

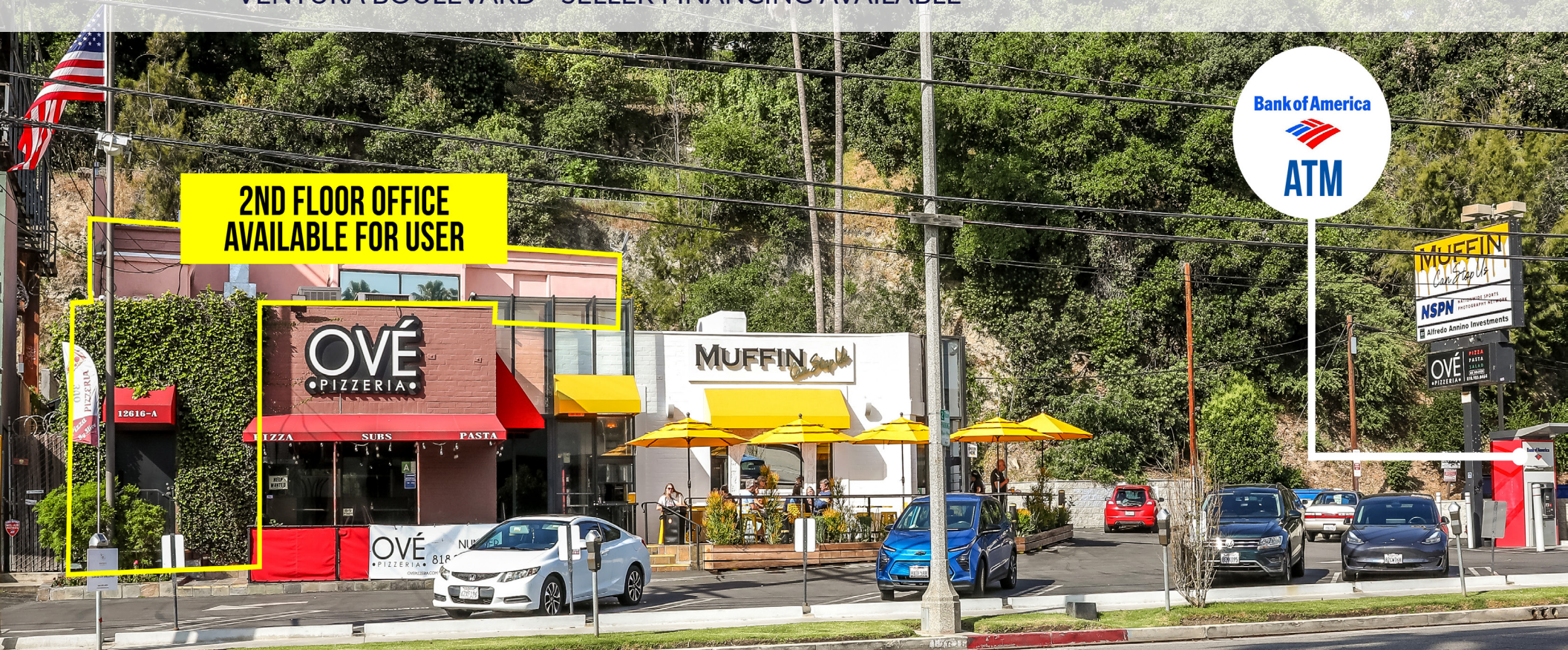


FOR SALE - STUDIO CITY RETAIL INVESTMENT WITH PART OWNER-USER OPPORTUNITY

12616 VENTURA BLVD., STUDIO CITY, CA 91604

MULTI-TENANT RETAIL INVESTMENT ON HIGH TRAFFIC
VENTURA BOULEVARD - SELLER FINANCING AVAILABLE

**2ND FLOOR OFFICE
AVAILABLE FOR USER**



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EXECUTIVE SUMMARY

illi Commercial Real Estate is pleased to offer for sale 12616 Ventura Blvd., a multi-tenant retail/office investment on the infamous Ventura Boulevard, located within Studio City.

Existing restaurants and offices currently make up the approximately 5,776-square-foot property. With reliable tenants on the heavily trafficked Ventura Boulevard, the asset offers an investor an excellent opportunity to purchase a long-term stable investment with room for an owner-user.

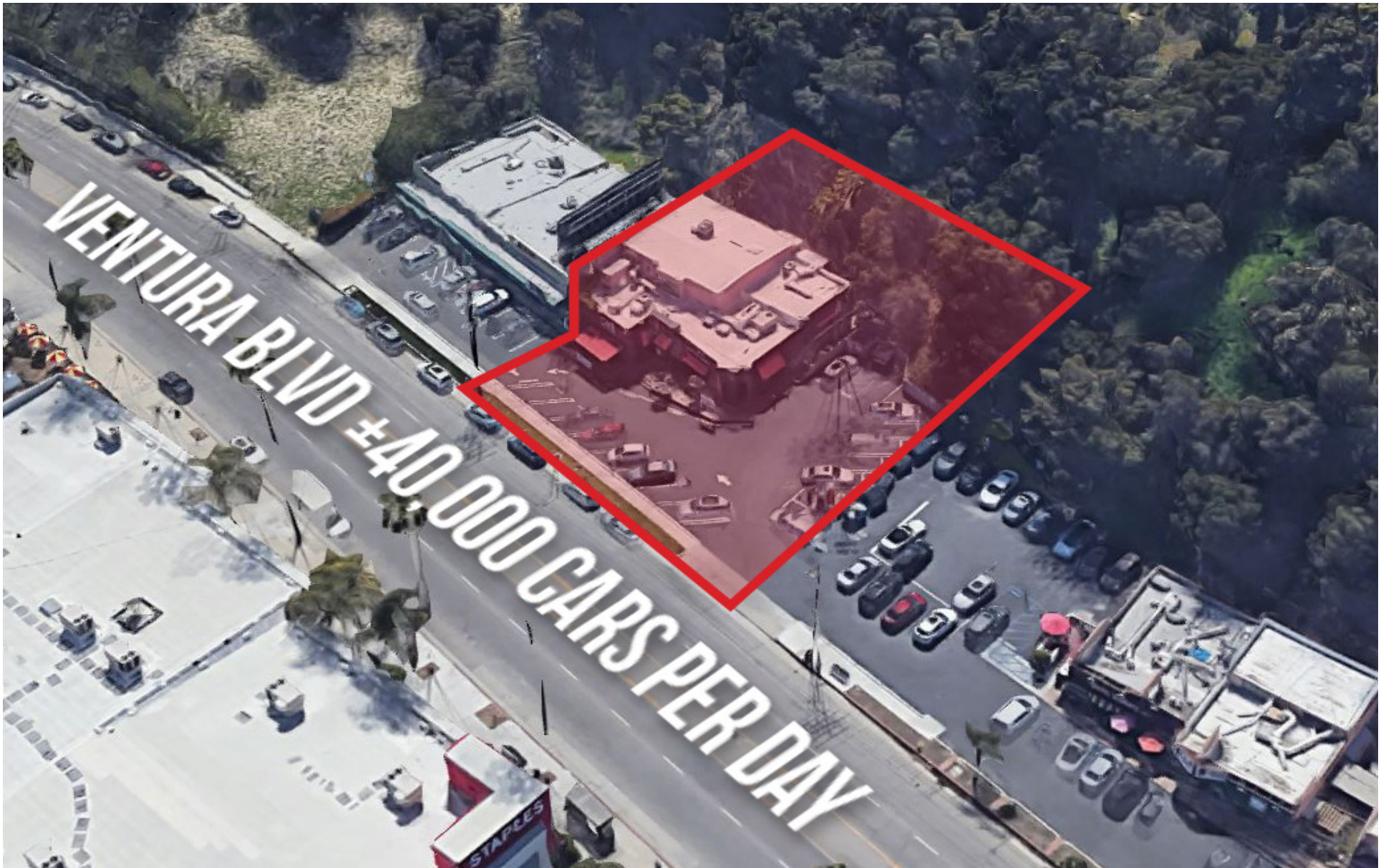
The asset is located near national retailers, such as Staples, Bed Bath & Beyond, Ralphs, Equinox, and many more. Some key property features include exclusive parking, irreplaceable pole signage, 15 parking spaces, a new roof, and a recent 2021 remodel of the asset.

PROPERTY DETAILS

Address:	12616 Ventura Blvd., Studio City, CA 91604
APN:	2384-022-027
Rentable Building Area:	±5,776 SF
Site Area:	±0.35 AC / ±15,068 SF
Year Built / Remodeled:	1948 / 2021
Zoning:	C2 Ventura Blvd Specific Plan
Use:	Restaurant - Office
List Price:	\$5,595,000
Financing:	Owner will carry first trust deed with qualified borrower and down payment
Owner-User:	Up to ±3,576 SF available for office use, speak to Broker for more details



AERIAL VIEW



PROXIMITY MAP



LOCATION OVERVIEW

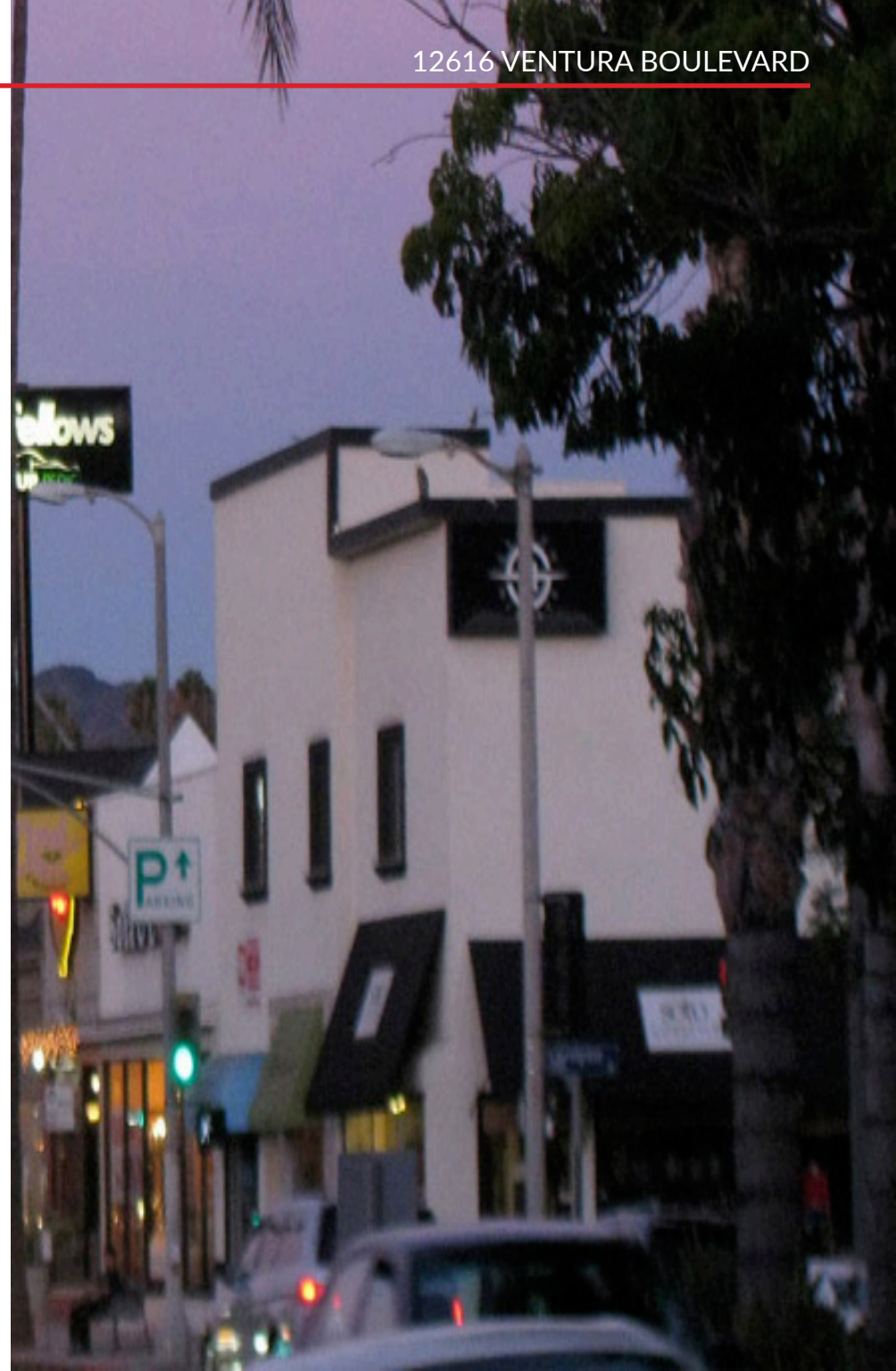
Studio City

Studio City is right in the center of LA's action. It is surrounded by some of the county's most famous neighborhoods, including North Hollywood, Toluca Lake, the Hollywood Hills, Universal City, Laurel Canyon, and Sherman Oaks. The Santa Monica Mountains also back up to Studio City, making it the place to be and be seen.

Studio City takes up 5.8 square miles of the San Fernando Valley. Its population is a small 34,790, meaning there are 6,075 people per square mile. Those living in Studio City are wealthy, averaging much higher than California in their median income. Most Studio City residents bring home \$97K-plus annually.

Naturally, Studio City is close to most of the major Hollywood studios, so the entertainment industry also makes up a good portion of this area's culture. Whether you desire to work in the industry or simply want to take studio tour or be an audience member at a taping, you can do so quickly and easily from Studio City. CBS Studio Center is located within neighborhood boundaries and Universal Studios is next door in Universal City.

Many major retailers occupy Studio City in close vicinity. A diverse central retailer mix allows heavy traffic of all demographics to come together in one central hub. Major retailers in this hub contain brands such as Erewhon, Petco, Ralphs, Vons, Sephora, Trader Joe's, Staples, Bed Bath & Beyond, and CVS. Studio City is also the home of 1 of 2 Barnes and Noble locations in the San Fernando Valley. Such a diverse retailer mix allows heavy traffic of all demographics to come together in one central location.



DEMOGRAPHIC SUMMARY

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	19,054	198,316	561,465
Number of Households	9,444	94,074	245,166
Average Household Size	2.10	2.17	2.34
Average Household Income	\$138,304	\$110,380	\$99,825
Total Businesses	1,535	10,608	31,830
Total Employees	10,275	74,530	289,803

2022 TRAFFIC COUNTS	VENTURA BLVD	WHITSETT AVE	INTERSECTION
VEHICLES PER DAY	± 37,062	± 16,784	± 53,846

CONTACT US



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