

FOR SALE



4412 WHITSETT AVE, STUDIO CITY, CA 91604

PRIME 3,625 SQ. FT. COMMERCIAL SPACE FOR SALE

Located In An Affluent Residential Neighborhood With Retail Businesses That Support Local Residents



OFFERING MEMORANDUM
COMMERCIAL PROPERTY FOR SALE



This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.





EXECUTIVE SUMMARY

Seize this incredible opportunity to establish your business in a highly desirable and affluent area of Studio City, on the border of Sherman Oaks and Valley Village. This 3,625 sq. ft. commercial property is a versatile opportunity which will be valuable for a wide range of businesses, from retail and office use to fitness and medical, or showroom, or possibly a multifamily development.

Located in the middle of an affluent residential neighborhood with retail businesses that support the local residents. 4412 Whitsett is situated between the two main trafficked streets – Ventura Blvd and Riverside Drive, and just off of Moorpark St. The property offers excellent visibility, accessibility, and proximity to major businesses, residential districts, and access to all parts of town.

PERFECT FOR:

- **Recording Studio** — The prior user was the famed Studio City Sound
- **Professional Offices** — Law firms, real estate, marketing agencies, consulting firms
- **Fitness Studios** — Yoga, pilates, personal training, physical therapy
- **Showroom Space** — Furniture, interior design, fashion, car accessories, and more
- **Retail Stores** — Boutique shops, specialty stores, home goods, electronics, and more
- **Production Studios** — Photography, video editing, podcasting, design
- **Development** — Zoning allows for density bonuses and other incentives

The owner of this property will enjoy the benefits of such a prime location, offering a fantastic blend of convenience, exposure, and flexibility.

PROPERTY HIGHLIGHTS

- 3,625 SF Free-Standing Building
- High exposure and signage opportunities in a busy commercial area
- Ideal for an owner/user business and adaptable to a variety of business needs
- Prime Studio City, adjacent to Sherman Oaks and Valley Village
- Potentially divisible for multiple businesses
- Located by main freeway (101 and 134) and major retail streets (Ventura Blvd and Riverside Dr)
- Close proximity to local retailers, dining, and businesses for Sherman Oaks, Studio City and Valley Village residents
- Optionality for many user types such as retail, office, medical, fitness, creative studio, and multifamily development.



PROPERTY DETAILS:

OFFERING PRICE

\$1,925,000

BUILDING SIZE

3,625 SF

PARKING

9 SPACES

YEAR BUILT

1951

PROPERTY TYPE

COMMERCIAL

LOT SIZE

8,775 SF

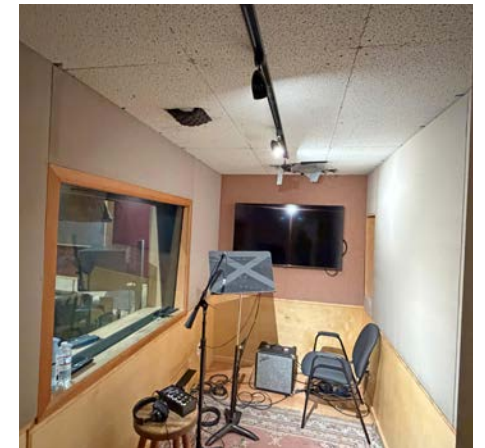
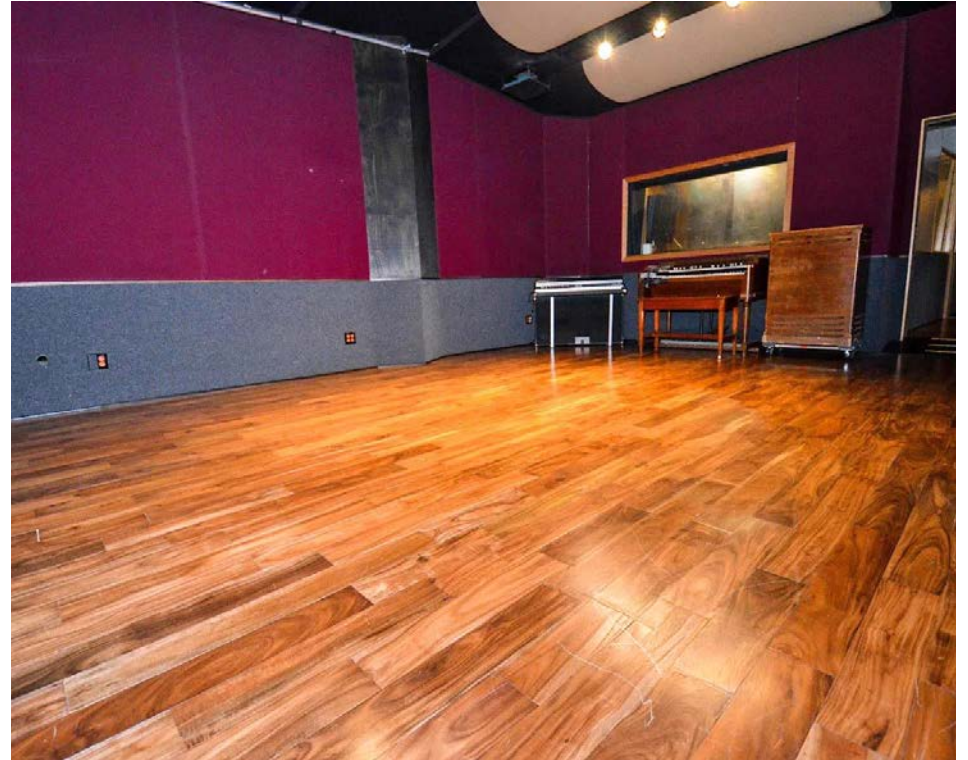
ZONING

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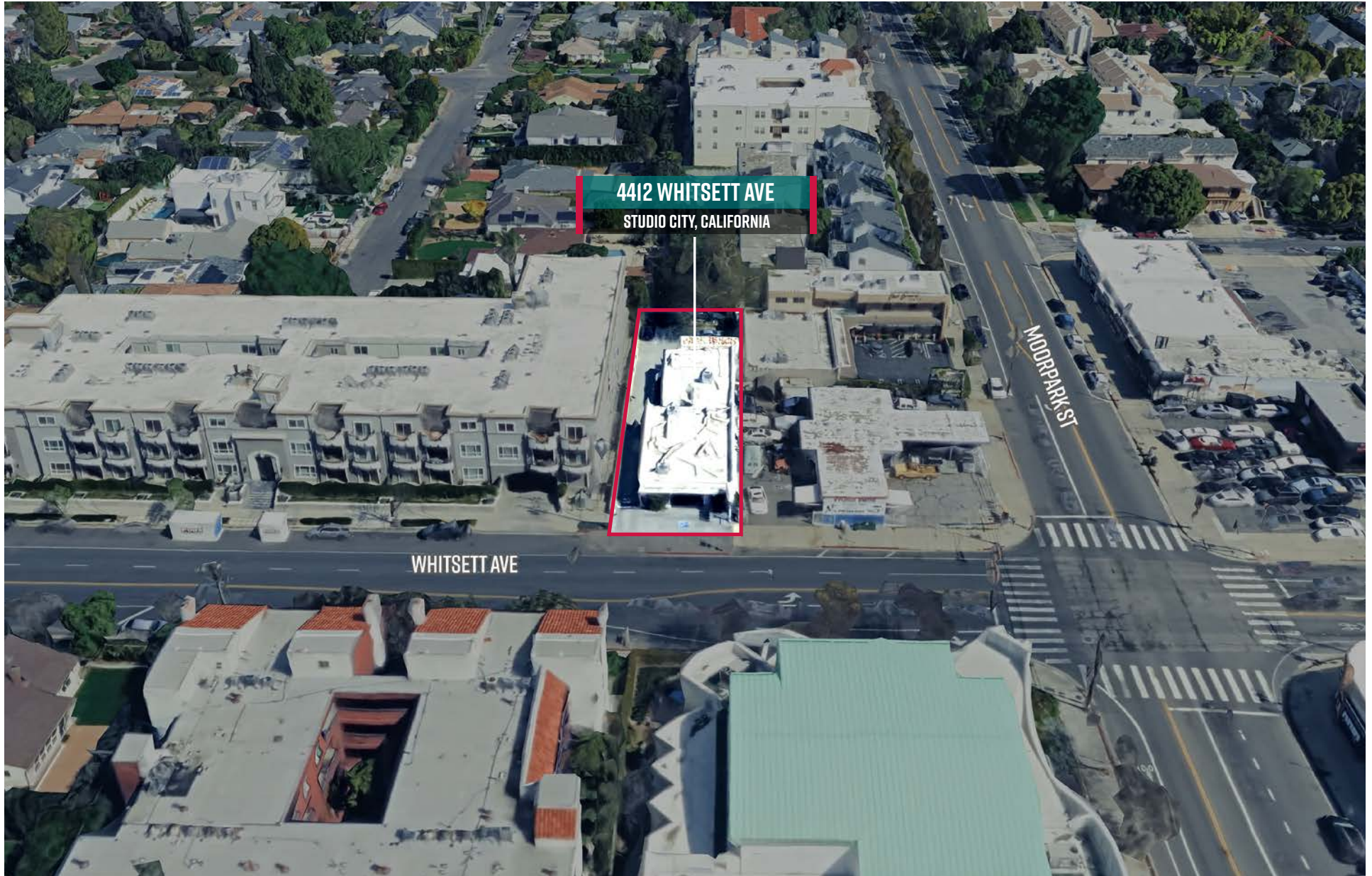
APN

2364-016-035

PROPERTY PHOTOS



AERIAL MAP



AMENITIES



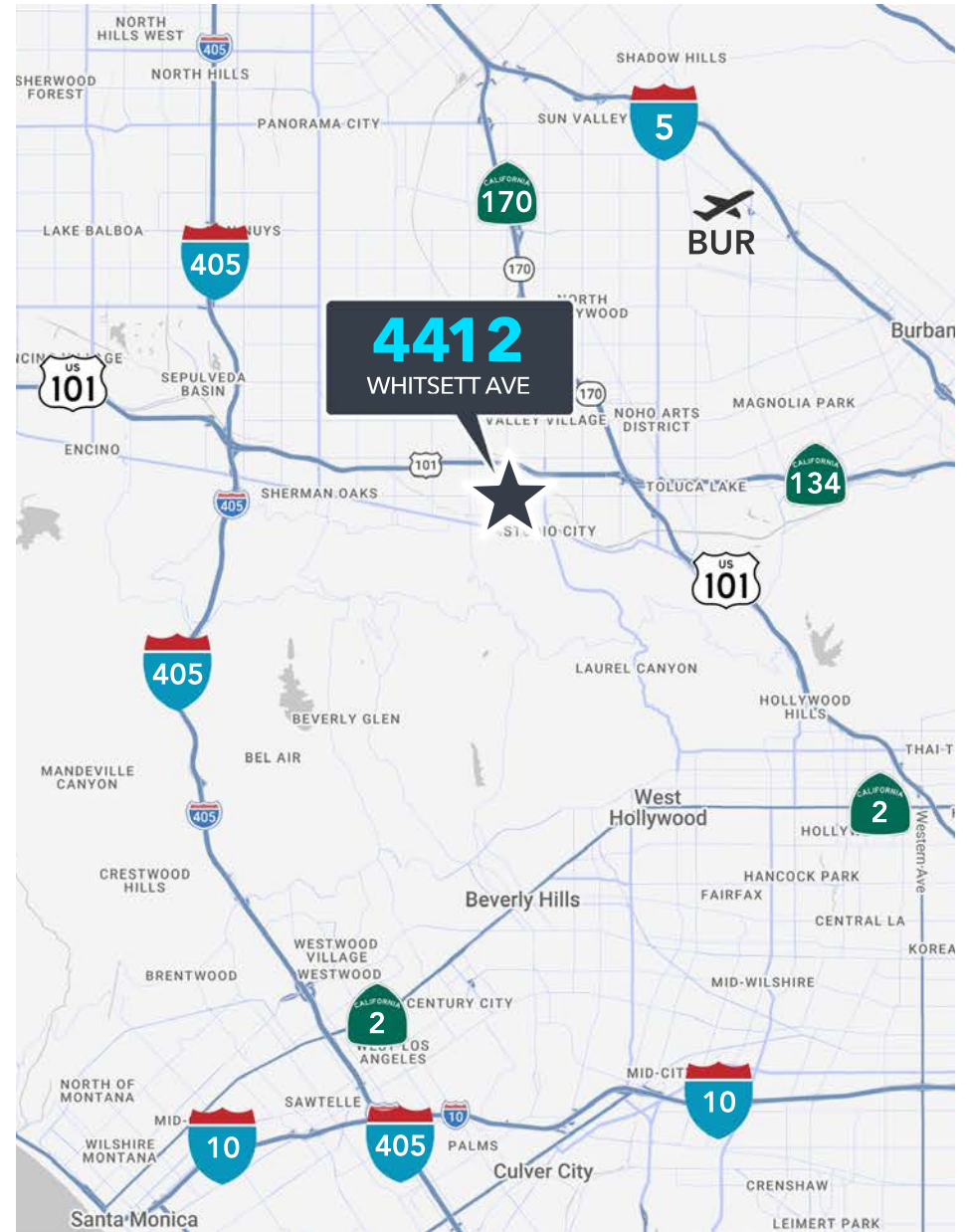
DEMOGRAPHICS

4412 WHITSETT AVE, STUDIO CITY, CA 91604

| POPULATION | 1-MILE | 3-MILES | 5-MILES |
|-----------------|--------|---------|---------|
| 2025 Population | 29,081 | 105,537 | 232,048 |
| % Female | 51.2% | 50.9% | 50.5% |
| % Male | 48.8% | 49.1% | 49.5% |
| 2030 Population | 27,159 | 100,288 | 233,231 |

| HOUSEHOLDS | 1-MILE | 3-MILES | 5-MILES |
|---------------------------|-----------|-----------|-----------|
| 2025 Total Households | 13,325 | 48,980 | 103,201 |
| 2025 Median Housing Value | \$197,653 | \$165,285 | \$143,282 |
| 2030 Total Households | 12,850 | 48,116 | 102,509 |

| HOUSEHOLD INCOME | 1-MILE | 3-MILES | 5-MILES |
|------------------------|-----------|-----------|-----------|
| 2025 Average HH Income | \$208,264 | \$175,847 | \$157,548 |
| 2025 Per Capita Income | \$95,637 | \$118,716 | \$108,364 |
| 2030 Average HH Income | \$209,077 | \$174,924 | \$156,325 |





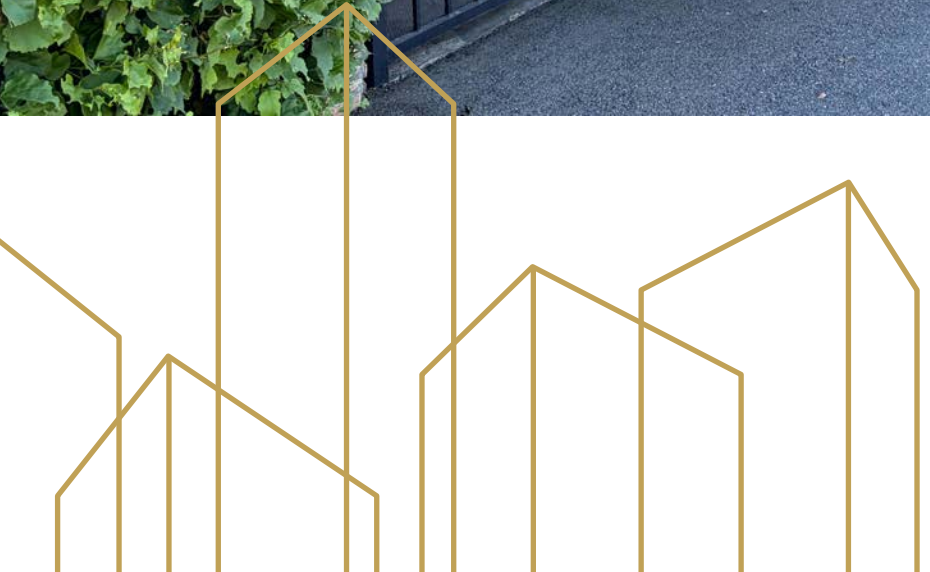
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