

4029 RADFORD AVENUE

STUDIO CITY
CA 91604



WHERE VISION MEETS LEGACY:
REDEVELOPMENT CANVAS OR OWNER/OPERATOR CROWN JEWEL



Exclusively
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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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01 EXECUTIVE SUMMARY





The Offering

Commanding the spotlight just steps from CBS Studios, CBRE proudly presents 4029 Radford Ave as a rare and unmissable gem – prime for redevelopment or as an iconic owner/operator opportunity in one of LA's most high-profile corridors.

Currently home to a well-established, high-end auto repair business, the property at 4029 Radford Ave. presents a rare dual-path opportunity. Previously entitled for a mixed-used development, the site allows for approximately $\pm 3,374$ square feet of ground-floor retail with 54 residential units above – ideal for developers looking to capitalize on Studio City's strong demand for lifestyle-driven urban infill. Whether repositioned for maximum density or maintained as a stable owner/operator investment, this property offers exceptional flexibility in one of San Fernando Valley's most sought-after corridors.

4029 RADFORD AVENUE

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PROPERTY DESCRIPTION



BUILDING SIZE

±8,340 Sq. Ft.

LAND AREA

±15,419 Sq. Ft.

ZONING

LAC2

APN

2368-002-033

TRAFFIC COUNTS

40,668 CPD (@ Intersection)

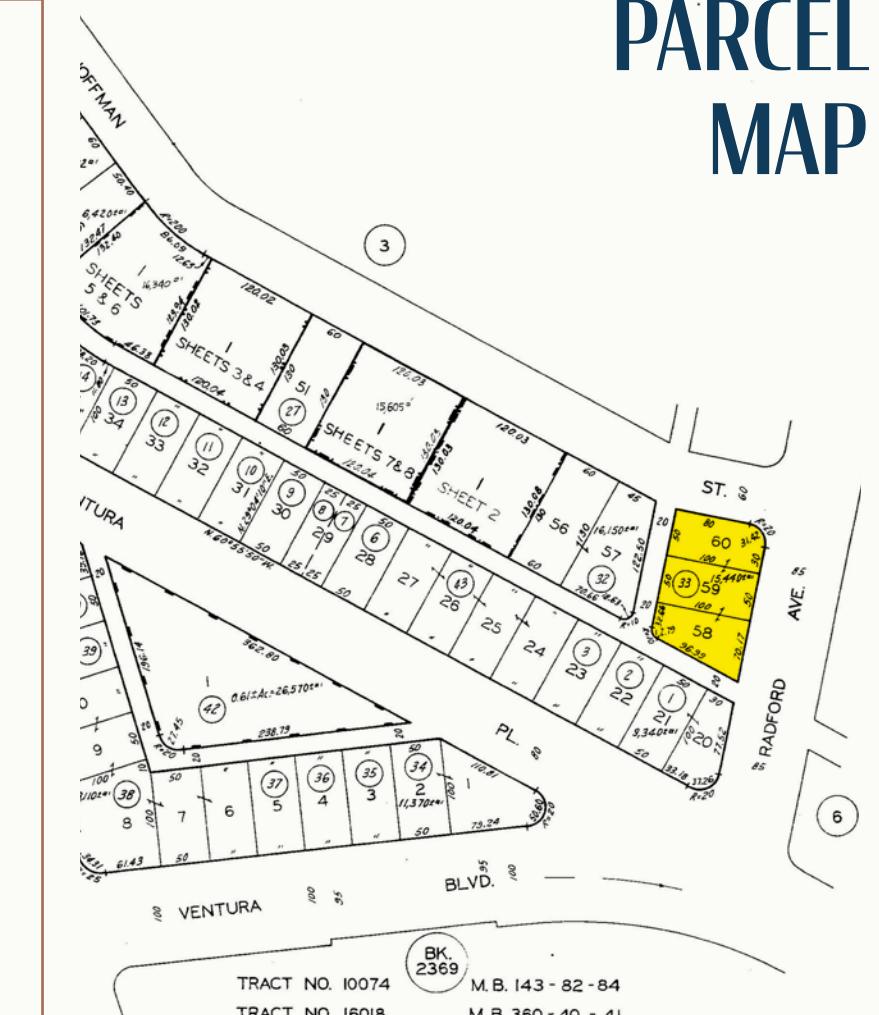


DEVELOPMENT OPPORTUNITY

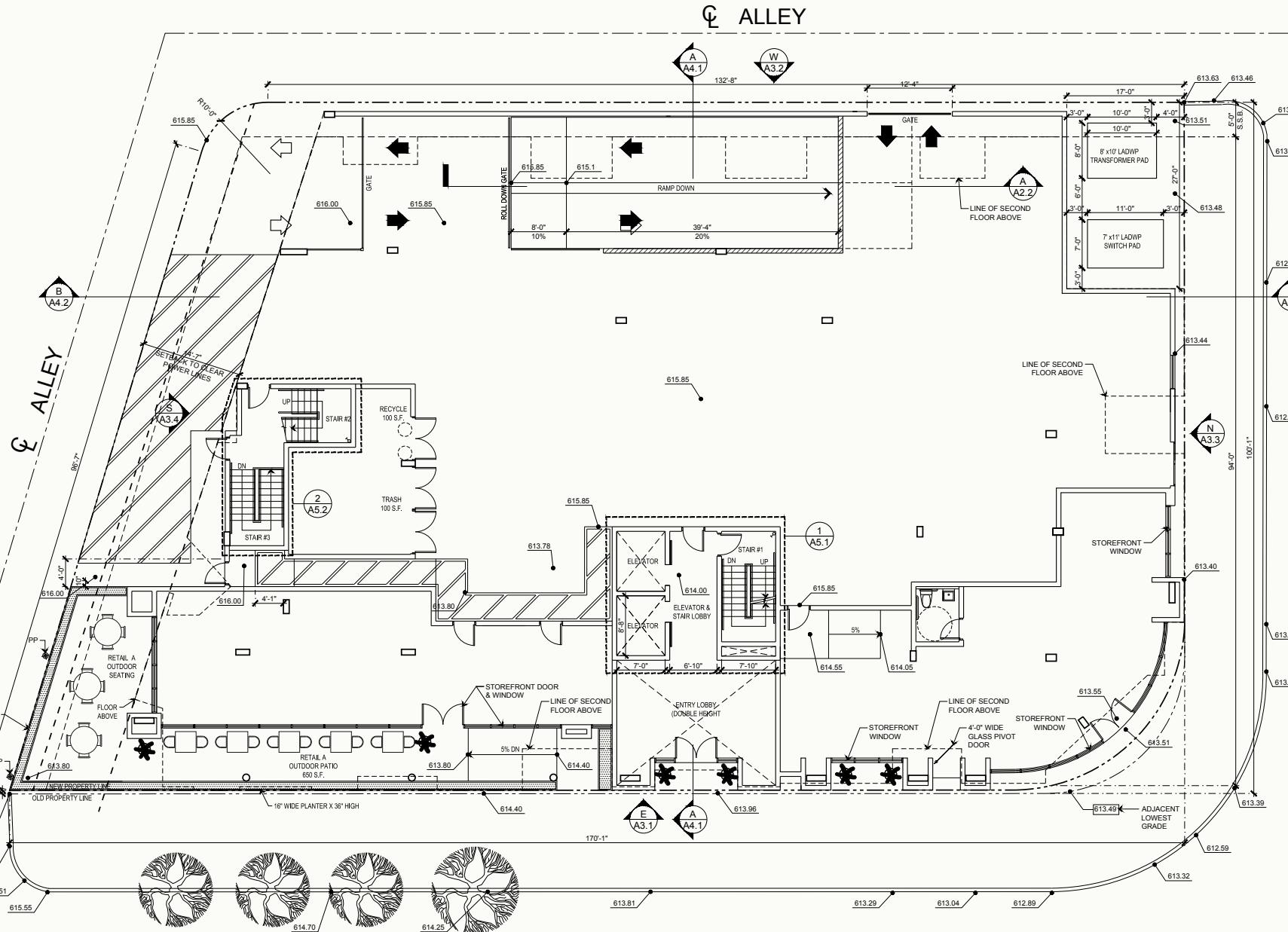
With its blend of urban energy, small-town charm, and high-income demographics, Studio City stands out as one of Los Angeles' most promising markets for forward-thinking real estate development. Nestled between Hollywood Hills and Sherman Oaks, this affluent enclave offers both geographic advantage and deep-rooted community appeal.

Developers benefit from a strong demand for high-end multifamily housing, mixed-use walkable spaces, and boutique luxury residences—especially near Ventura Boulevard's thriving commercial corridor. The area's consistent desirability, proximity to major studios, and access to top-rated schools make it a magnet for long-term tenants and buyers seeking lifestyle and location in one.

Zoning opportunities, transit-accessible sites, and an affluent, design-conscious buyer base create the ideal environment for projects that blend architectural sophistication with everyday convenience. In Studio City, quality development doesn't just sell—it defines the neighborhood's future.



PROPOSED CONCEPTUAL DEVELOPMENT PREVIOUSLY ENTITLED FOR A 54 UNIT MIXED-USE PROJECT



CONCEPTUAL RENDERINGS

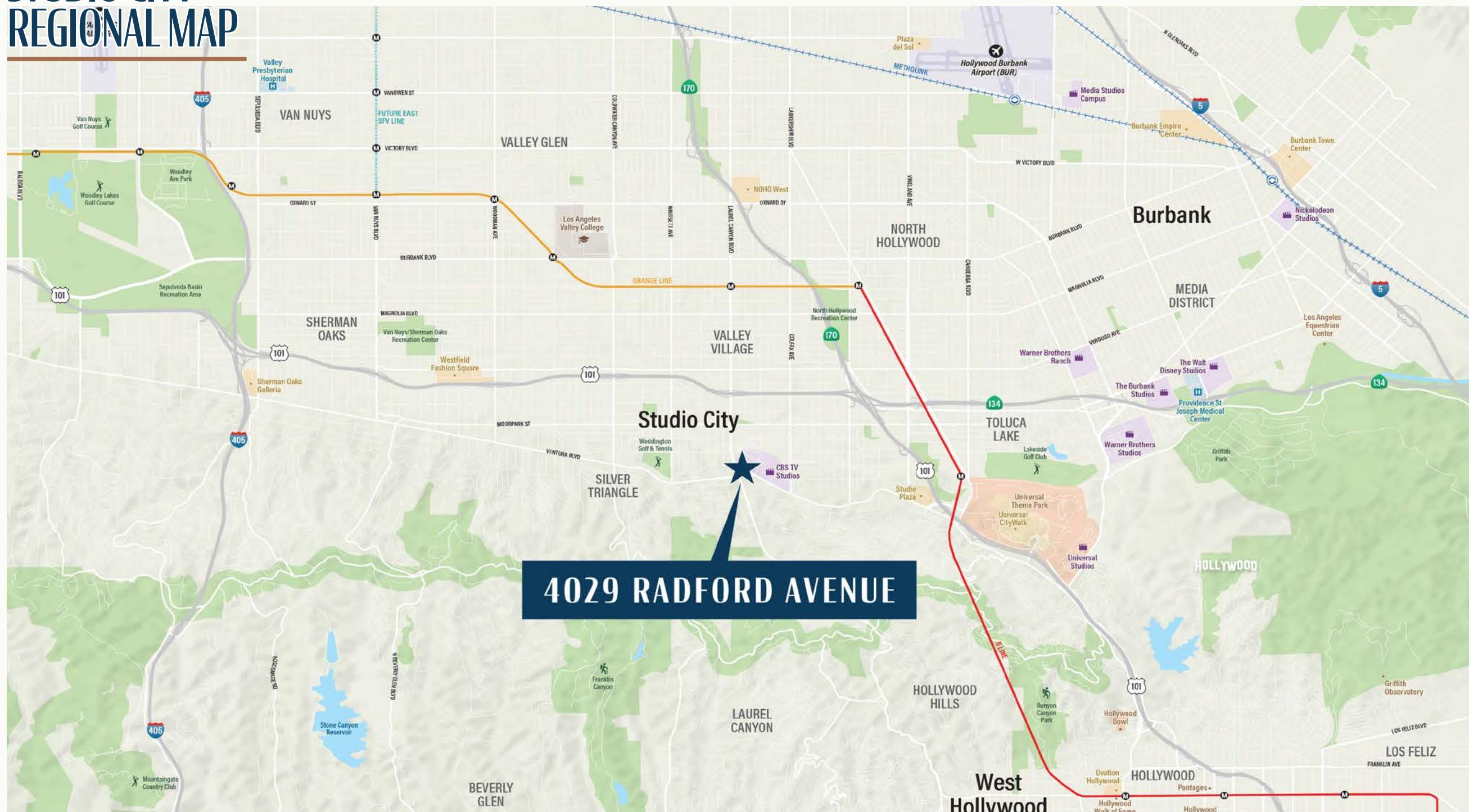


STUDIO CITY — AREA AMENITIES

MAP © 2025 CARTIFACT
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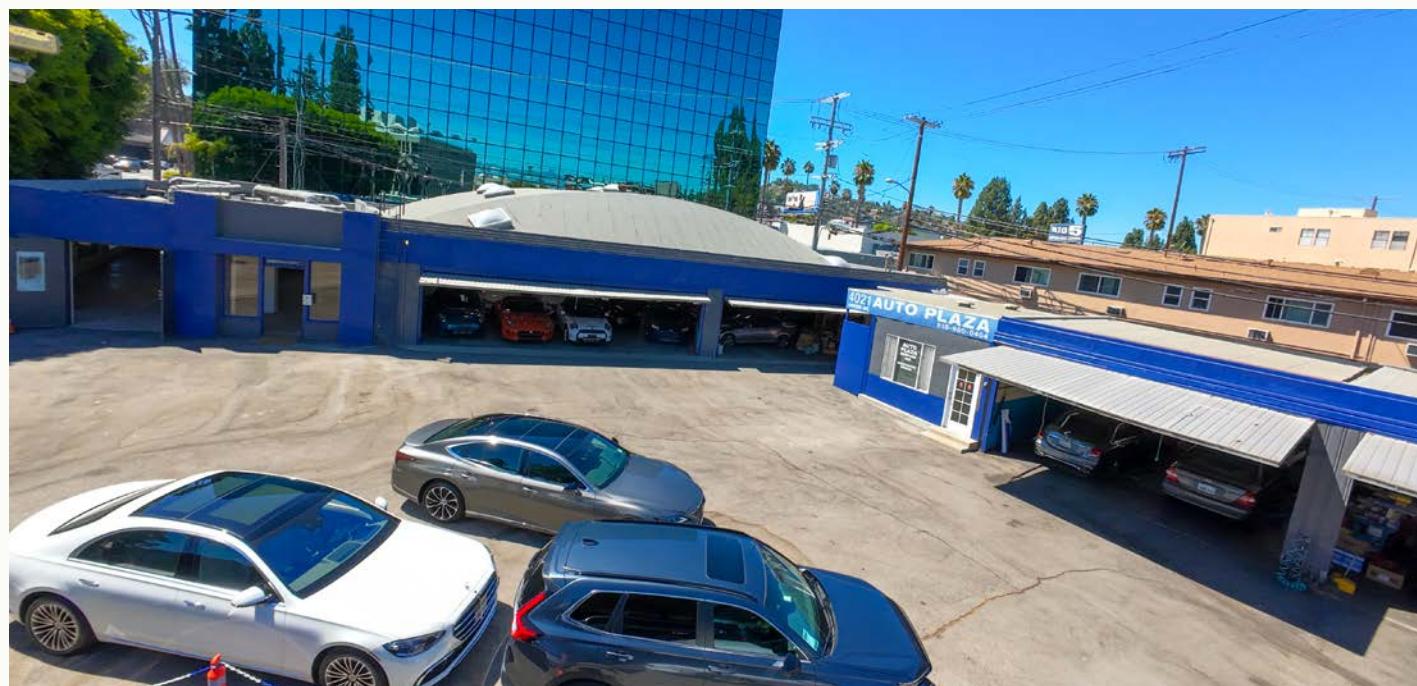
STUDIO CITY REGIONAL MAP



OWNER-USER OPPORTUNITY

Positioned directly across from the iconic CBS Studios and steps away from the high-energy of Ventura Pl., this property offers a rare chance for an owner/operator in the high-end automotive space to claim a flagship location in one of Studio City's most coveted pockets. Surrounded by a captive, affluent audience = from studio professionals to luxury lifestyle consumers – 4029 Radford Ave is perfectly place to attract loyal, repeat clientele. With existing infrastructure for automotive use and unbeatable foot traffic from nearby retail, cafes, and dining destinations, this site delivers both functional readiness and branding potential in a tightly held corridor.





4029 RADFORD AVENUE

03

AREA OVERVIEW





Tucked between the Hollywood Hills and the pulse of LA, Studio City is where old-school glamor meets next-gen cool-chic, walkable, and endlessly charismatic.

Studio City effortlessly blends laid-back California charm with big-city sophistication. Known for its tree-lined streets, stylish boutiques, and vibrant dining scene along Ventura Boulevard, Studio City has become one of Los Angeles' most coveted residential neighborhoods. And nestled in the heart of it, CBS Studios hums with creative energy, employing approximately 4,800 individuals who bring the buzz of TV magic to life every single day.

Whether you're drawn to its historic roots in the entertainment industry or its top-tier public and private schools, Studio City offers an unmatched lifestyle. Residents enjoy access to scenic hiking trails in Fryman Canyon, a thriving local arts and culture scene, and a strong sense of community—all just minutes from the energy of Hollywood and the convenience of major freeways and studios.

From young professionals and families to savvy investors, Studio City continues to attract those seeking a rare blend of urban accessibility, natural beauty, and enduring value.



Situated just off Ventura Blvd., Ventura Place is one of Studio City's most walkable and charming stretches – an intimate, tree-lined street where culinary icons and curated retail collide.

Anchored by the beloved Joan's on Third, this local gem also boasts hot-ticket destinations like Prince Street Pizza, Bacio di Latte's creamy Italian gelato, McConnell's Fine Ice Creams, and the cult favorite Alfred Coffee. It's also home to local dining mainstay Tuning Fork, and soon, a James Perse boutique will join the mix, bringing its signature California cool to the block. On weekends, the block pulses with even more energy as the Yeastie Boys Bagel Truck draws a loyal, bagel-obsessed crowd.



Every Sunday, Ventura Place transforms into a vibrant, open-air celebration of community, culture, and California's freshness at the Studio City Farmers Market. Beloved by locals and celebrities alike, this neighborhood institution offers an unbeatable mix of farm-fresh produce, gourmet food vendors, artisanal goods, and family friendly attractions – including pony rides, live music, and a petting zoo. Just steps away from CBS Studios and some of the area's best boutiques and cafes, the market draws a stylish, loyal crowd that turns out week after week – making it the beating heart of Studio City!



Campbell Hall School

4533 Laurel Canyon Boulevard, Studio City, CA
Grades K-12 | Private, Episcopal



Walter Reed Middle School

4525 Irvine Avenue, Studio City, CA
Grades 6-8 | Public (LAUSD)



Oakwood School

11230 Moorpark Street, Studio City, CA
Grades K-6 | Private



Bridges Academy

3921 Laurel Canyon Blvd, Studio City, CA
Grades 4-12 | Private, Nonsectarian



Carpenter Community Charter School

3909 Carpenter Avenue, Studio City, CA
Grades K-5 | Public (LAUSD)



Harvard-Westlake School (Upper Campus)

3700 Coldwater Canyon Avenue, Studio City, CA
Grades 10-12 | Private, College Preparatory



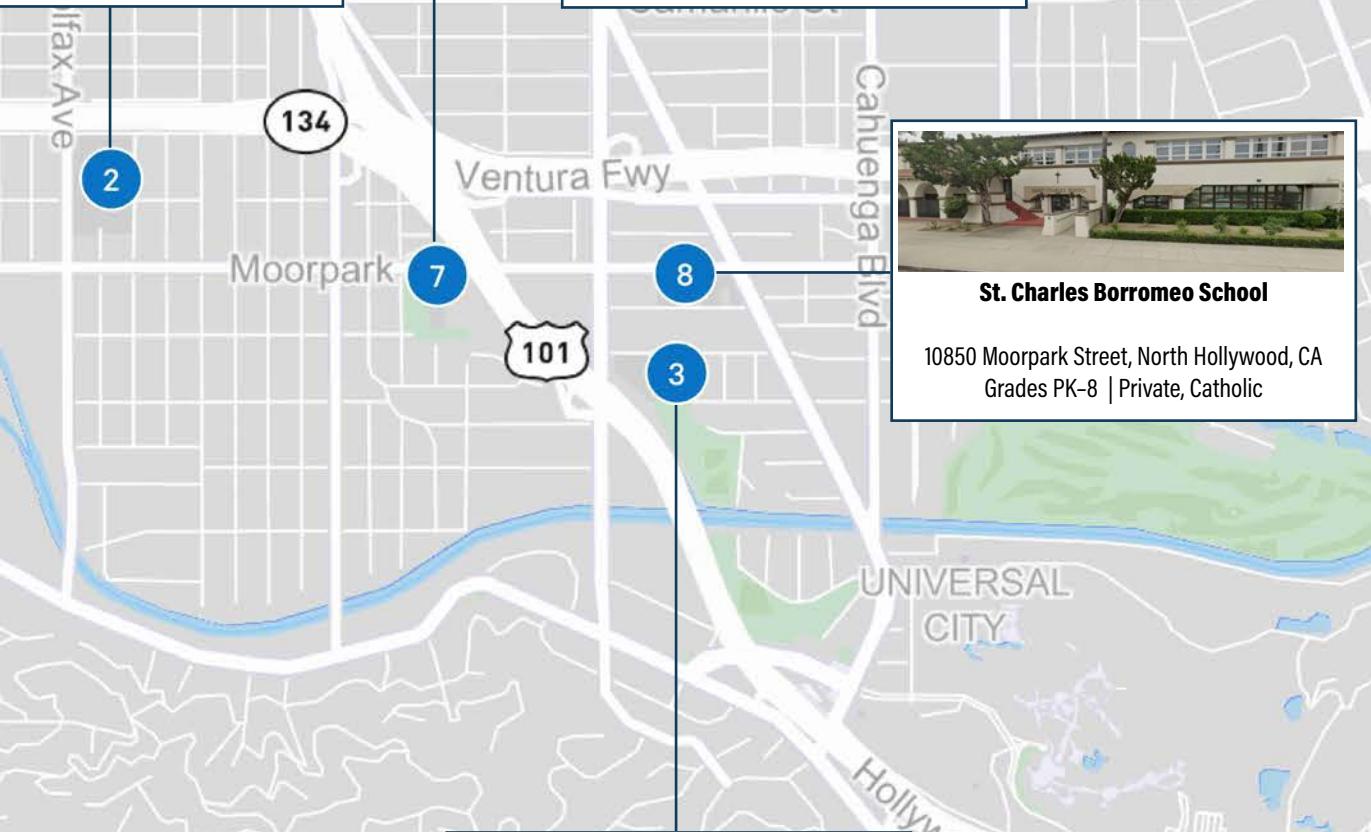
Rio Vista Elementary School

4243 Satsuma Avenue, Studio City, CA
Grades K-5 | Public (LAUSD)



St. Charles Borromeo School

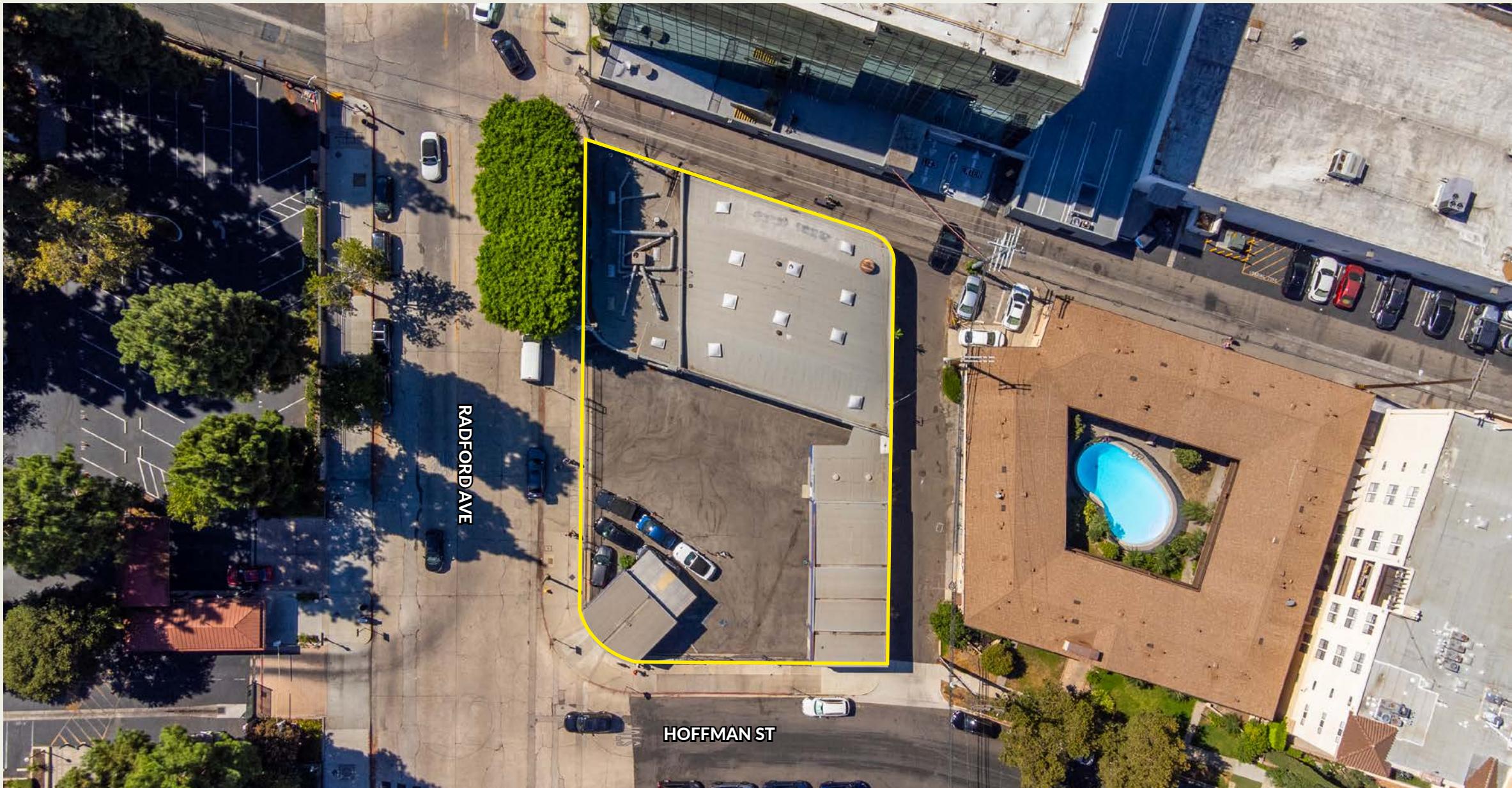
10850 Moorpark Street, North Hollywood, CA
Grades PK-8 | Private, Catholic



4029 RADFORD AVENUE

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AREA COMPARABLES



MULTIFAMILY RENT COMPARABLES

Address	Year Built	Amenities	Beds	Baths	Avg SF	# Units	Units Available	Avg Asking Rent/Unit	Avg Asking Rent/SF	Avg Effective Rent/Unit	Avg Effective Rent/SF
1 4041 Radford	2009	None	1	1.0	621	13	-	\$2,362	\$3.80	\$2,347	\$3.78
			1	1.0	667	5	1	\$3,357	\$5.03	\$3,337	\$5.00
			1	1.0	673	5	1	\$3,100	\$4.61	\$3,081	\$4.58
			1	1.0	674	24	3	\$3,038	\$4.51	\$3,020	\$4.48
			1	1.0	679	5	-	\$2,586	\$3.81	\$2,570	\$3.79
			1	1.0	683	10	0	\$2,962	\$4.34	\$2,944	\$4.31
			1	1.0	684	5	1	\$3,115	\$4.55	\$3,096	\$4.53
			1	1.0	693	5	0	\$3,125	\$4.51	\$3,106	\$4.48
			1	1.0	767	22	-	\$2,720	\$3.55	\$2,704	\$3.52
			1	1.0	826	22	-	\$2,909	\$3.52	\$2,892	\$3.50
			2	2.0	1,014	3	-	\$3,974	\$3.92	\$3,950	\$3.90
			2	2.0	1,019	12	1	\$4,148	\$4.07	\$4,123	\$4.05
			2	2.0	1,022	11	0	\$4,032	\$3.95	\$4,008	\$3.92
			2	2.0	1,023	1	-	\$3,444	\$3.37	\$3,423	\$3.35
			2	2.0	1,057	3	1	\$3,665	\$3.47	\$3,643	\$3.45
			2	2.0	1,118	3	1	\$3,535	\$3.16	\$3,513	\$3.14
2 12032 Guerin St	2002	Controlled Access/Roof	Studio	-	600	5	-	\$1,941	\$3.24	\$1,936	\$3.23
		Terrace/EV Charging/	2	2.0	1,305	1	-	\$4,000	\$3.07	\$3,989	\$3.06
		Lounge/Courtyard/	2	2.0	1,346	1	-	\$3,219	\$2.39	\$3,210	\$2.38
		Grill/	2	2.0	1,379	4	-	\$3,230	\$2.34	\$3,222	\$2.34
			2	2.0	1,390	4	-	\$3,542	\$2.55	\$3,533	\$2.54
			2	2.0	1,404	4	1	\$3,569	\$2.54	\$3,559	\$2.54
			2	2.5	1,404	1	-	\$3,224	\$2.30	\$3,215	\$2.29
3 11805 Laurelwood	2010	Controlled	1	1.0	850	1	0	\$2,839	\$3.34	\$2,811	\$3.31
		Access/Fitness	2	1.5	1,166	2	-	\$1,289	\$1.11	\$1,276	\$1.09
		Center/Pet Play	2	2.0	1,362	3	0	\$3,978	\$2.92	\$3,938	\$2.89
		Area/Courtyard	2	2.0	1,463	6	-	\$4,111	\$2.81	\$4,070	\$2.78
			3	2.0	1,469	6	0	\$4,840	\$3.29	\$4,792	\$3.26
			3	2.5	2,059	6	0	\$5,645	\$2.74	\$5,588	\$2.71

MULTIFAMILY RENT COMPARABLES (CONT.)

Address	Year Built	Amenities	Beds	Baths	Avg SF	# Units	Units Available	Avg Asking Rent/Unit	Avg Asking Rent/SF	Avg Effective Rent/Unit	Avg Effective Rent/SF
4 4600 Laurel Canyon	2018	Controlled	3	3.0	1,500	32	1	\$3,804	\$2.54	\$3,782	\$2.52
		Access/Fitness									
		Center/Pool/Grill									
5 4121 Radford Ave	2009	Controlled Access	1	1.0	674	-	-	\$2,920	\$4.33	\$1,936	\$3.23
		EV Charging/Business	1	1.0	674	-	-	\$3,045	\$4.52	\$3,989	\$3.06
		Center/Fitness Center	1	1.0	674	-	-	\$3,245	\$4.81	\$3,210	\$2.38
			1	1.0	684	-	-	\$3,115	\$4.55	\$3,222	\$2.34
			1	1.0	684	-	-	\$3,150	\$4.61	\$3,533	\$2.54
			1	1.0	667	-	-	\$4,245	\$6.36	\$3,559	\$2.54
			2	2.0	1,057	-	-	\$4,250	\$4.02	\$3,215	\$2.29
			2	2.0	1,019	-	-	\$4,195	\$4.12	\$3,215	\$2.29
			2	2.0	1,118	-	-	\$4,275	\$3.82	\$3,215	\$2.29
6 14150 Riverside Dr.	2025	Controlled Access	Studio	-	512	16 available	-	\$2,920	\$5.70	-	-
		Pool/Lounge/	Studio	-	512	-	-	\$3,045	\$5.95	-	-
		Spa/Fitness	Studio	-	512	-	-	\$3,120	\$6.09	-	-
		Center/Courtyard	Studio	-	512	-	-	\$3,270	\$6.39	-	-
			Studio	-	512	-	-	\$3,420	\$6.68	-	-
			Studio	-	512	-	-	\$3,570	\$6.97	-	-
			1	1.0	665	139 available	-	\$3,595	\$5.41	-	-
			1	1.0	665	-	-	\$3,695	\$5.56	-	-
			1	1.0	665	-	-	\$3,895	\$5.86	-	-
			2	2.0	1,166	12 available	-	\$4,945	\$4.24	-	-
			2	2.0	1,166	-	-	\$5,645	\$4.84	-	-
			2	2.0	1,166	-	-	\$5,695	\$4.88	-	-

AREA DEMOGRAPHICS

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	1,789	11,654	39,460
2024 Employees	16,005	76,973	323,542

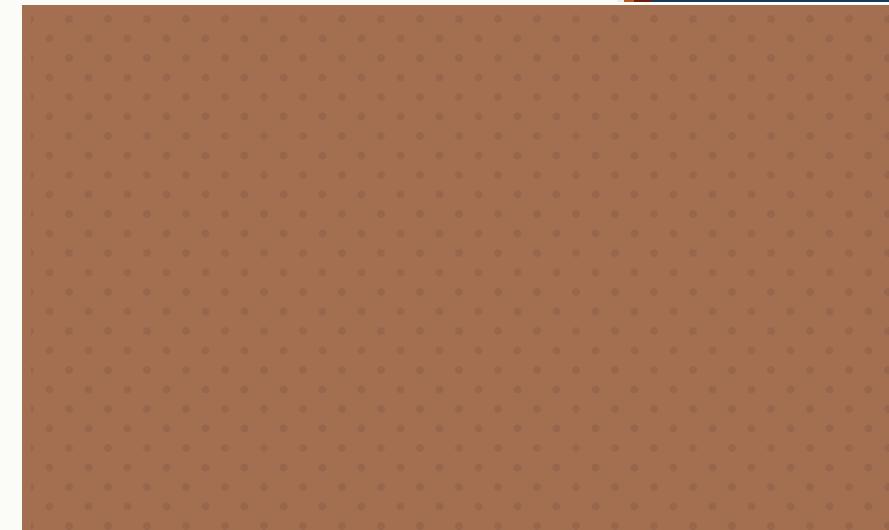
POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	22,460	196,463	579,296
2020 Population - Census	23,294	198,412	589,416
2010 Population - Census	21,225	185,892	567,995

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	10,667	93,116	266,970
2020 Households - Census	10,731	91,059	261,764
2010 Households - Census	10,135	85,106	247,589
2024 Average Household Size	2.08	2.09	2.14

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$230,703	\$163,244	\$150,710
2029 Average Household Income	\$252,663	\$179,090	\$166,181
2024 Median Household Income	\$138,226	\$100,836	\$92,125
2029 Median Household Income	\$158,849	\$112,067	\$103,616
2024 Per Capita Income	\$109,527	\$77,389	\$69,458
2029 Per Capita Income	\$121,977	\$86,786	\$78,305

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2024 Daytime Population	30,041	189,085	655,478
Daytime Workers	20,050	103,935	405,670
Daytime Residents	9,991	85,150	249,808

CLASS OF WORKER	1 MILE	3 MILES	5 MILES
2024 Employed Civilian Population 16+	12,653	113,238	335,262
White Collar	10,869	88,373	244,236
Services	1,179	15,024	51,803
Blue Collar	607	9,842	39,223



EDUCATION	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	17,239	152,691	447,731
Less than 9th Grade	165	4,356	24,703
9-12th Grade - No Diploma	269	4,207	18,593
High School Diploma	1,350	16,505	58,225
GED or Alternative Credential	125	1,998	6,413
Some College - No Degree	2,643	23,082	66,894
Associate`s Degree	993	12,448	33,969
Bachelor`s Degree	7,146	61,579	160,732
Graduate or Professional Degree	4,548	28,516	78,202

HOUSING UNITS	1 MILE	3 MILES	5 MILES
2018-2022 Housing Units	11,399	98,671	286,867
1 Unit -Detached	4,672	34,430	91,879
1 Unit -Attached	640	3,509	10,366
2 Units	27	666	4,282
3-4 Units	477	4,207	13,346
5-9 Units	870	9,874	30,393
10-19 Units	1,969	14,236	39,086
20-49 Units	1,953	19,052	52,710
50 and Over	742	12,372	43,799
Mobile Home	48	299	967
Other Units	0	25	40



4029
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