

Laurel STUDIO CITY Place



FOR LEASE

 SOUTH PARK GROUP

Laurel Place

4070 Laurel Canyon Blvd.
Studio City, CA 91604

Ground Floor

± 910 - 2,160 RSF

Rooftop*

± 3,410 RSF

*Can only be leased with Units 2, 3 or 4.

Second Floor

± 1,150 - 3,525 RSF

Potential Uses

Restaurant / Bar / Cafe

Quick Service Window Opportunities

Retail

Fitness / Medical / Spa



Available Space Overview - Ground Floor

<i>SPACE</i>	<i>RSF</i>	<i>FRONTAGE</i>
UNIT 1	± 1,185 RSF	50 + FT
UNIT 2*	± 910 RSF	16.5 FT
UNIT 3*	± 1,045 RSF	16.5 FT
UNIT 4*	± 1,185 RSF	20 FT
UNIT 5 (LEASED)	± 1,800 RSF	30 FT

*Units 2,3,4 can be leased with rooftop space.



Available Space Overview - Second Floor

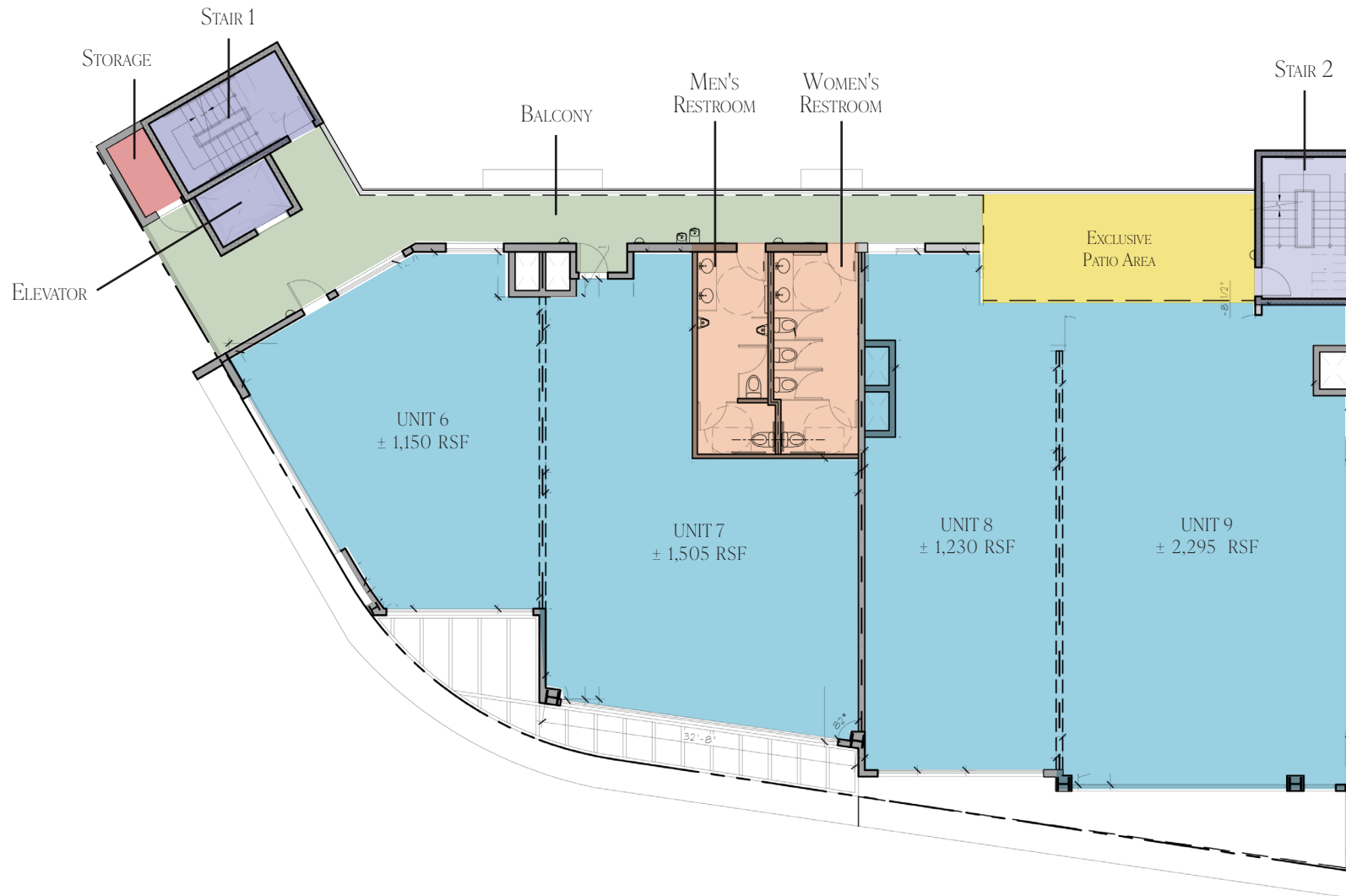
<i>SPACE</i>	<i>RSF</i>	<i>FRONTAGE</i>
UNIT 6	± 1,150 RSF	Second Floor
UNIT 7	± 1,505 RSF	Second Floor
UNIT 8	± 1,230 RSF	Second Floor
UNIT 9	± 2,295 RSF	Second Floor



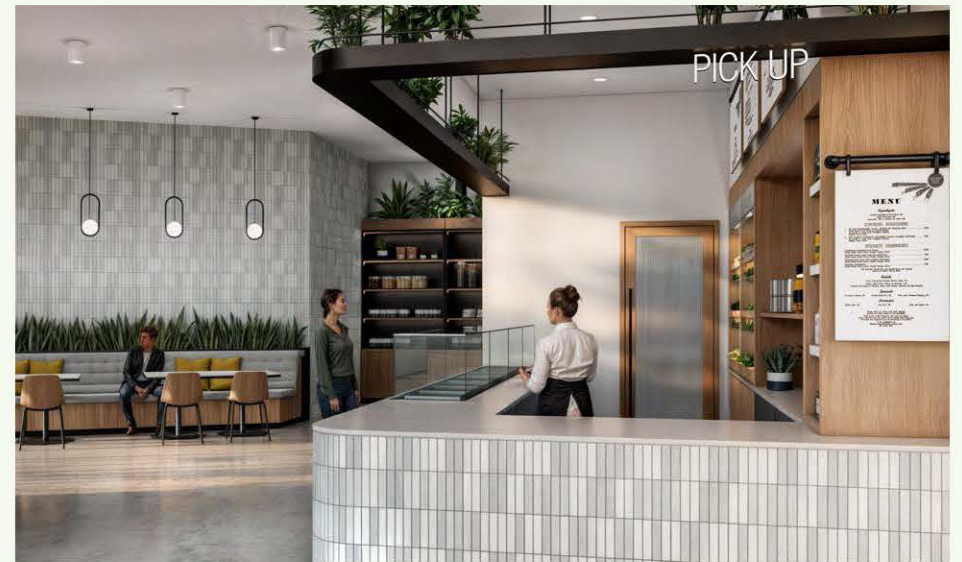
Site Plan - Ground Floor



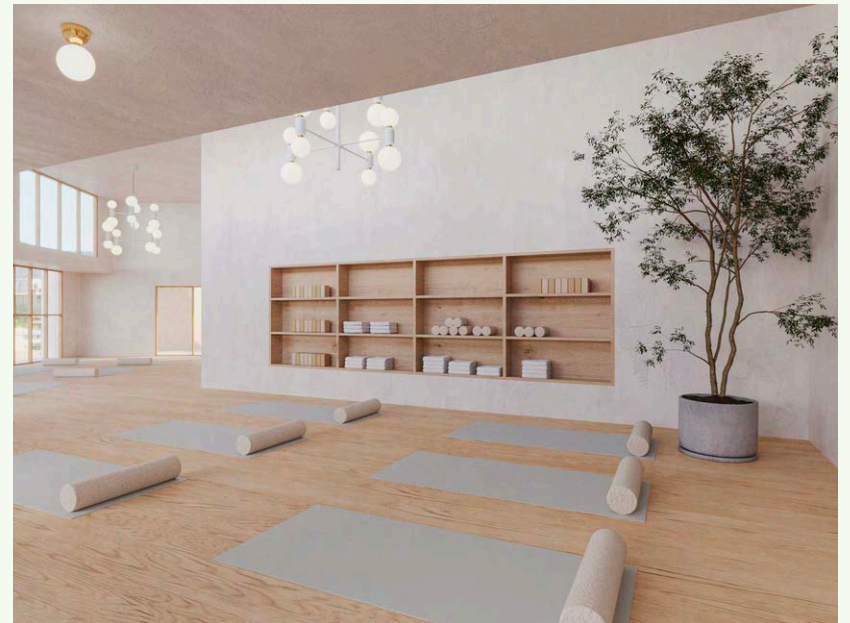
Site Plan - Second Floor



Ground Floor



Second Floor



The provided renderings are for illustrative purposes only and do not accurately represent the final appearance or design of the actual property.

Aerial View



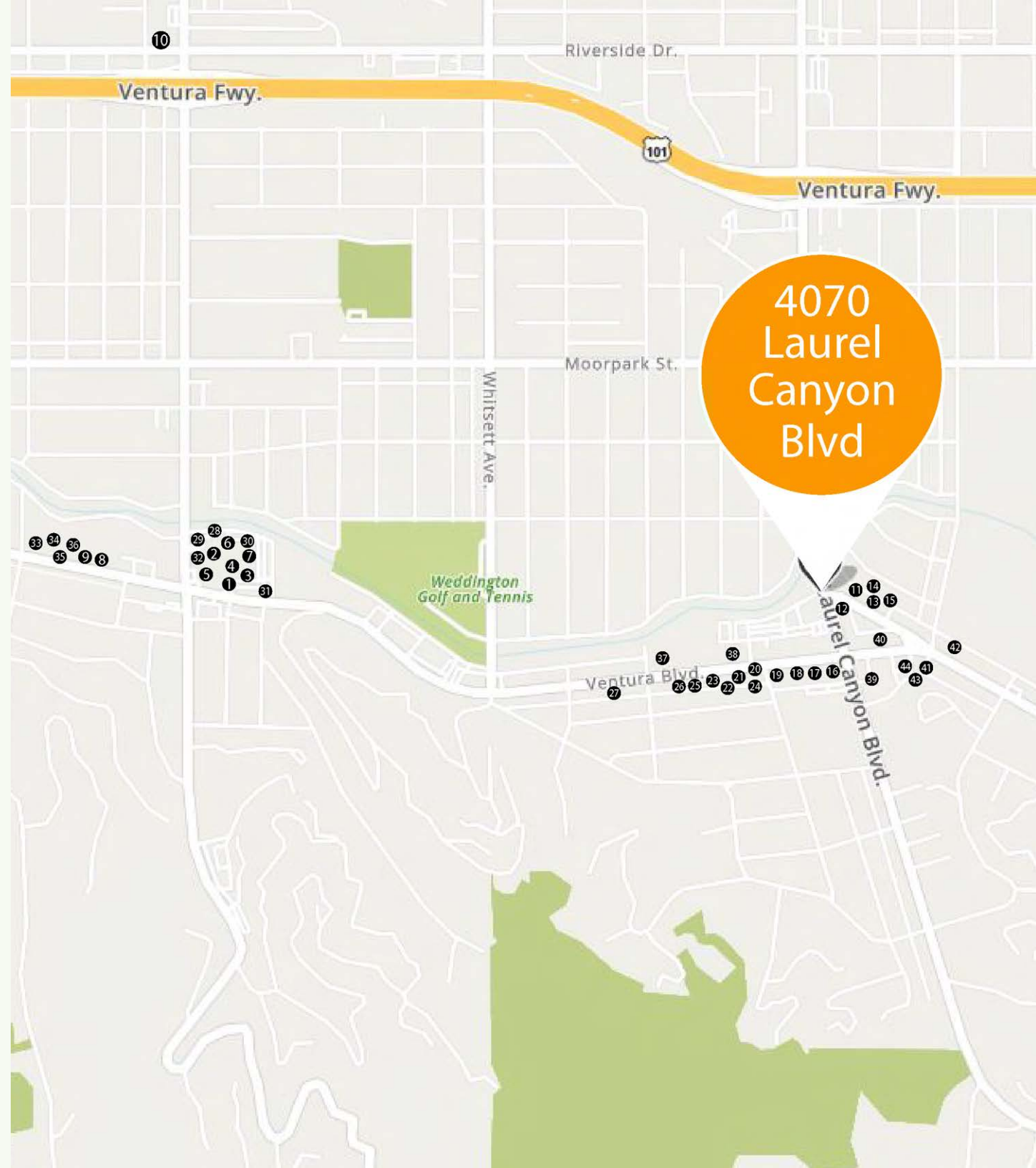
Aerial View



Known as the “Jewel of the Valley”, Studio City serves as a hub between the San Fernando Valley and the Westside. Providing an urban suburban mix feel, the area attracts young professionals and families that benefit from the community-like neighborhood as well as some of the best bars, restaurants and coffee shops in town. The property is in close proximity to some of the trendiest tenants including Erewhon, Whole Foods, Equinox, Next Health, Fred Segal, Reformation, Sugarfish, Uovo Pasta and many more.

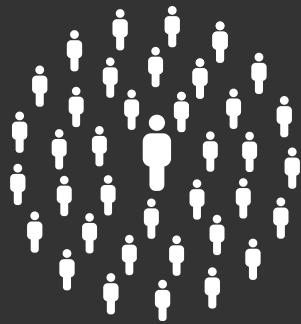
Legends

- | | |
|----------------------------|-----------------------|
| 1. Erewhon | 26. Fellow barber |
| 2. Equinox | 27. Face Haus |
| 3. Sugarfish | 28. Sportsmen’s Lodge |
| 4. Uovo pasta | 29. HiHo Cheeseburger |
| 5. Fred segal | 30. Kismet Rotisserie |
| 6. Allbirds | 31. Tocaya |
| 7. Next Health | 32. Fp Movement |
| 8. Shake Shack | 33. Le pain Quotidien |
| 9. Skin Laundry | 34. Drybar |
| 10. Whole foods | 35. Philz Coffee |
| 11. MacConnell’s Ice Cream | 36. Sweetgreen |
| 12. Backyard Bowls | 37. Beignet Box |
| 13. Joan’s on Third | 38. Lululemon |
| 14. Fonuts | 39. Tender Greens |
| 15. Alfred Coffee | 40. The Now Massage |
| 16. Urban Outfitters | 41. Blue Bottle |
| 17. Free People | 42. Color Me Mine |
| 18. Barnes & Noble | 43. Trader Joe’s |
| 19. Uncle Paulie’s | 44. Sephora |
| 20. Paper Source | |
| 21. Salt & Straw | |
| 22. Bluestone Lane | |
| 23. Warby Parker | |
| 24. Bluemercury | |
| 25. Aesop | |



DEMOGRAPHICS

Studio City has some of the best rated schools including Bridges Academy, Campbell Hall, and Harvard Westlake. Approximately 58% within a one-mile radius have earned a bachelor's degree or higher. On average, households earn around \$150,544 annually while home prices in the area start from \$1,000,000 and are only increasing in value every year as more and more individuals move into the neighborhood. The property itself is very walkable and gets about 49,278 cars driving by each day.



1 mile: 22,330 | 3 miles: 198,295
2022 POPULATION

Laurel Canyon Blvd: **49,278** TRAFFIC
Traffic volume



1 mile: 17,012 | 3 miles: 86,341
EMPLOYEES



1 mile: 58% | 3 miles: 46%
*Education *Bachelor's Degree or Higher**



1 mile: \$150,544 | 3 miles: \$117,231
Average Household Income



1 mile: 44.80 | 3 miles: 41.90
MEDIAN AGE





Contact Us

Steve Ravan

Senior Vice President

Phone: 310.682.1272

License: 01747222

Email: steveravan@southparkgroup.com

Mane Ajaryan

Associate

Phone: 818.523.4997

License: 02099173

Email: mane@southparkgroup.com