



± 1,500 SF & 850 SF Patio

11916

VENTURA BLVD

STUDIO CITY

RETAIL OR RESTAURANT



11916 VENTURA BLVD

Property Highlights

- 1,500 SF of retail or restaurant space
- 850 SF garden patio at rear
- Located in a bustling retail corridor surrounded by contemporary eateries & essential shopping destinations
- Situated in an affluent community - \$152,000 AHHI in a 1-mile radius
- Shared on-site parking with Kiwami by Katsuya
- Terrific rooftop signage opportunity



11916 VENTURA BLVD

Property Description

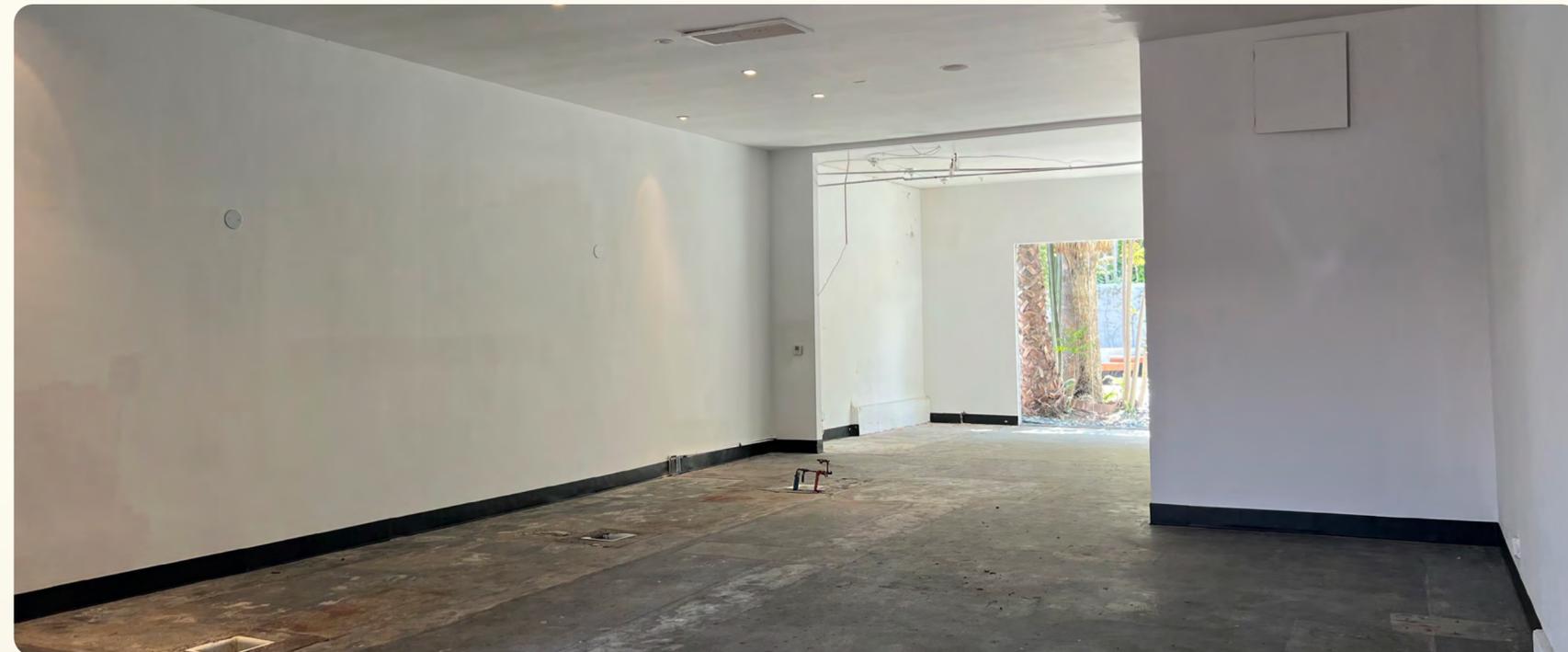
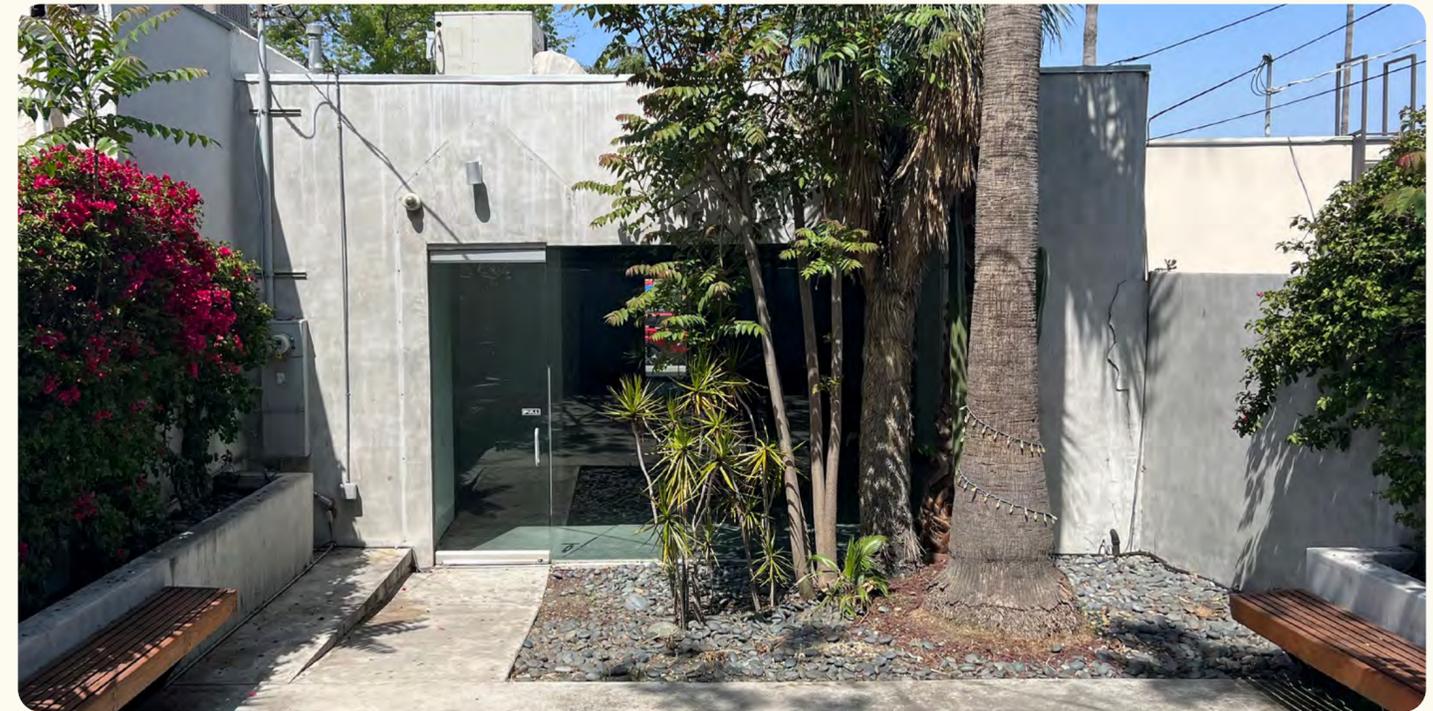
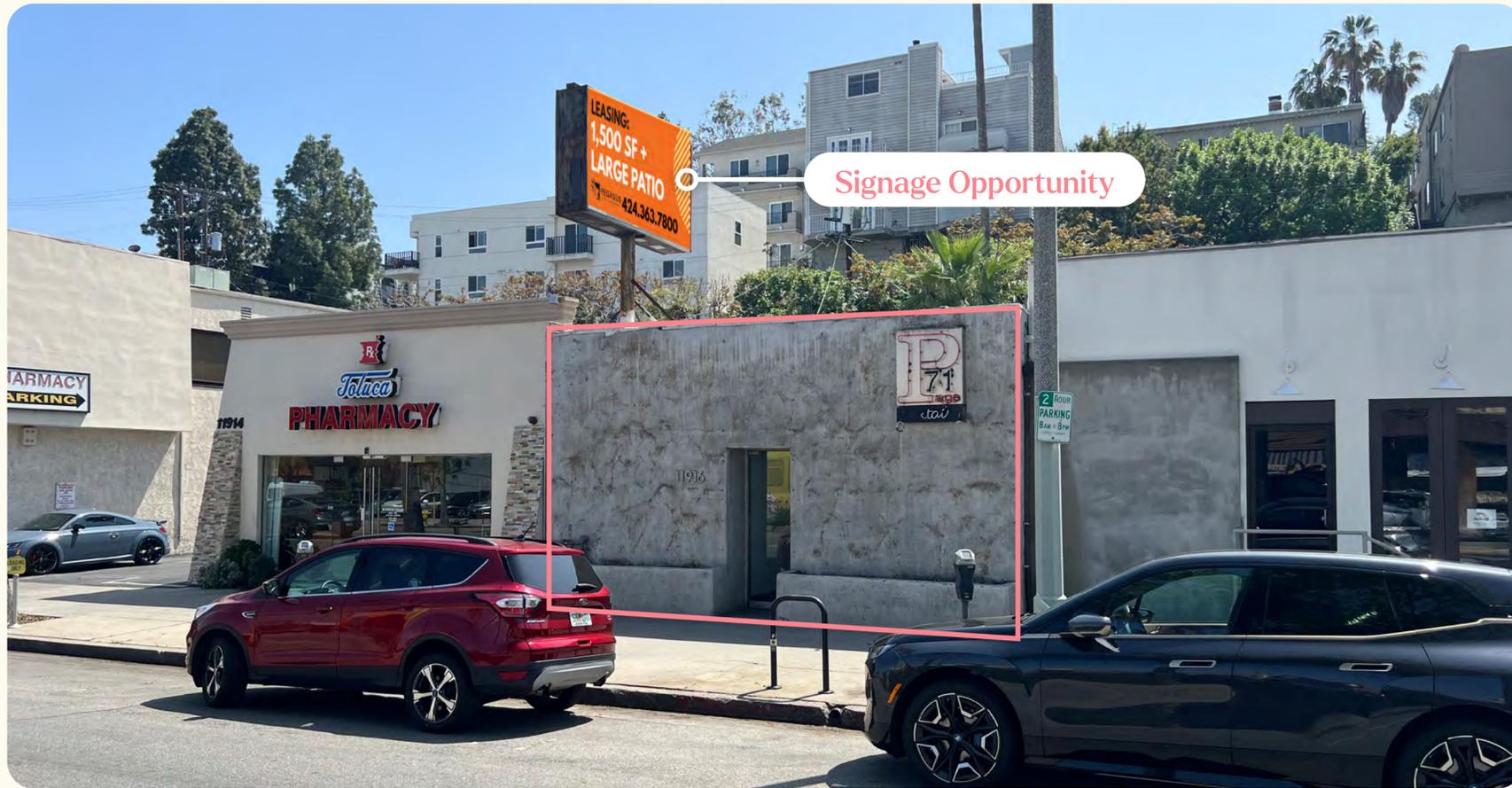
Pegasus Asset Management is pleased to offer 1,500 SF of retail or restaurant space with a charming backyard patio along bustling Ventura Blvd. The site is visible to over 41,000 VPD on Ventura Blvd and benefits from its location in the affluent neighborhood of Studio City. Average household incomes are \$152,000 in a 1-mile radius.

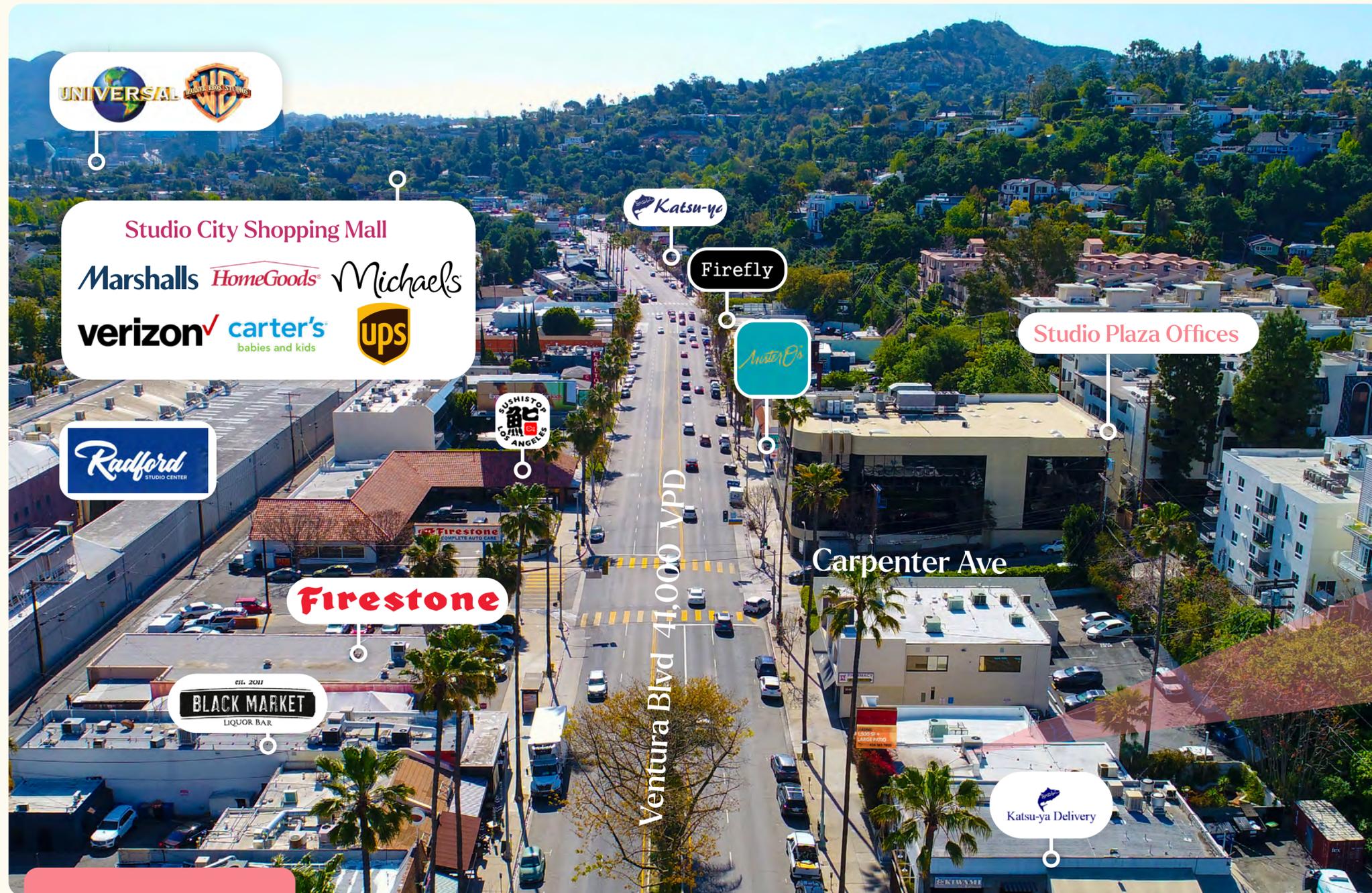
11916 Ventura Blvd is situated amongst a lively retail corridor and is nestled among the mix of daily needs retailers and trendy destinations. These neighbors include Trader Joe's, Laurel Tavern, Mendocino Farms, Joan's on Third, Kiwami by Katsuya, Black Market Liquor, Prince Street Pizza, Alfred Coffee and more making it a popular destination for tourists and locals alike. The site is walking distance from the weekly held Studio City Farmer's Market on Ventura Place. The property boasts excellent foot traffic with a high walk score (Walk Score of 93 - Walker's Paradise).

Average Home Value
Per Redfin: \$1,910,000

SUBJECT







Space Details

Unit	Square Footage	Space Type	Delivery	Availability	Lease Term	Lease Rate	Lease Type
11916 Ventura Blvd	1,500 SF + 850 Patio	Retail/Restaurant	Negotiable	Immediate	Negotiable	Negotiable	NNN



Potential Uses

Studio City, California

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.

Demographics	1-Mile	3-Mile	5-Mile
Population	20,281	191,609	594,184
Average Household Income	\$152,669	\$118,989	\$110,862



11916

VENTURA BLVD



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