

12345 Ventura Boulevard *Studio City, California*



±3,650 SF Space in the Heart of Studio City



Property Description

Pegasus Asset Management is pleased to present the opportunity to lease $\pm 3,650$ SF of retail space on iconic Ventura Blvd. The subject site receives excellent foot traffic (walk score of 89) and benefits from exposure to $\pm 40,000$ VPD as well as a covered dedicated parking lot adjacent to the premises with ± 50 parking spaces.

The property is situated among popular dining and retail destinations including Granville, Tracy Anderson, Artelice Patisserie, Highly Likely (Now Open!), Warby Parker, PopUp Bagels (Coming Soon!), Salt & Straw, Great White (Now Open!), Joan's on Third, and many more. The property further benefits from exceptional demographics with average household incomes in Studio City of \$202,000.



Property Highlights

± 3,650 SF space in the heart of Studio City

± 45 ft. of glass frontage

Excellent foot traffic and visibility with popular Los Angeles restaurants, Granville and Highly Likely, as neighbors

Modern retail showroom space with polished concrete floors and ± 12 foot ceilings

Dedicated & secure parking directly behind the property

Fantastic signage opportunities

highly
likely



\$2.5M Median Home Sale Price in Studio City

Logos for BACIO di LATTE, Prince's PIZZA, JOAN'S ON THIRD, BURN LOS ANGELES, McConnell's, and Ggiata DELICATESSEN.

Logos for Modern Animal, lululemon, and ARTHA.

Logo for california pizza kitchen.

Covered Dedicated Parking Lot

12345 Ventura Boulevard

Logo for TRACY ANDERSON.

LAUREL CANYON BLVD

Logos for WARBY PARKER, Aēsop, BUCK MASON, BLUEMERCURY, and SALT & STRAW.

Logo for tia YUME.

VENTURA BLVD | ±40,000 VPD

\$202,000 Average Household Income





Potential Uses

Retail Showroom

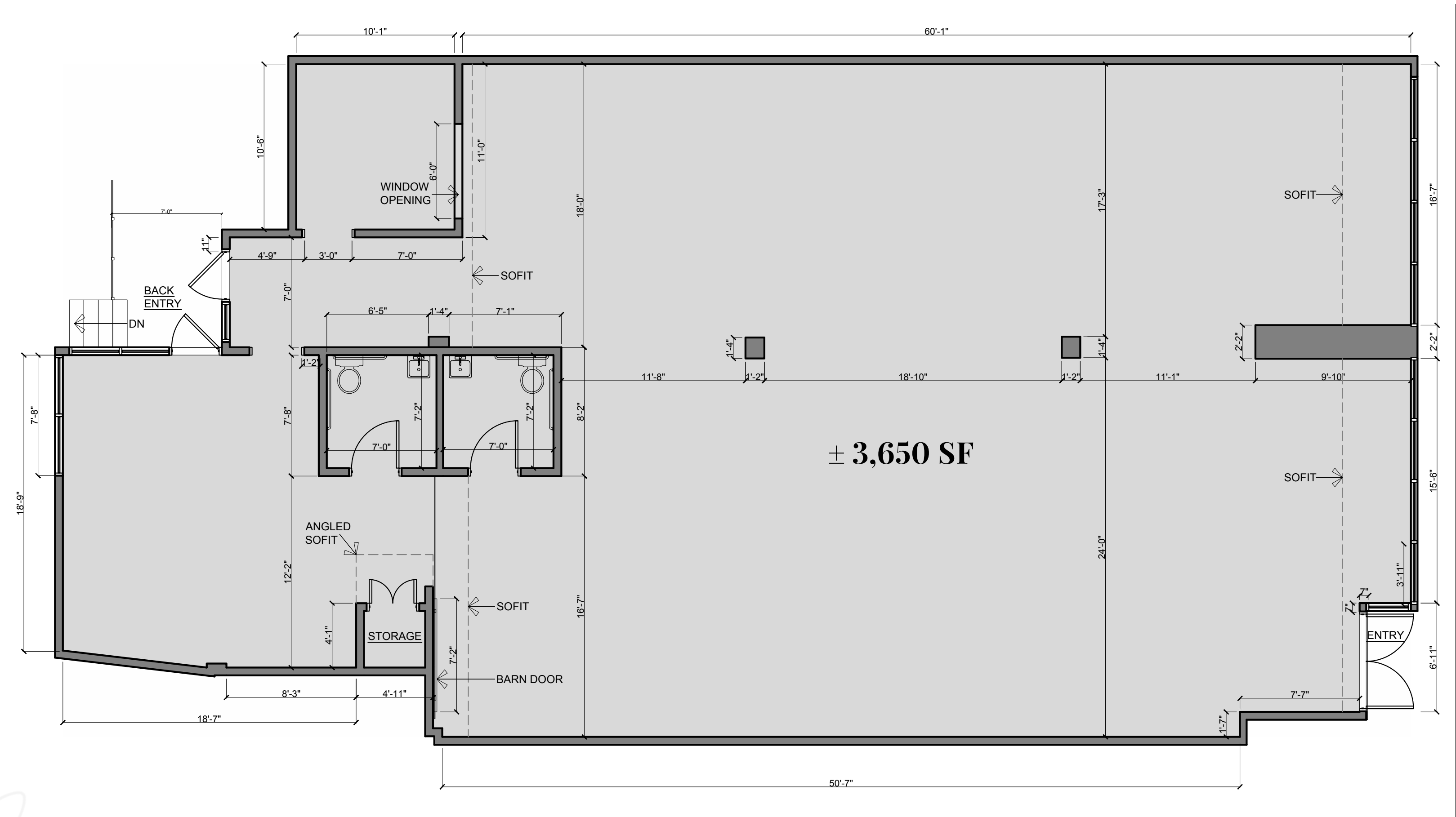
Specialty Market

Beauty Services

Medical Retail

Fitness

Floor Plan



VENTURA BLVD | ±40,000 VPD

TOTAL GLA	SPACE TYPE	BUILD OUT	DELIVERY	FRONTAGE	AVAILABILITY	LEASE RATE	LEASE TERM
± 3,650 SF	Retail	White Box	Negotiable	± 45' on Ventura Blvd	Upon Lease Execution	Negotiable	Negotiable

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.

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