

FOR SALE

PREMIER
STREETFRONT
MIXED-USE

6,374 SF street front asset
in the heart of Studio City

4340-4346 LAUREL CANYON BLVD
STUDIO CITY, CA 91604



6,374 SF OF PRIME STREET FRONT MIXED-USE *FOR SALE*

Nestled in the vibrant neighborhood of Studio City, 4340-4346 Laurel Canyon Blvd offers an exceptional mixed-use investment opportunity. Situated on a 4,950 SF lot on the main corridor of Laurel Canyon Blvd, this two-story building spans 6,374 SF providing office & ground floor retail/service providers to serve its surrounding neighborhood. The property includes dedicated rear parking spaces with access through the alley, making it accessible for both customers & employees.

4340-4346 Laurel Canyon Blvd represents a prime commercial property in a target market in San Fernando Valley & Los Angeles. With excellent accessibility to major freeways, this property is strategically positioned to thrive in the vibrant Studio City community that is highly sought by tenants & residents for its bustling and lively atmosphere. Its in-place tenancy & location provide the potential investor with a stabilized street front investment opportunity on a major corridor. *Billboard is not part of the transaction

\$3.25M
PRICE

6.22%
CAP RATE

12
UNITS

PRICE	\$3,250,000
PRICE/SF	\$510
BUILDING SIZE	6,374 SF
LOT SIZE	4,950 SF / 0.11 AC
OCCUPANCY	100%
UNITS	12
STORIES	2 / Office over Retail
PARKING	+/- 4 Rear
YEAR BUILT	1948
ZONING	C2
T.O.C.	Tier 1



Prime Mixed-Use Investment

4340-4346 Laurel Canyon Blvd features a stabilized street front investment with 100% of the total SF occupied between 12 units. 4340-4346 Laurel Canyon Blvd contains a synergistic & internet resistant mix of local tenants that include ground floor retail/service providers, & 2nd story office.



San Fernando Valley's Entertainment & Employment Hub

Studio City spans the hills of the valley & offers some of San Fernando Valley's best retail & dining options. The area is an entertainment hub with major studios such as CBS & Universal nearby, & retail/restaurants/nightlife drawing visitors throughout The Valley & Los Angeles. The premier retail convergence is located less than half a mile south at the Laurel Canyon & Ventura Blvd intersection. Major tenants include Alfred's Coffee, Joan's on Third, The Counter, Salt & Straw, Mendocino Farms, Lulu Lemon, Free People, Urban Outfitters, Sephora, & much more. The area is also colloquially known as Sushi Row with a wide array of top-rated sushi restaurants lining the streets.



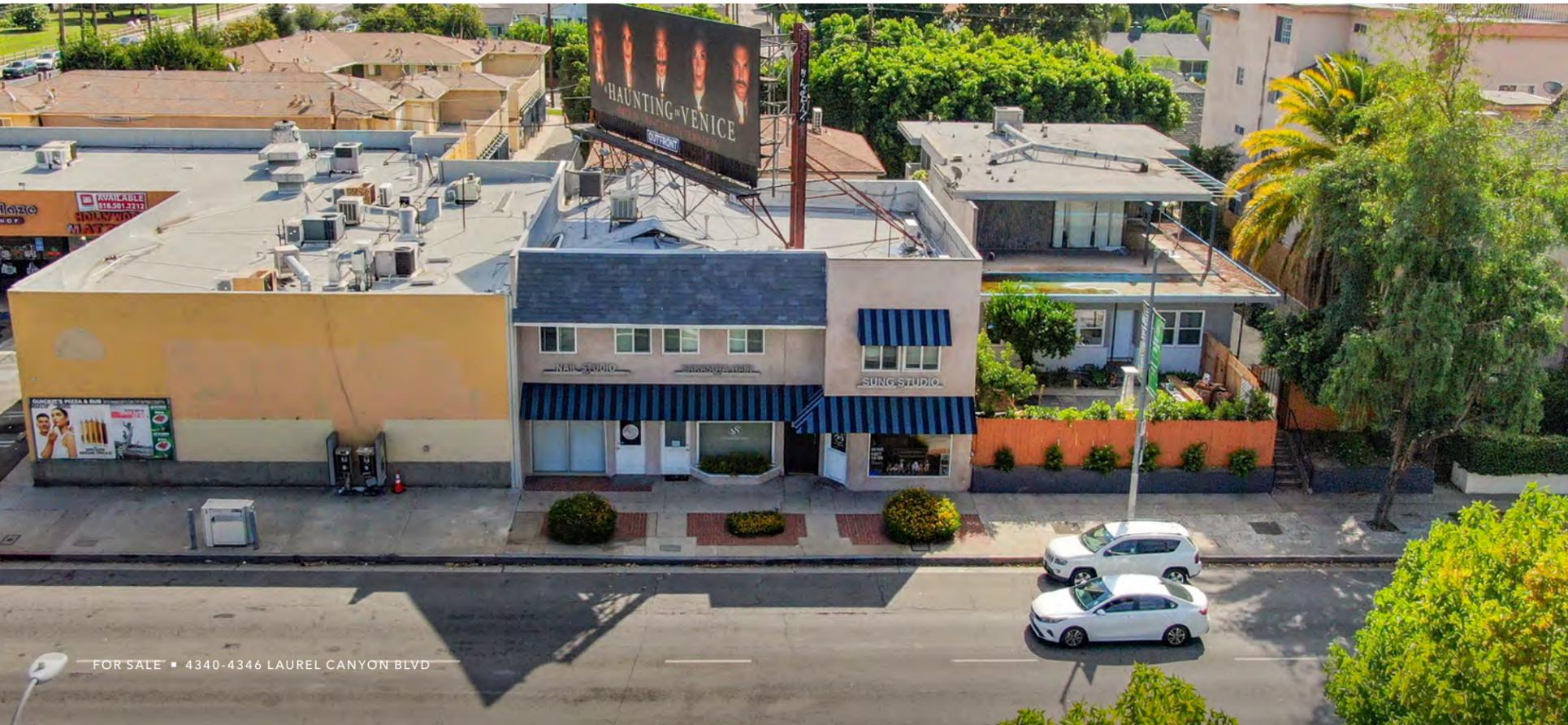
Ideally Located on Laurel Canyon Blvd

The property's prime location on Laurel Canyon Blvd ensures high visibility & traffic volume for its retail & businesses to thrive. The asset sits just off the main signalized intersection of Laurel Canyon & Moorpark with over 60,000 cars per day. An estimated 38,000 cars pass by daily on Laurel Canyon alone, & this location offers incredible visibility & accessibility on the main corridor. The property serves an affluent consumer base with average household incomes over \$216K in a one-mile radius.



Accessibility & Connectivity to/from LA

The property allows for easy access to & from major freeways, making it convenient for both customers & employees in the neighborhood or on their commutes. Studio City, & Laurel Canyon Blvd specifically, act as a gateway to the affluent neighborhoods of West Hollywood, & Beverly Hills. The property's accessibility is highlighted with nearby freeways, including the Ventura 101 & Hollywood 170 frwy, provide seamless access to other parts of Los Angeles, making it an attractive choice for businesses and residents that rely on transportation/commutes.





CBS STUDIOS

SUSHI STOP

Mister O's

Katsuya

BLUE BOTTLE COFFEE

TRADER JOE'S

SEPHORA

tendergreens

URBAN OUTFITTERS

fine people

WARBY PARKER

VENTURA BLVD

McConville

VONS

Starbucks

lululemon

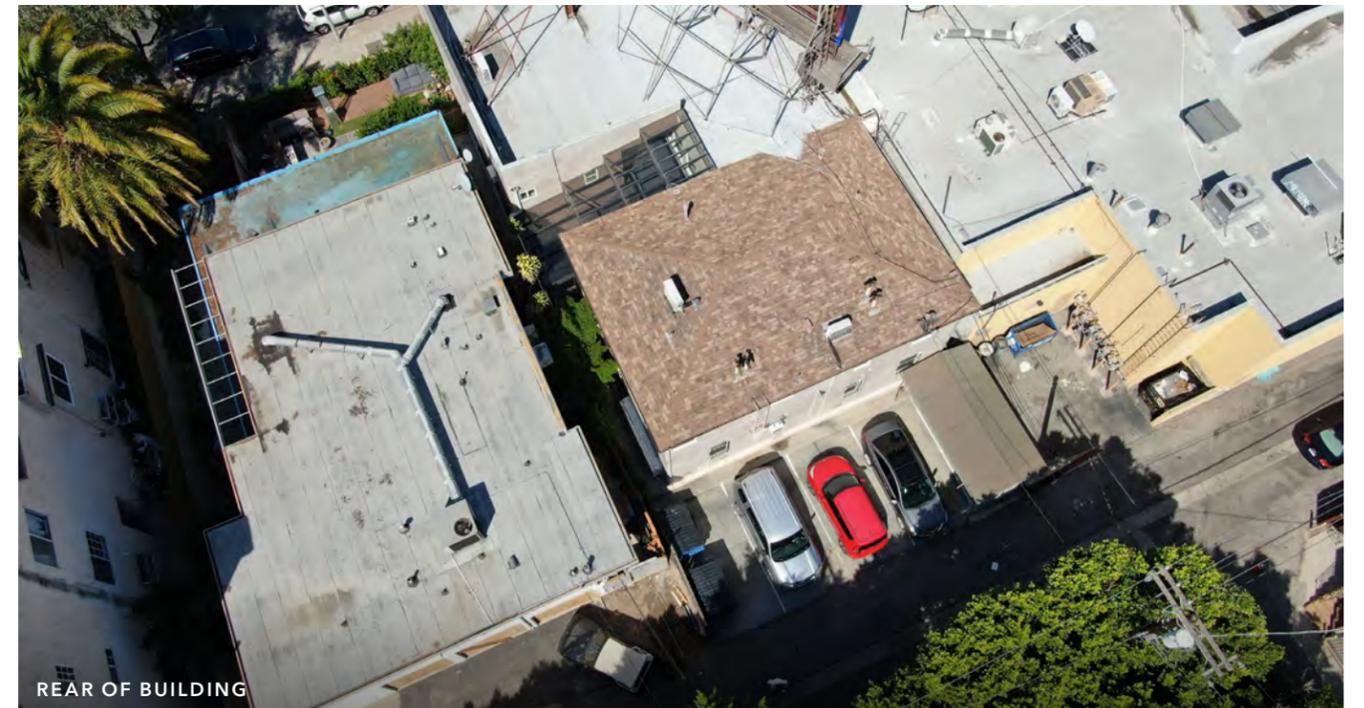
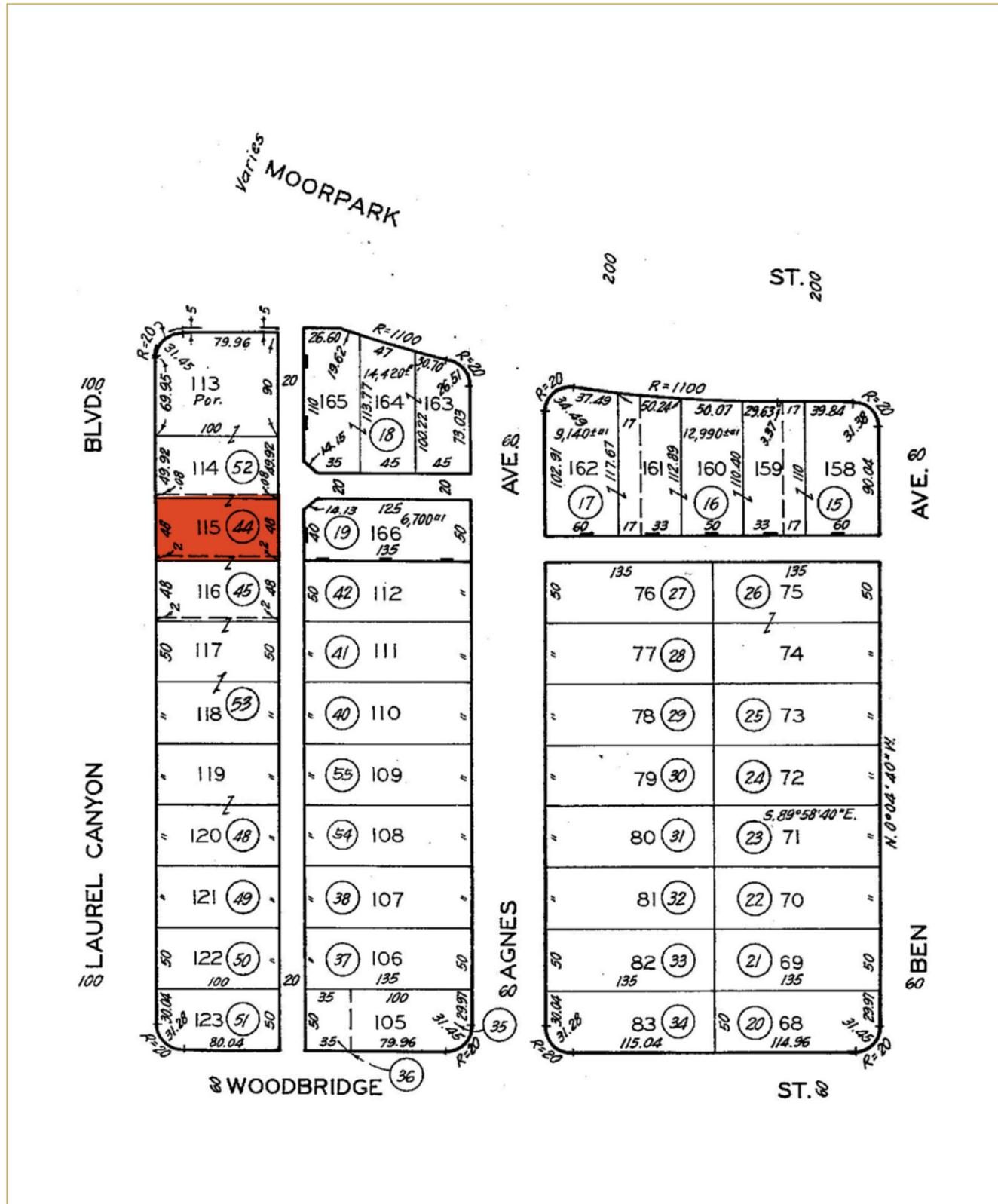
ALFRED

SUBJECT PROPERTY

MOORPARK ST

LAUREL CANYON BLVD

PARCEL MAP



REAR OF BUILDING

4340-4346 LAUREL CANYON BLVD, STUDIO CITY, CA



For more information contact

KEN MCLEOD
310.906.3274
ken.mcleod@kidder.com
LIC N° 01181838

PATRICK YLAGAN
310.906.3279
patrick.ylagan@kidder.com
LIC N° 02024663

KIDDER.COM

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