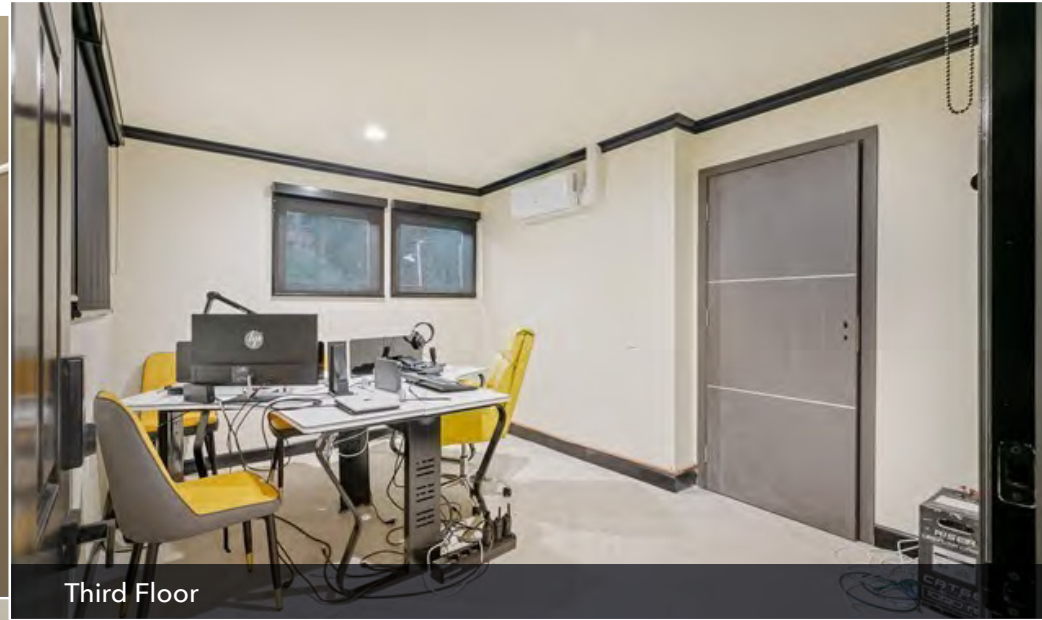


Second Floor

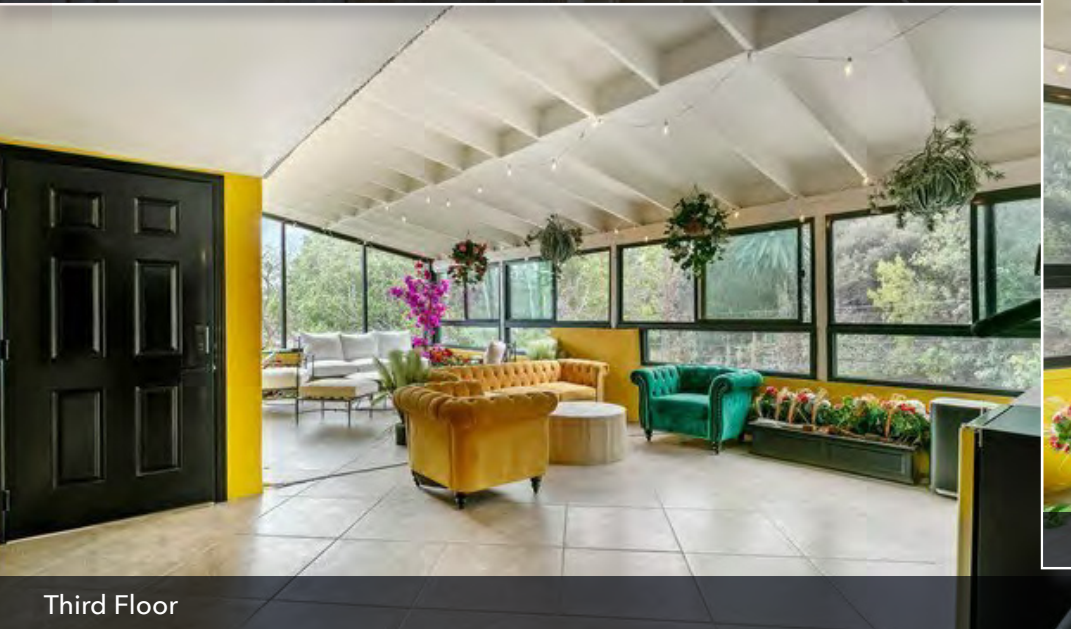
# Property Photos - Second & Third Floor



Second Floor



Third Floor

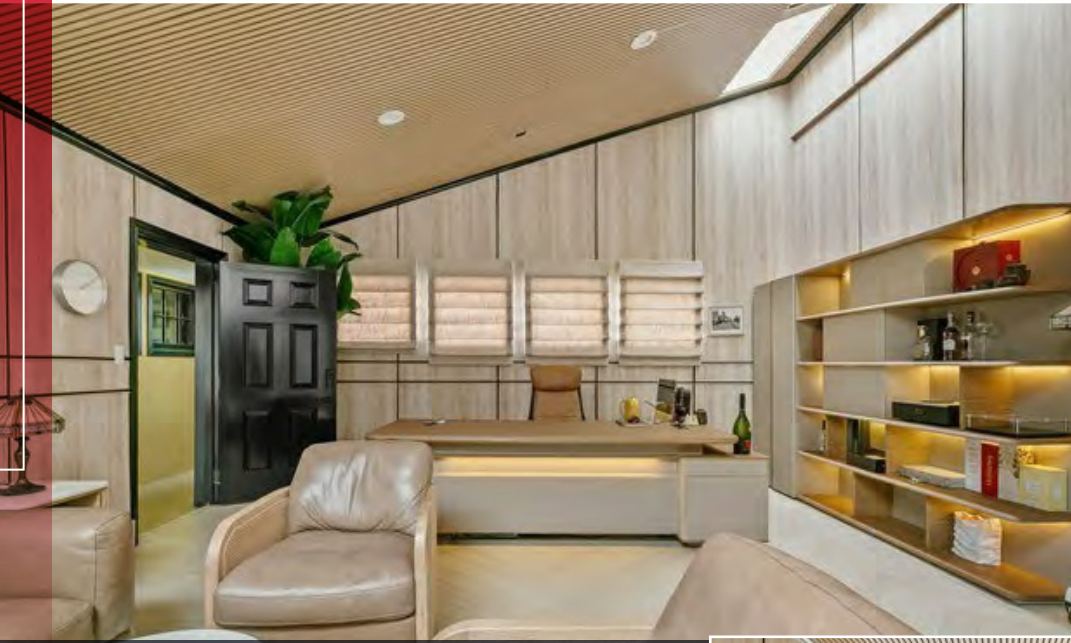


Third Floor



Third Floor

# Property Photos - Third Floor



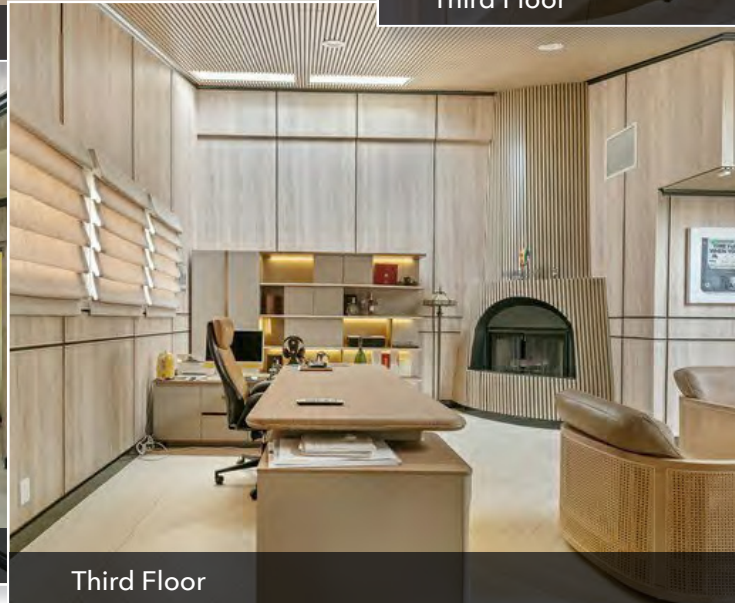
Third Floor



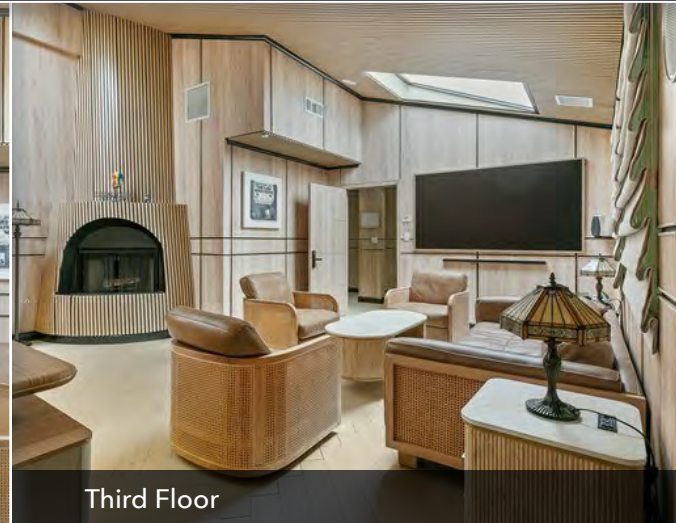
Third Floor



Third Floor

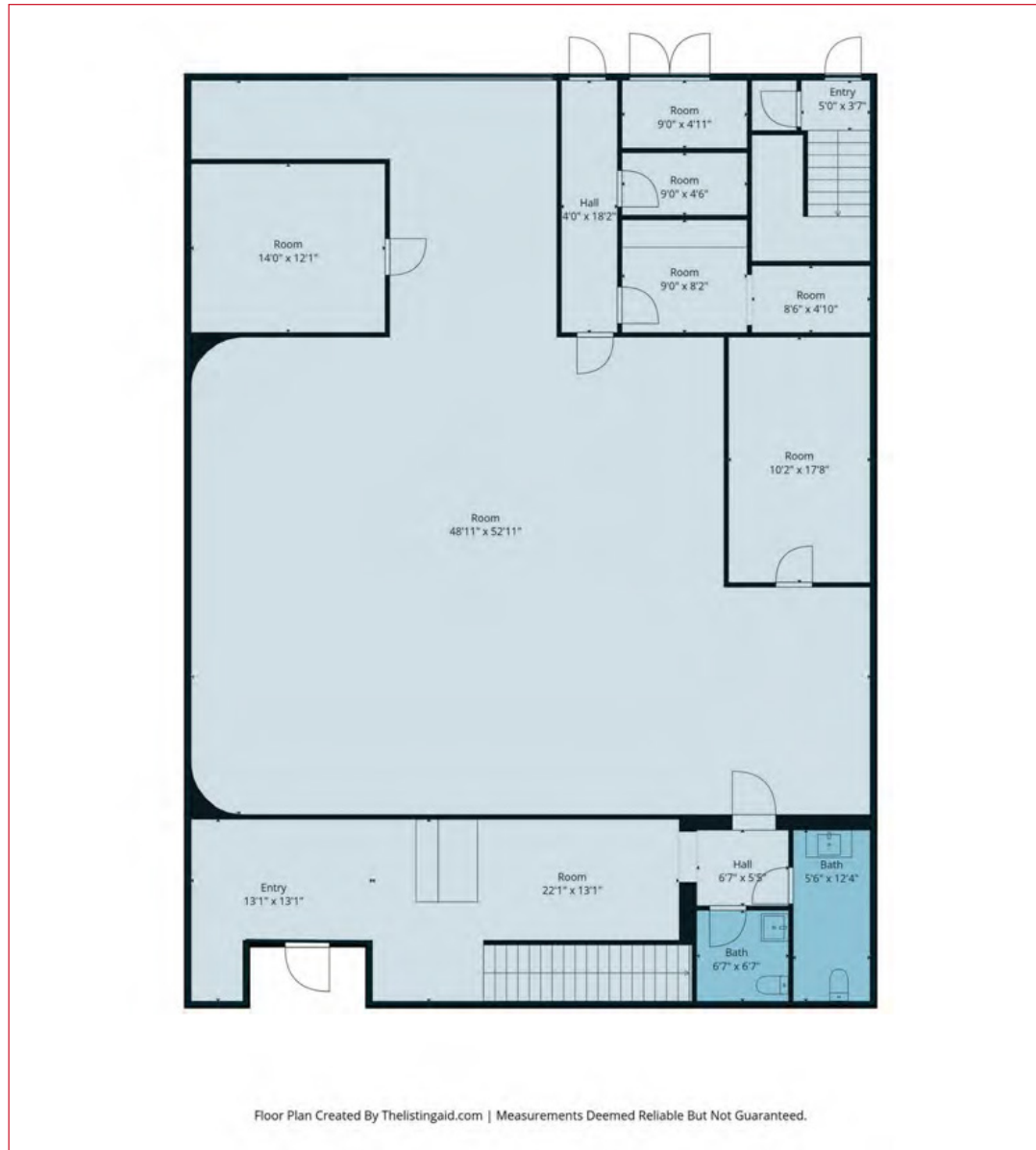


Third Floor



Third Floor

# Floor Plan - First Floor



# Floor Plan - Second Floor

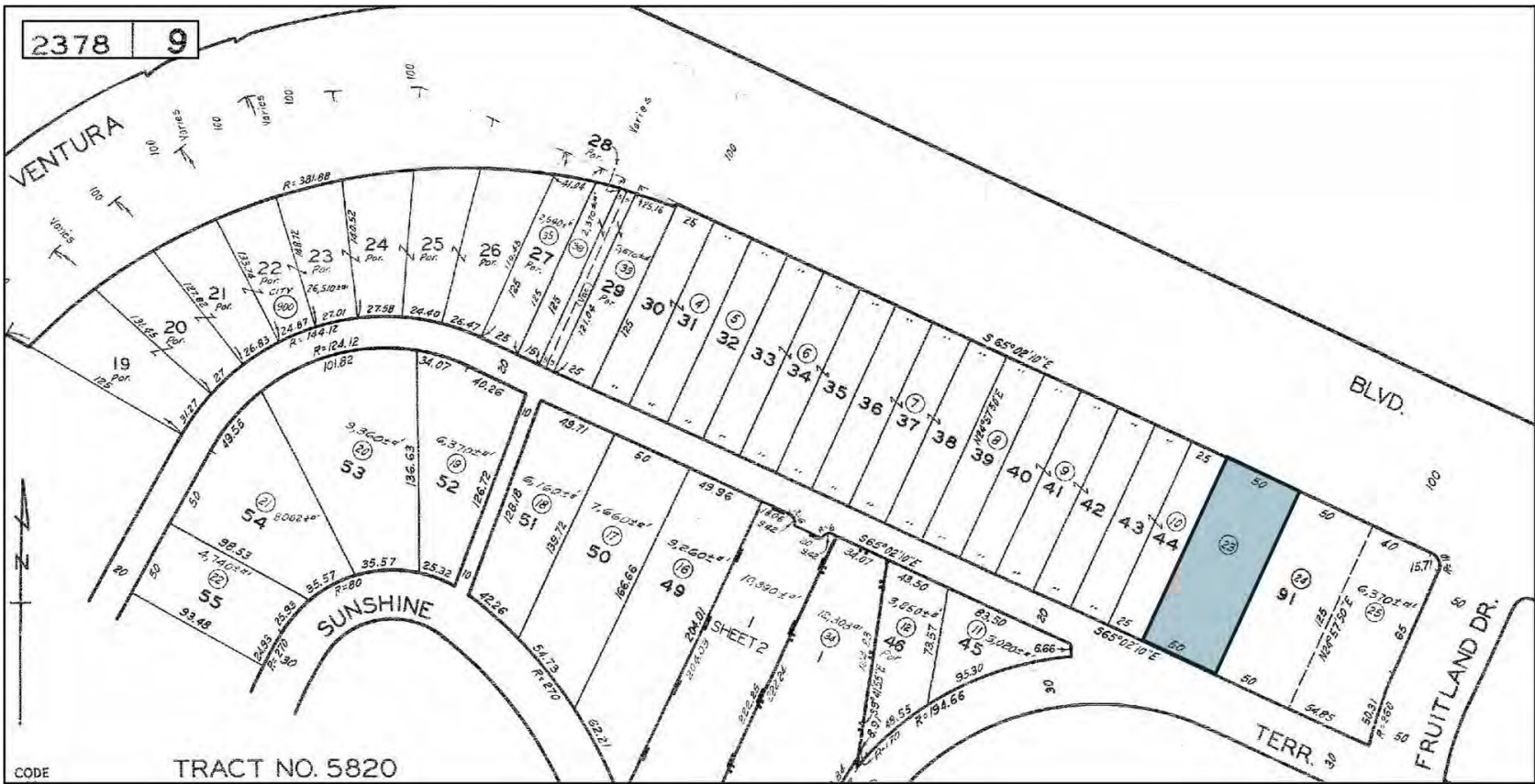


# Floor Plan - Third Floor



Floor Plan Created By TheListingaid.com | Measurements Deemed Reliable But Not Guaranteed.

# Parcel Map



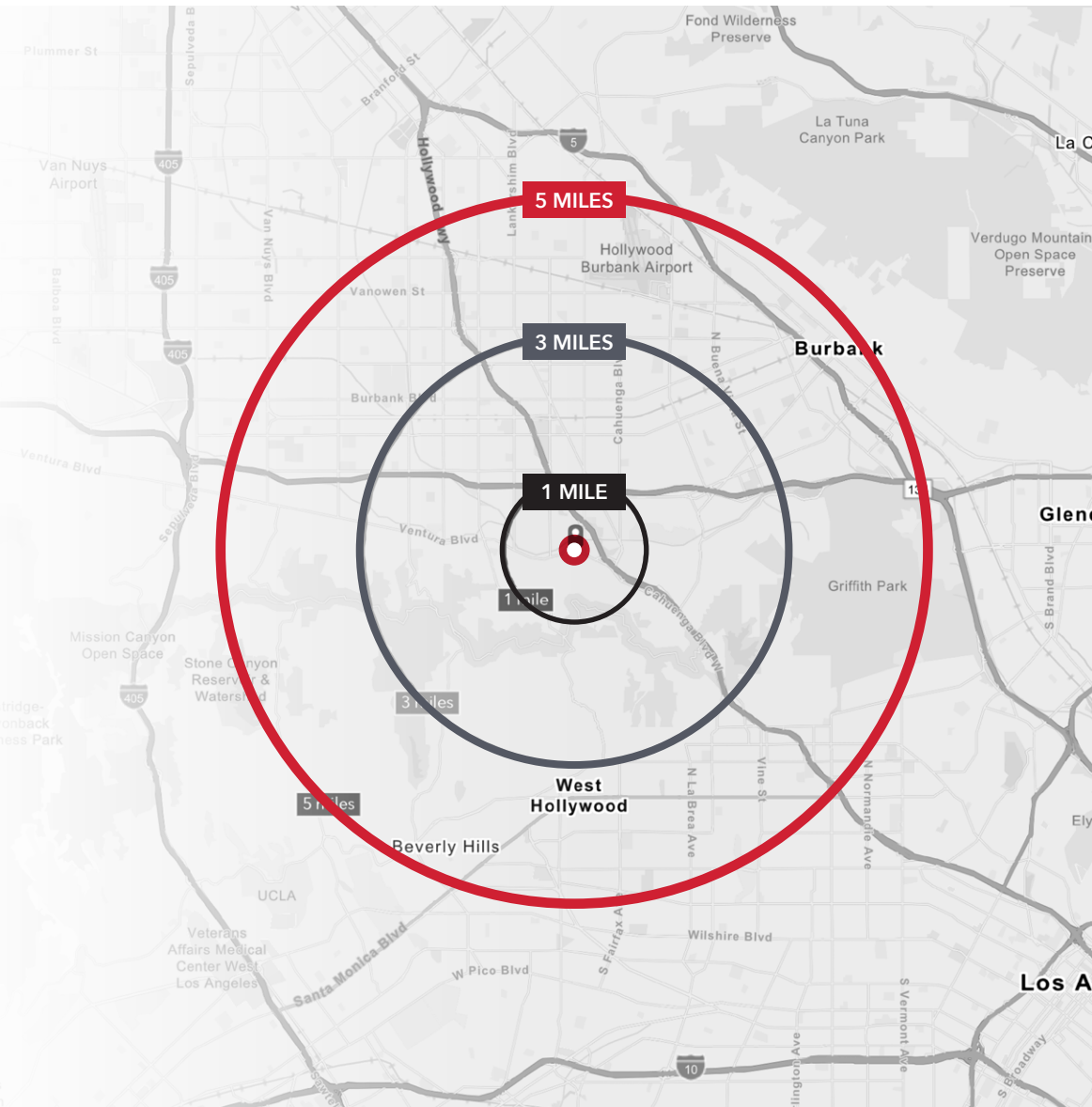
# Location Map



# Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	23,045	181,437	599,258
Households	11,912	87,737	285,809
Families	4,908	39,859	126,686
Average Household Size	1.92	2.05	2.07
Owner Occupied Housing Units	4,067	31,666	85,902
Renter Occupied Housing Units	7,845	56,071	199,907
Median Age	39.1	39.6	39.3
Median Household Income	\$112,176	\$101,711	\$89,963
Average Household Income	\$184,555	\$162,892	\$146,454

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	22,888	179,525	598,810
Households	12,082	88,756	292,298
Families	4,977	40,341	129,754
Average Household Size	1.88	2.00	2.02
Owner Occupied Housing Units	4,185	32,461	88,284
Renter Occupied Housing Units	7,897	56,295	204,014
Median Age	39.8	40.8	40.5
Median Household Income	\$123,521	\$112,681	\$101,233
Average Household Income	\$201,577	\$178,219	\$160,964



For more information, please contact:

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