



9,370 SF LOT

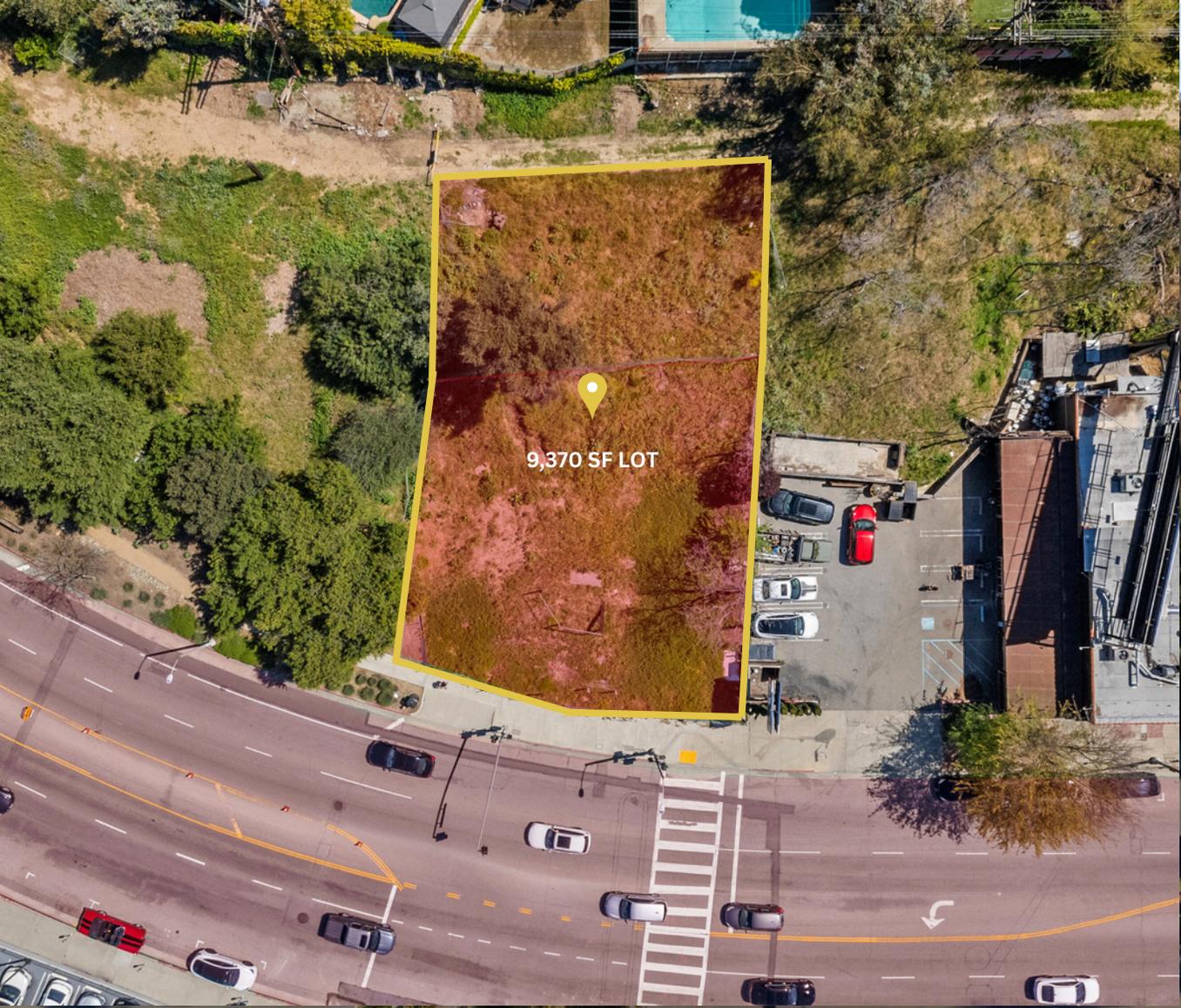
11222 VENTURA BLVD, STUDIO CITY, CA 91604

LAND

FOR SALE

OFFERING MEMORANDUM





PROPERTY HIGHLIGHTS

- Prime Ventura Boulevard, Studio City Land Opportunity
- Excellent visibility and frontage along Ventura Boulevard on a signalized corner
- 9,370 square foot (.22 acres) of land Zoned C2-1VL-RIO
- Daily traffic counts North of 45,000 vehicles per day along Ventura Boulevard

PROPERTY TYPE
Land

PROPOSED USE
Mixed-Use
Development

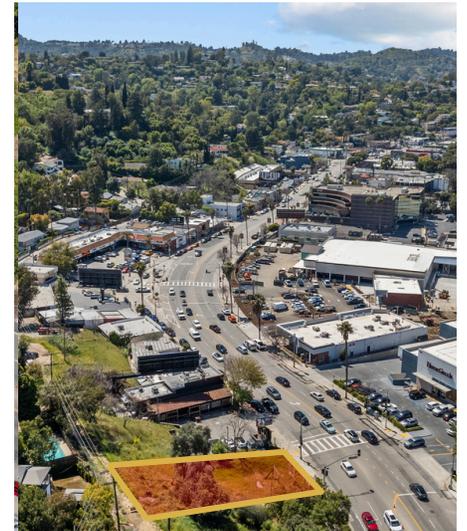
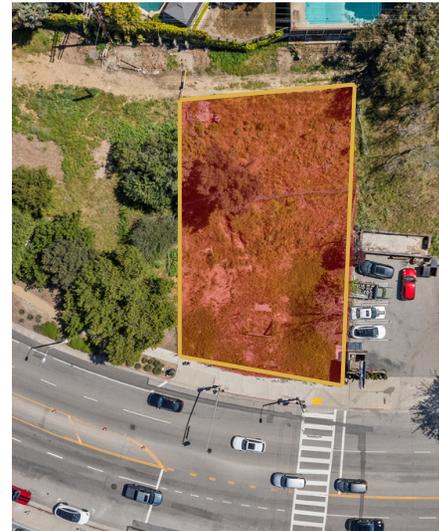
PARCEL NUMBER
2378-010-012
2378-010-013

LOT
9,370 SF

ZONING
C2

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY PHOTOS



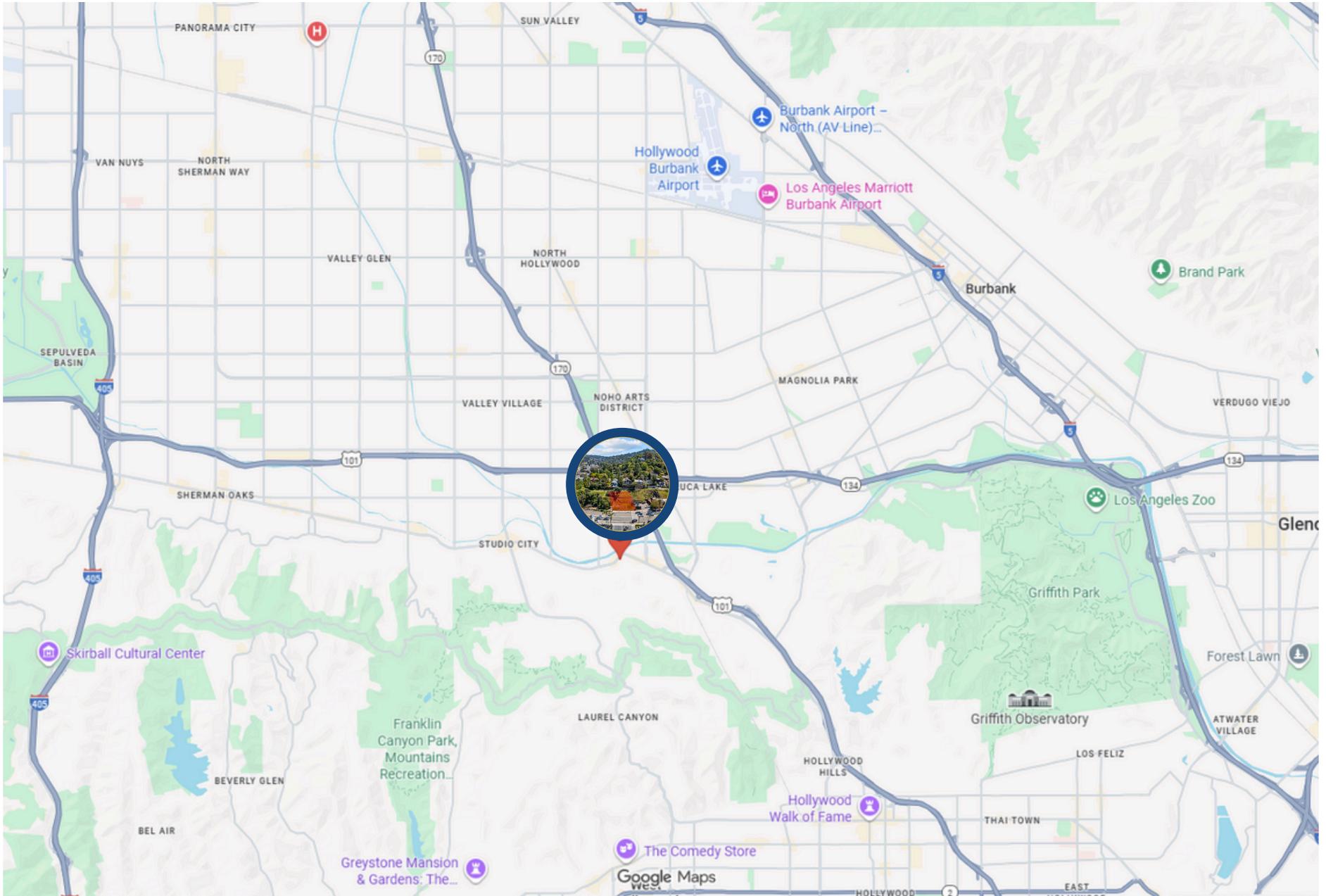
RETAIL MAP



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	24,165	185,175	609,495
2029 Population	23,530	180,706	595,759
Pop Growth 2024-2029	-2.63%	-2.41%	-2.25%
Average Age	40.50	40.60	40.60
2024 Total Households	11,962	85,565	278,467
HH Growth 2024-2029	-2.85%	-2.63%	-2.37%
Median Household Income	\$99,244	\$89,523	\$79,011
Avg Household Size	2.00	2.10	2.10
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$1,081,057	\$1,055,361	\$1,016,210
Median Year Built	1973	1968	1966



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