

12437 VENTURA BLVD, STUDIO CITY, CA 91604



FOR LEASE



# PROPERTY SUMMARY

12437 VENTURA BLVD,  
STUDIO CITY, CA 91604

<b>Property Type:</b>	<b>Retail</b>
<b>Stories:</b>	<b>1 Story</b>
<b>Parcel Number:</b>	<b>2367-018-024</b>
<b>Building:</b>	<b>1,940 SF</b>
<b>Lot:</b>	<b>2,251/.05 SF/AC</b>
<b>Zoning:</b>	<b>LAC2</b>



# LOCAL COMMUNITY MAP

**EREWHON**  
ORGANIC GROCER & CAFE

SUGARFISH  
BY SUSHI NOZAWA

SHIRAZ SUSHI

SPORTSMEN'S  
LOBBY

UOVO STUDIO CITY

**Belle Bakery**  
CAFE

**THE SIX**  
SOCIAL HOUSE



PINZ BOWLING  
KITCHEN +  
BAR

Staples

**STUDIO**

HARVARD-WESTLAKE  
PARK PROJECT



Ventura Blvd

SUBJECT  
PROPERTY

Ventura Blvd

# PROPERTY HIGHLIGHTS



- ✓ Prime Retail Space
- ✓ Close Proximity to Popular Restaurants, Schools and Entertainment Studios
- ✓ Located in a Highly Desirable Location on Ventura Blvd in Studio City
- ✓ Strong Demographics and Traffic Counts with Easy Access to 101 and 170 Freeway

# PROPERTY PHOTOS

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# ABOUT STUDIO CITY

A vibrant neighborhood located in the San Fernando Valley region of Los Angeles, California. Known for its close proximity to Hollywood and the entertainment industry, Studio City has become a popular spot for professionals and celebrities alike. The area offers a unique blend of suburban charm and urban sophistication, featuring trendy boutiques, diverse dining options, and lively nightlife. One of its most iconic landmarks is the CBS Studio Center, a historic television and film studio that has been a hub of production since the early 20th century. Additionally, Studio City is home to the picturesque Fryman Canyon, which offers locals and visitors scenic hiking trails with stunning views of the city. With its mix of creative energy and scenic beauty, Studio City captures the essence of Los Angeles living.



## ENTERTAINMENT

- ▶ Studio City is home to the CBS Studio Center, where The Mary Tyler Moore Show, Entertainment Tonight, and Big Brother have been filmed. You can also visit the Studios Tour at Warner Bros. to see the sets and costumes from popular movies and TV shows.

## SHOPPING

- ▶ Studio City has many shopping centers, including upscale boutiques on Ventura Boulevard.



## DINING

- ▶ Studio City has many restaurants, including sushi restaurants and trendy eateries. You can also try Salt & Straw for their interesting ice cream flavors.

## OUTDOOR ACTIVITIES

- ▶ Studio City has many parks and nature reserves, including Fryman Canyon Park and Wilacre Park, which are good for hiking.



## FARMERS MARKET

- ▶ The Farmers Market in Studio City is a vibrant and bustling hub for fresh produce, artisanal goods, and community spirit. Nestled in the heart of this Los Angeles neighborhood, the market operates every Sunday and offers a delightful array of seasonal fruits and vegetables, organic products, and handmade crafts.





# DEMOGRAPHICS

12437 VENTURA BLVD, STUDIO CITY, CA 91604

## POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	18,319	189,106	553,044
2023 Estimate	18,866	193,703	566,957
2010 Census	19,331	193,222	567,860
Growth 2023 - 2028	-2.90%	-2.37%	-2.45%
Growth 2010 - 2023	-2.41%	0.25%	-0.16%

## 2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	13,507	71.59%	118,902	61.38%	303,172	53.47%
Black	694	3.68%	11,015	5.69%	26,722	4.71%
Am. Indian & Alaskan	60	0.32%	1,294	0.67%	4,736	0.84%
Asian	1,453	7.70%	14,529	7.50%	43,996	7.76%
Hawaiian & Pacific Island	17	0.09%	279	0.14%	813	0.14%
Other	3,135	16.62%	47,684	24.62%	187,519	33.07%
U.S. Armed Forces	0		90		227	

## HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	8,261	85,915	240,799
2023 Estimate	8,532	88,202	247,197
2010 Census	8,834	88,715	248,573
Growth 2023 - 2028	-3.18%	-2.59%	-2.59%
Growth 2010 - 2023	-3.42%	-0.58%	-0.55%
Owner Occupied	4,354 51.03%	32,539 36.89%	85,317 34.51%
Renter Occupied	4,178 48.97%	55,663 63.11%	161,880 65.49%

# DEMOGRAPHICS DETAILED REPORT

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## 2023 POPULATION BY OCCUPATION

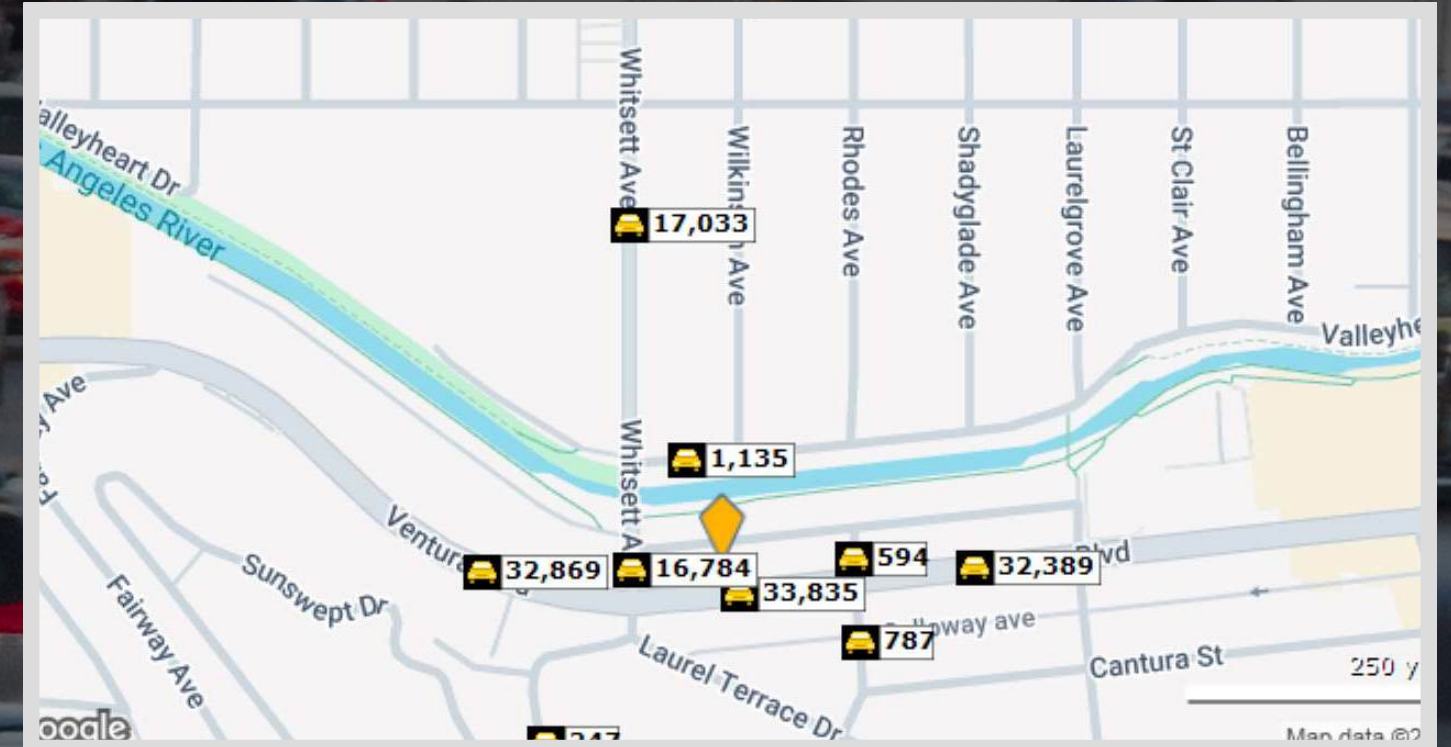
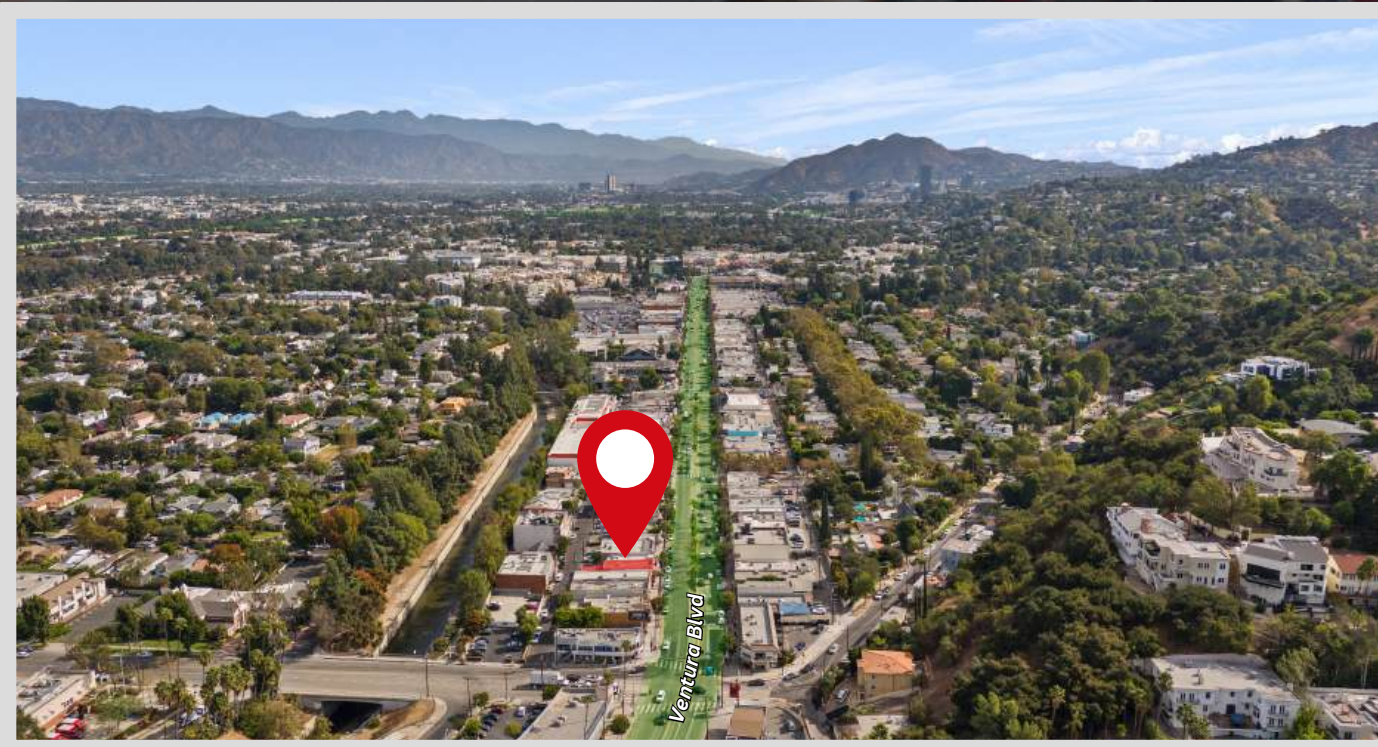
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	872	4.44%	8,564	4.13%	21,533	3.61%
Professional & Management	9,338	47.54%	85,895	41.39%	221,283	37.06%
Public Administration	163	0.83%	2,171	1.05%	6,969	1.17%
Education & Health	2,007	10.22%	20,192	9.73%	59,354	9.94%
Services	928	4.72%	14,755	7.11%	50,193	8.41%
Information	2,100	10.69%	18,221	8.78%	40,822	6.84%
Sales	1,569	7.99%	19,993	9.63%	60,679	10.16%
Transportation	194	0.99%	4,091	1.97%	14,857	2.49%
Retail	690	3.51%	8,229	3.97%	27,506	4.61%
Wholesale	167	0.85%	2,296	1.11%	6,375	1.07%
Manufacturing	466	2.37%	4,257	2.05%	15,581	2.61%
Production	297	1.51%	5,944	2.86%	23,876	4.00%
Construction	278	1.42%	4,147	2.00%	16,944	2.84%
Utilities	203	1.03%	3,076	1.48%	11,866	1.99%
Agriculture & Mining	0	0.00%	391	0.19%	1,047	0.18%
Farming, Fishing, Forestry	0	0.00%	10	0.00%	352	0.06%
Other Services	372	1.89%	5,292	2.55%	17,917	3.00%

## 2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	2,992	33.87%	31,171	35.14%	89,642	36.06%
2-Person Households	3,098	35.07%	30,762	34.68%	79,117	31.83%
3-Person Households	1,285	14.55%	12,495	14.08%	34,501	13.88%
4-Person Households	1,046	11.84%	9,061	10.21%	25,923	10.43%
5-Person Households	285	3.23%	3,230	3.64%	11,153	4.49%
6-Person Households	87	0.98%	1,196	1.35%	4,736	1.91%
7-or more Person Households	41	0.46%	800	0.90%	3,502	1.41%

# TRAFFIC COUNT

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TRAFFIC COUNT

Street	Street	Distance from Subject	Traffic Volume	Distance from Subject
Ventura Blvd	Whitsett Ave	0.06 W	33,835	MPSI .02
Whitsett Ave	Ventura Blvd	0.02 S	16,784	MPSI .05
Valleyheart Dr	Whitsett Ave	0.03 W	1,135	MPSI .07
Rhodes Ave	Ventura Blvd	0.01 S	594	MPSI .08
Rhodes Ave	Cantura St	0.03 S	787	MPSI .09
Ventura Blvd	Whitsett Ave	0.09 E	32,869	MPSI .13
Sunswep Dr	Vanetta Dr	0.05 S	247	MPSI .14
Ventura Blvd	Laurelgrove Ave	0.06 E	32,389	MPSI .14
Whitsett Ave	Valley Spring Ln	0.07 N	17,033	MPSI .20
Whitsett Ave	Valley Spring Ln	0.06 S	18,599	MPSI .32

**EXCLUSIVELY REPRESENTED BY**



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