

MULTI-CONCEPT ENTERTAINMENT VENUE

OFFERING MEMORANDUM

# 1115

VENTURA BLVD  
STUDIO CITY, CA 91604

LEVIN & NALBANDYAN  
TRIAL LAWYERS  
IN TRIALLAWYERS.COM

Marcus & Millichap  
BRANDON MICHAELS  
GROUP





EXCLUSIVELY LISTED BY BMG TEAM

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MULTI-CONCEPT ENTERTAINMENT VENUE

11150  
VENTURA BLVD  
STUDIO CITY, CA 91604





# EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 11150 Ventura Blvd, a 15,000 square foot three-story, new construction, multi-concept entertainment venue situated on 0.14 acres of land (6,258 SF), on Ventura Blvd just east of the Silver Triangle, in Studio City, CA.

11150 Ventura Blvd offers the astute investor or operator a unique opportunity to create a one-of-a-kind experience. The building, constructed in 2023, was meticulously designed to offer an immersive dining and entertainment experience. The property is ideal for dinner and a show, events, banquets, or a` social club, and can be transformed to accommodate different uses during the day and night.

The multilevel project offers different experiences on each floor’s 5,500 SF floorplate. Interested parties should independently verify the square footage of the property. On the first-floor, patrons are greeted to a sanctuary to unwind, conduct meetings, and utilize lockers. The second floor offers a diverse range of entertainment, capable of hosting private events, live concerts, shows, and nightlife experiences. The site is approved for live entertainment and DJ, which, with over 200 mounted monitors, can create an indescribable captivating experience. The second floor is accompanied by its own dedicated kitchen with large walk-in cooler/freezer. The rooftop boasts

panoramic views of Universal City and San Gabriel Mountains. It’s equipped with its own dedicated kitchen, 35’ bar, large projector wall, and 16 LED trees to serve everything from a weekend brunch to open lounge use to private events. The subterranean level serves as the site’s parking for patrons and employees, and can be configured by valet parking to fit 35 vehicles comfortably. An additional 50 parking spaces are made available across the street at Marshall’s via a parking agreement.

11150 Ventura Boulevard is located just west of the SW signalized corner of Ventura Boulevard & Vineland Avenue, centrally positioned in Studio City, CA, beside the coveted Silver Triangle shopping district. The property enjoys excellent visibility, with approximately 50 feet of frontage along Ventura Boulevard. Ventura Boulevard is a highly trafficked east-west commercial thoroughfare with traffic counts in excess of 36,000 VPD.

# PROPERTY HIGHLIGHTS



15,000,000

PRICE



2023

YEAR BUILT



35 Spaces

PARKING



10,546 SF of Entertainment Space

BUILDING SF\*



Vacant

OCCUPANCY



2.33 Spaces(s) Per 1000

PARKING RATIO



15,000 SF

WITH ROOFTOP DECK



36,000 VPD

TRAFFIC COUNTS



Ventura Blvd & Vineland Ave

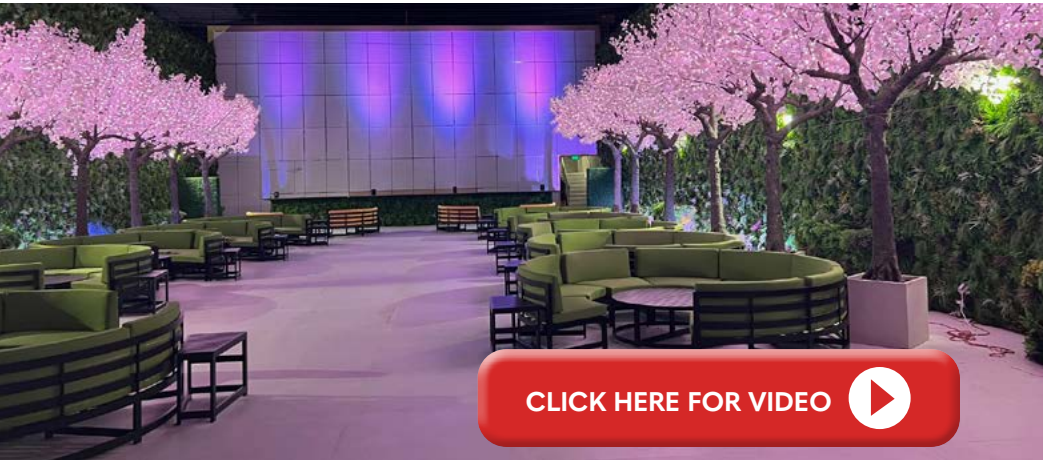
CROSS STREETS



0.14 Acres (6,258 SF)

LOT SIZE

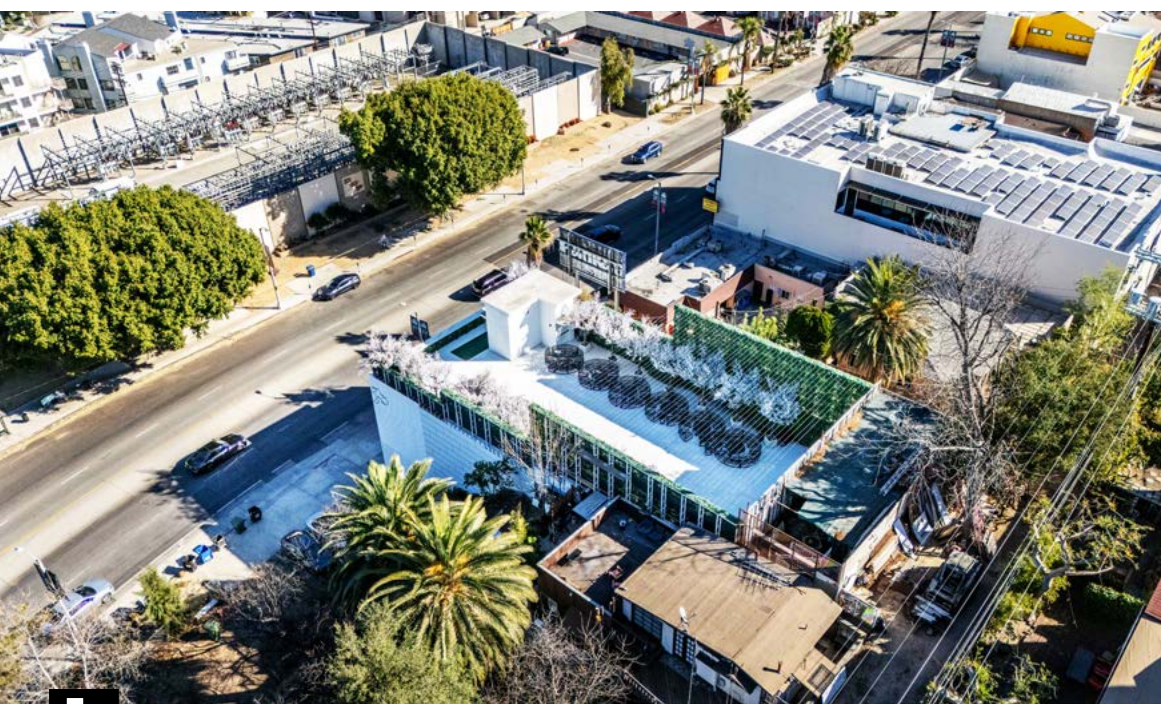
\*All Square Footages Referenced are Approximate. The Los Angeles County Accessor References a Square Footage of 10,564 SF which does not include the rooftop and subterranean parking garage. The Buyer shall Verify the Square Footages During their Due Diligence Period and Shall Rely Solely on their Own Investigations.



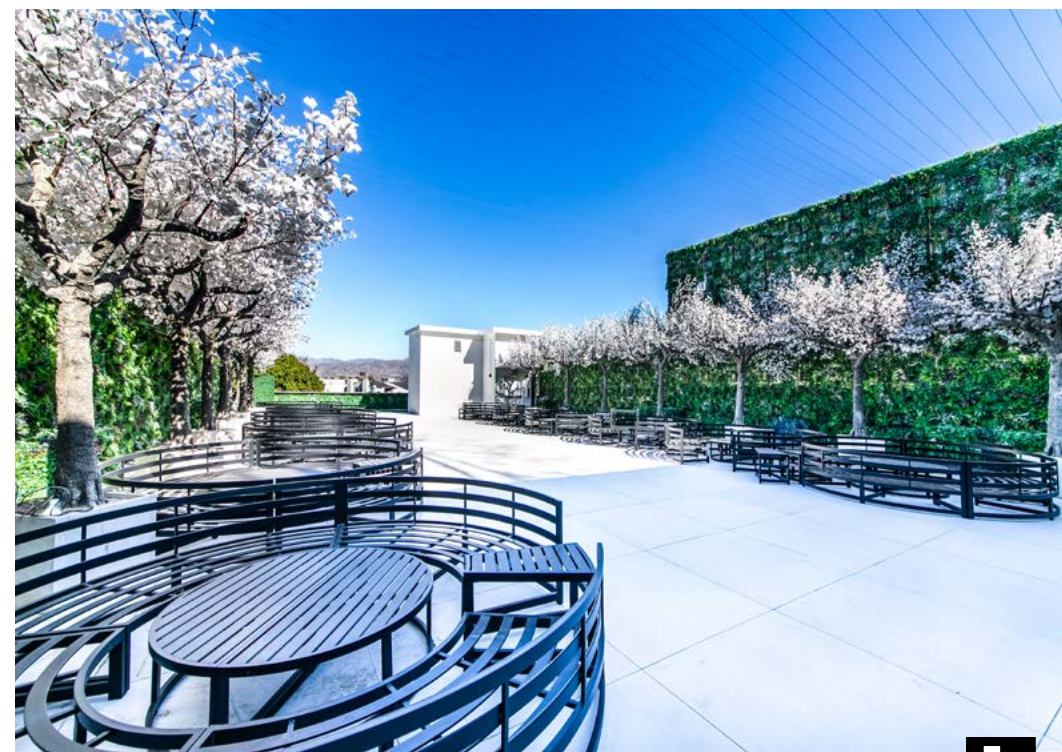
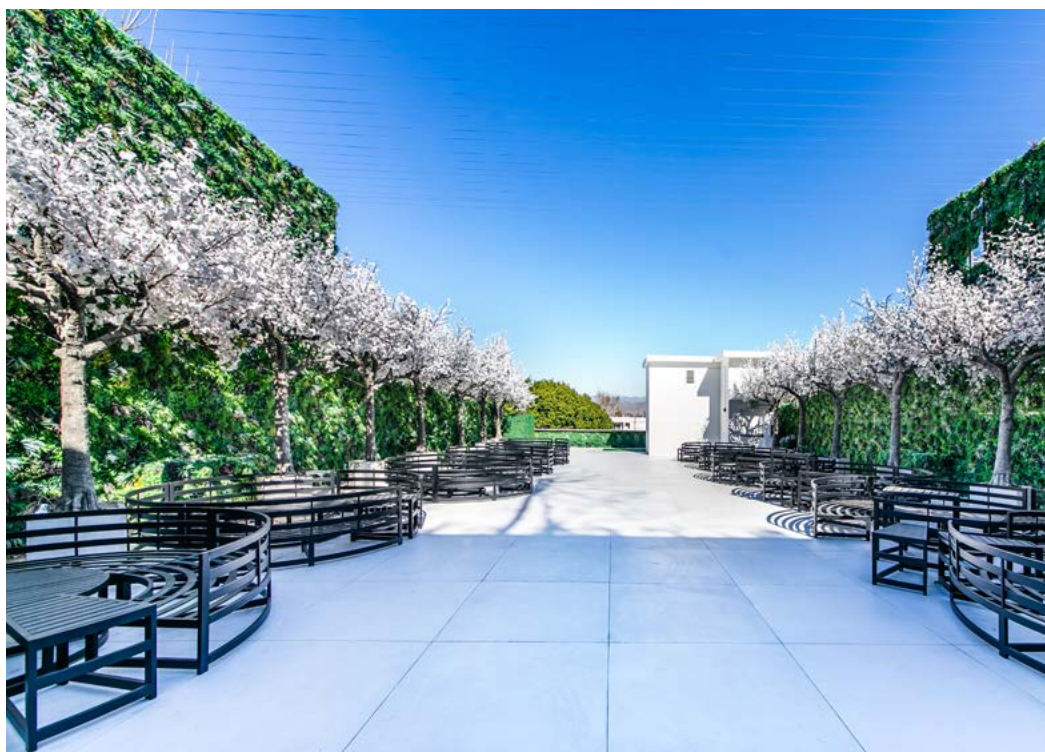
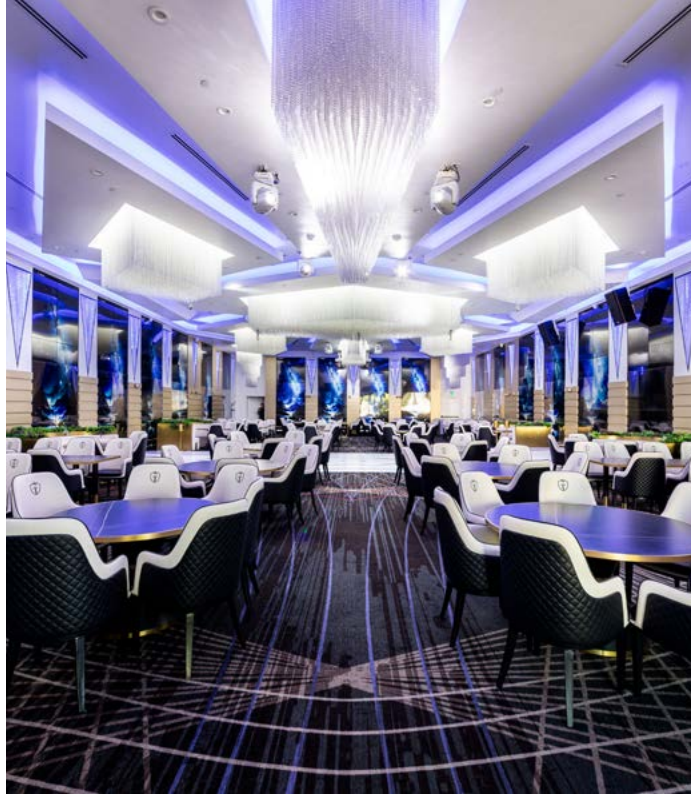
CLICK HERE FOR VIDEO



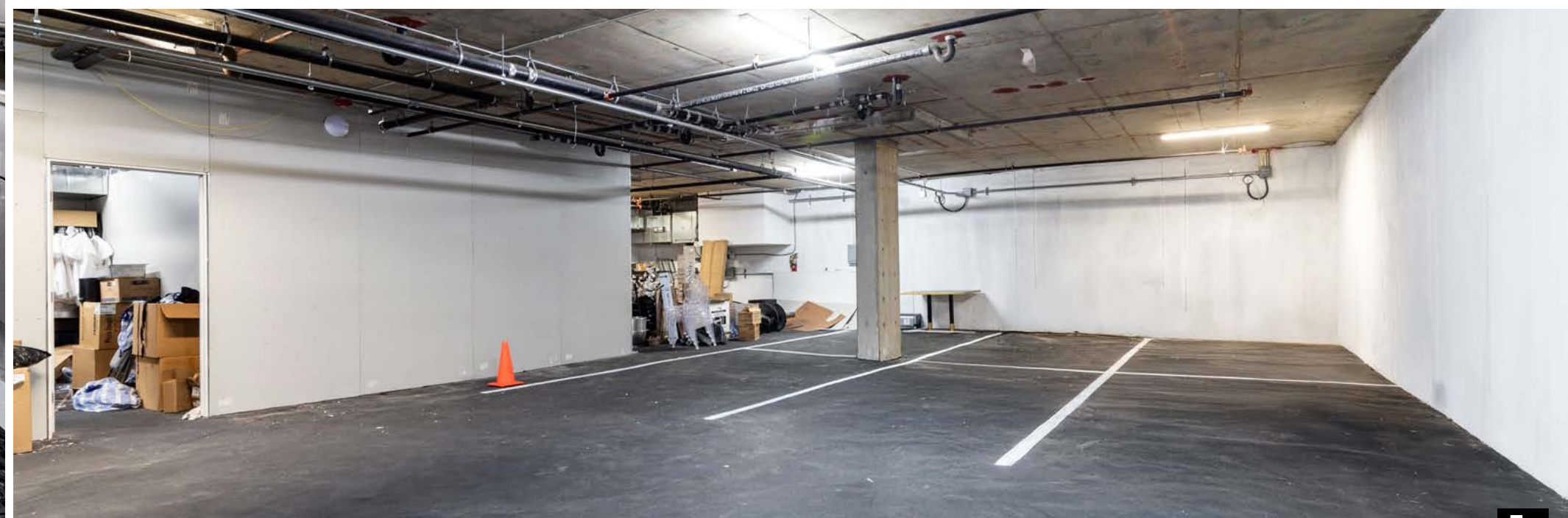














# ONE-OF-A-KIND NEW CONSTRUCTION

Multi-Concept Entertainment Venue

## New Construction

A 15,000 square foot property constructed in 2023. Interested parties should independently verify the square footage of the property

## Potential Uses

The property is ideal for dinner and a show, events, banquets, or a social club, and can be transformed to accommodate different uses during the day and night

## Multi-Floor Commercial Destination

5,500 SF floor plates with three levels including a rooftop bar and restaurant space

## Occupancy Load

An occupancy load of 752, one of the largest of its kind in Los Angeles



# METICULOUSLY DESIGNED

Immersive Dining & Entertainment Experience

## First Floor Welcoming

Patrons are greeted to a sanctuary to unwind, conduct meetings, and utilize lockers

## Second Floor Entertainment

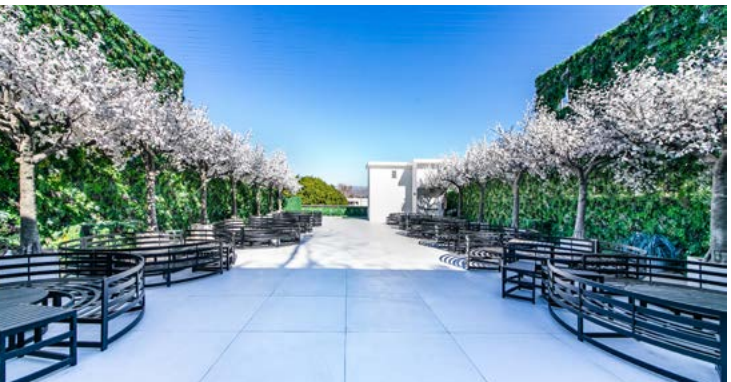
The second floor offers a diverse range of entertainment, capable of hosting private events, live concerts, shows, and nightlife experiences. The site is approved for live entertainment and DJ which, with over 200 mounted monitors, can create an indescribable immersive experience

## Rooftop Restaurant with Expansive Views

The rooftop boasts panoramic views of Universal City and San Gabriel Mountains. It's equipped with its own dedicated kitchen, 35' bar, large projector wall, 16 LED trees to serve from a weekend brunch to open lounge to private events

## Subterranean and Off-Site Parking

The subterranean level serves as the sites parking for patrons and employees and can be configured valet to maximize space. Additional parking is made available across the street at Marshall's via a parking agreement





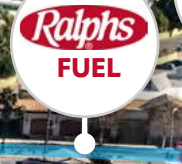


VINELAND AVE



11150  
VENTURA BLVD  
STUDIO CITY, CA 91604

VENTURA BLVD (37,000 VPD)





# CENTRALLY POSITIONED

On Ventura Blvd in Studio City, CA

## 101 Freeway Access

Two (2) blocks west, or 0.4 miles, of the 101 Freeway on/off ramp at Campo De Cahuenga

## Highly Trafficked Ventura Boulevard

Ventura Blvd is a highly trafficked east-west commercial thoroughfare with traffic counts in excess of 36,000 VPD

## Access to Nearby Amenities

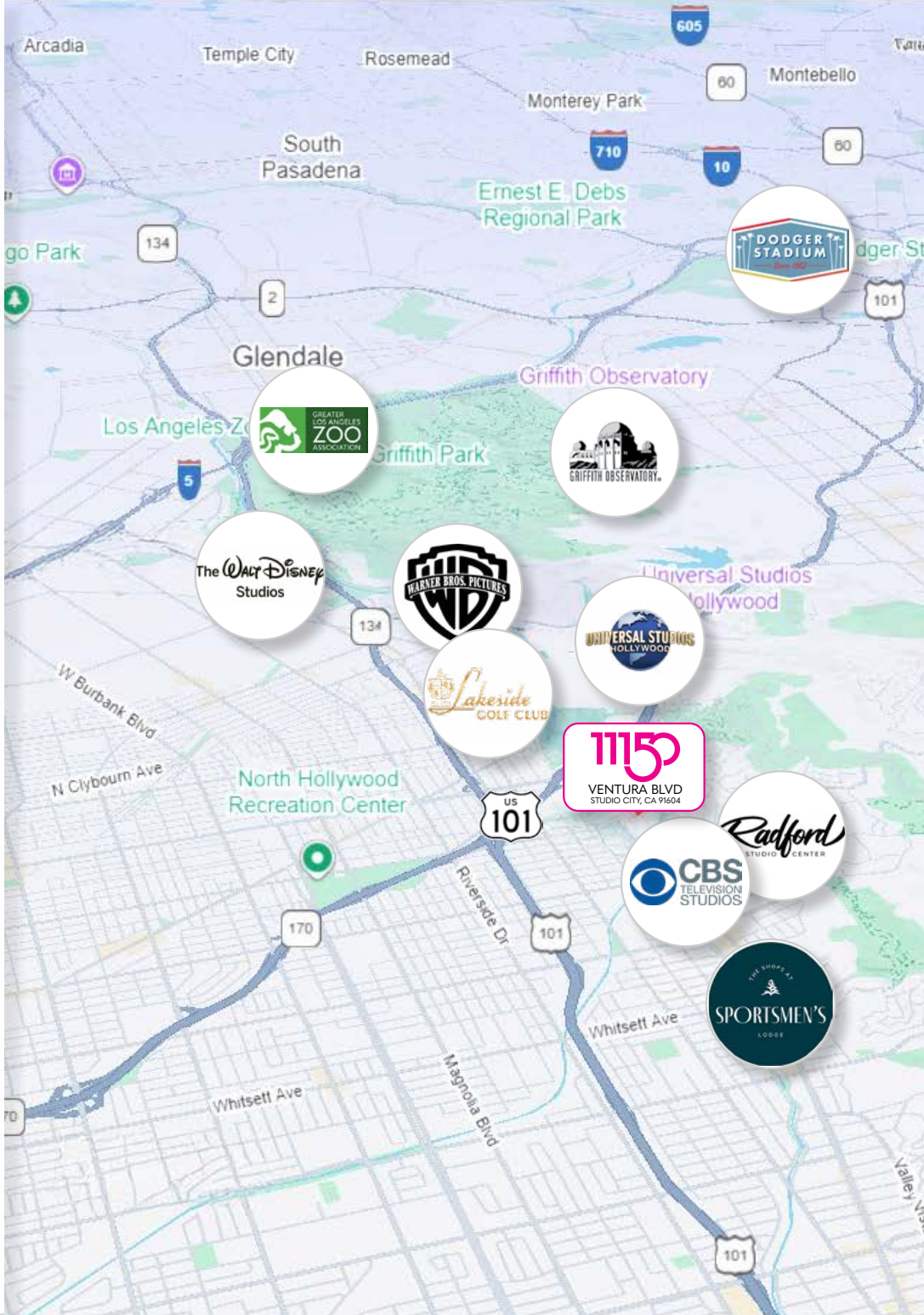
Proximate to major retail centers like the Shops at Sportsman’s Lodge (2.6 miles) and Westfield Fashion Square (4.9 miles), Lakeside Golf Club (2.5 miles), and studios like CBS Studios (1.3 miles), Universal Studios (1.1 miles), Warner Brothers Studios (3.4 miles), and Walt Disney Studios (3.9 miles) State Freeway (Interstate 5) offers direct access to downtown Los Angeles and other parts of Southern California

## Nearby Developments

Adjacent to major Studio City potential developments on or near Ventura Boulevard like The Residences at Sportsmen’s Lodge (2.6 miles west) and Harvard Westlake River Park (2.1 miles west) expected to add more character to Studio City’s already bustling commercial corridor

## Access to Employment Hubs

Centrally positioned to major employment hubs of Universal City, Glendale and Burbank to the east and Encino and Sherman Oaks to the west, Beverly Hills to the south and Toluca Lake to the north



# AFFLUENT SUBMARKET

With Dense Surrounding Population

## Dense Nearby Population

Population of more than 24,100 people within one mile of the subject property, 185,300 people within three miles, and 611,800 people within five miles

## Average Household Incomes

Immediate submarket boasts a strong average household income within one, three, and five miles is \$128,900, \$121,400, and \$109,600, respectively

## Median Household Incomes

Median income within one, three, and five miles \$98,600, \$89,400, and \$78,700, respectively

### Within a 5-Mile Radius



**611,800**  
Population



**\$109,600**  
Avg HH Income



**\$78,700**  
Median HH Income

### Household Density

**12,000 HH**  
1-Mile

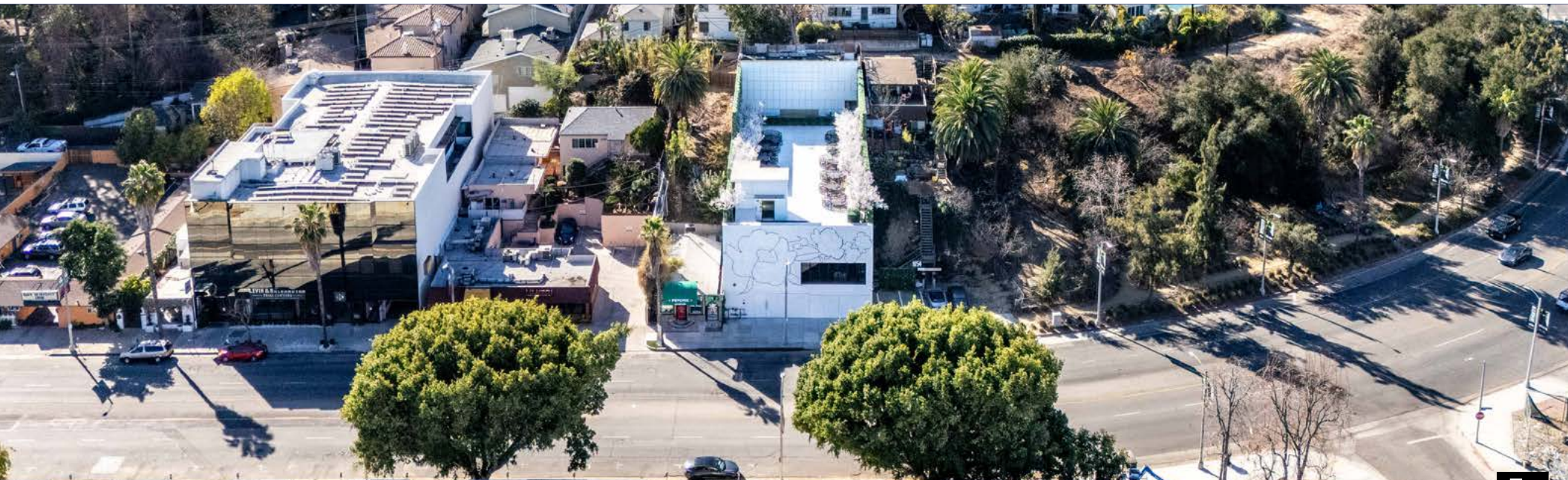
**85,600 HH**  
3-Mile



**\$422 MIL**  
Annual Spending  
of 1,850 Businesses  
Within 1-Mile Radius



**\$1,078,000**  
Median Home Value





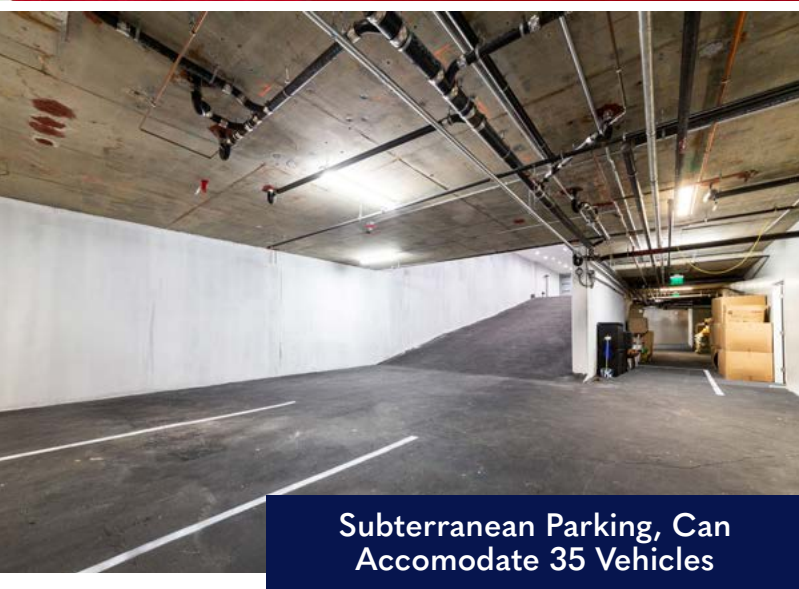
# PROPERTY UPGRADES

Improvements, Features, Licenses, & CUPs

.....



Kone 4000  
Gurney Approved Elevator



Subterranean Parking, Can  
Accomodate 35 Vehicles



Approximately 26'x50'  
Rooftop Projector Wall



Over 200+ Monitors



Two (2) Bars (Venue and Rooftop)



Two (2) "A" Rated Kitchens



Sixteen (16') Ceilings with  
Crystal Chandeliers



Luxurious Bespoke Furniture  
with Approximately 650 Chairs

## Improvements & Features

**Total occupancy** load of 752

Equipped with **Two Bars** and **Two "A" Rated Kitchens** (Main floor kitchen is equipped with **large walk-in cooler and freezer** and **rooftop kitchen comes with a pizza oven**)

**Kone 4000**, gurney approved, **elevator**, in addition to **2 separate sets of stairs** and **genie lift/dumb waiter** to carry prepared food between the floors

On site **subterranean parking** which can comfortably accommodate **35 valeted vehicles** and **50 overflow parking spaces available at the Marshall's retail center**

**Sixteen (16')** ceilings with **crystal chandeliers**, over **200+ monitors** throughout the main floors, and accessory **moving lights** to create and enhance an immersive entertainment experience

Approximately **26'x50'** rooftop projector wall and **LED trees**

**Luxurious bespoke furniture** with approximately **650 chairs**

**Paid for appliances** to cater to any patron's need

**40 high definition** cameras

## Licences & CUPs

Certificate of Occupancy **Issued 2023**

**Type 47 Liquor** and **Entertainment ABC License**

Condition use to **allow sale & dispensing of a full line of alcoholic beverages** for onsite consumption

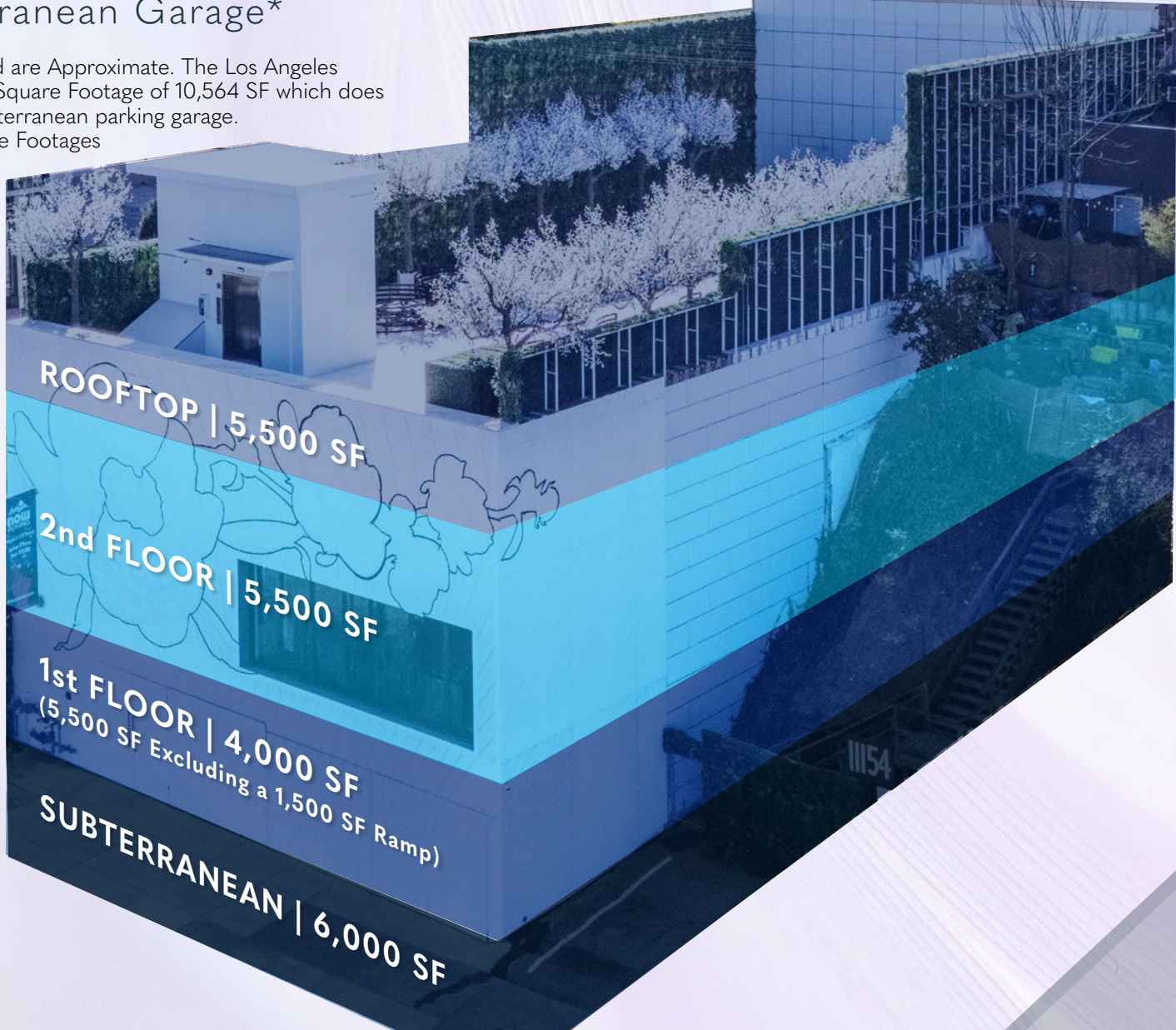
Condition use to **allow dancing with live entertainment**



STACKING PLAN

11150 Ventura Boulevard  
15,000 SF of Entertainment Space Plus an Additional  
6,000 SF Subterranean Garage\*

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\$15,000,000

PRICE

Vacant

OCCUPANCY

10,546 SF of  
Entertainment Space

BUILDING SF\*

36,000 VPD

TRAFFIC COUNTS

15,000 SF

WITH ROOFTOP DECK

35 Spaces

PARKING

0.14 Acres (6,258 SF)

LOT SIZE

2.33 Spaces(s) Per 1000

PARKING RATIO

2023

YEAR BUILT

Ventura Blvd  
& Vineland Ave

CROSS STREETS

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# STUDIO CITY, CALIFORNIA

Studio City is in the eastern part of the San Fernando Valley and is bordered by the Los Angeles neighborhoods of North Hollywood to the north, Sherman Oaks to the west, Toluca Lake and Burbank to the east and the Hollywood Hills to the south. The neighborhood is part of the City of Los Angeles and has a population of around 40,000 people. The subject property is ideally near Ventura Boulevard, a major thoroughfare connecting the San Fernando Valley from Universal City to Calabasas.

Less than 1.0 miles to the west of the property is the Silver Triangle, one of Studio City’s most sought after neighborhoods, beginning at the intersection of Laurel Canyon and Ventura Boulevard. This area is known not only for its homes, but also its walkable retail environment with popular shops, restaurants, and other retailers like Vons, Trader Joes, CVS, Urban Outfitters, Mendocino Farms, Chipotle, and many others. Beside the Silver Triangle is the 37-acre production campus of CBS Studios, one of many production companies in Studio City and a subsidiary of an industry leading supplier of television programming, Paramount Global.

West of the Silver Triangle are two of Studio City’s most anticipated developments: the Residences at Sportsmen’s Lodge (1.0 miles west) and the Harvard Westlake River Park (0.6 miles west). The Residences calls for razing its namesake 190-room hotel, clearing the way for the construction of a new mixed-use, three building complex, ranging from three to seven stories in height, containing a combined total of 520 apartments. The complex is intended to blend into the adjacent Shops at Sportsmen’s Lodge, an Erewhon-anchored retail center built on the hotel’s former conference center. The Harvard Westlake River Project is a conversion of the recently purchased 16-acre Weddington Golf and Tennis facility. Since the River Park project’s first draft release in 2019, efforts have been to show its community benefit by redesigning the existing facility to include two sports fields, two gyms, eight tennis courts, a 50-meter pool, 500 car underground parking lot, walking trails, and water recapture systems.

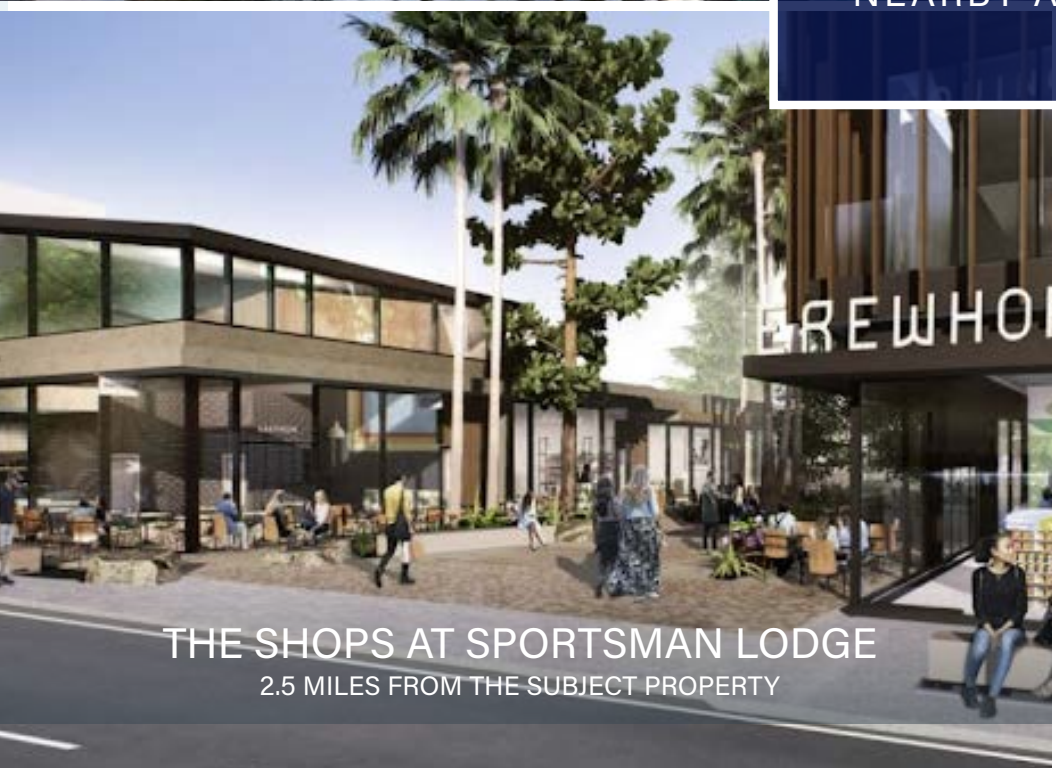


UNIVERSAL STUDIOS  
1.1 MILES FROM THE SUBJECT PROPERTY

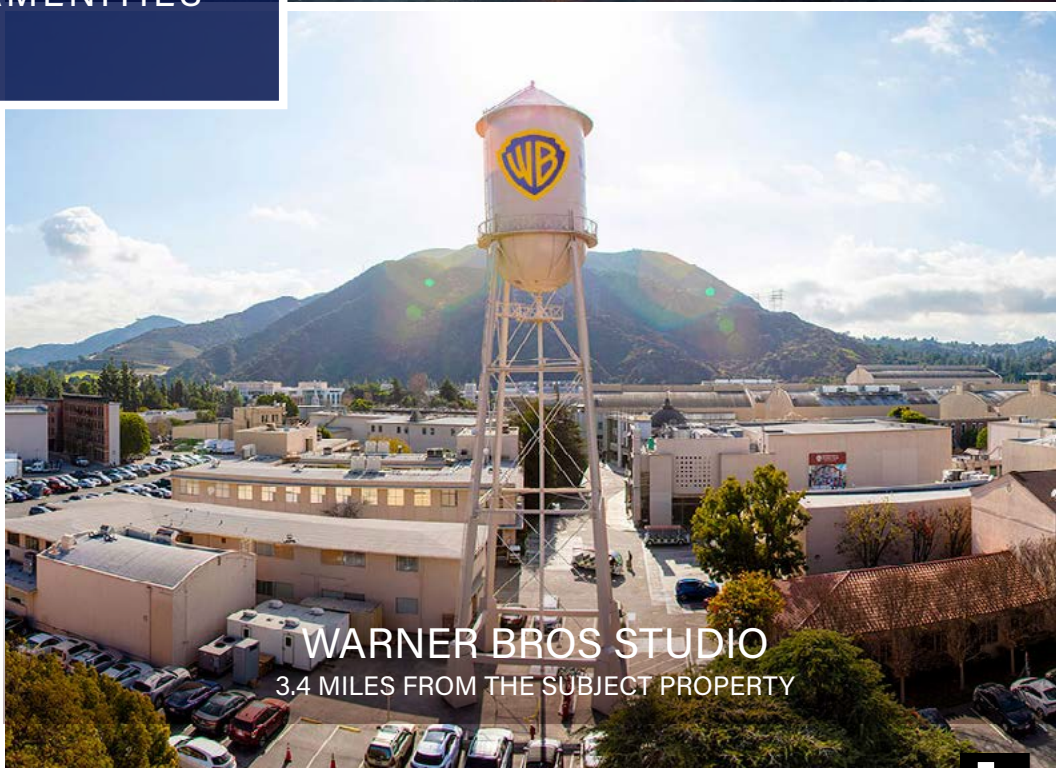


RADFORD STUDIOS  
1.3 MILES FROM THE SUBJECT PROPERTY

## NEARBY AMENITIES

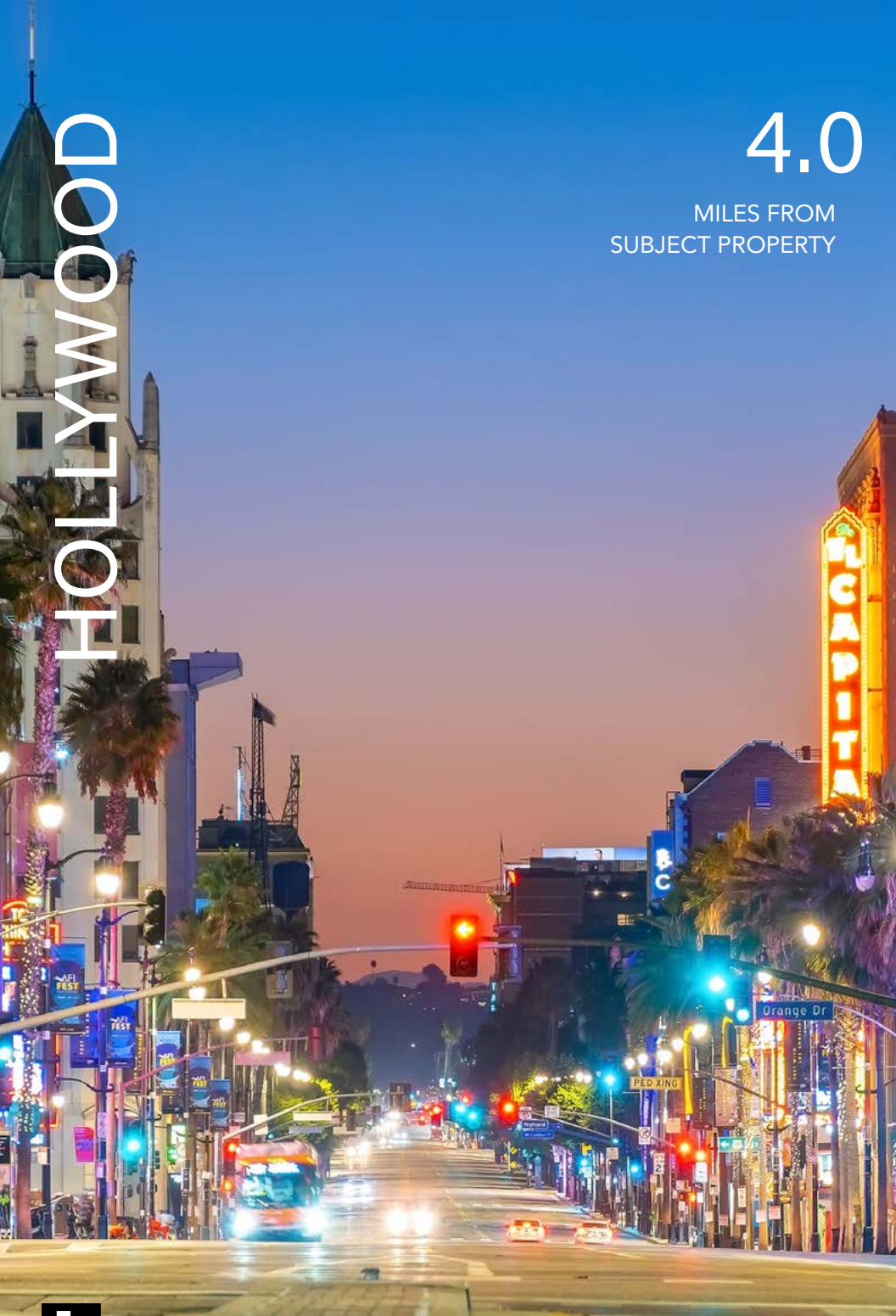


THE SHOPS AT SPORTSMAN LODGE  
2.5 MILES FROM THE SUBJECT PROPERTY



WARNER BROS STUDIO  
3.4 MILES FROM THE SUBJECT PROPERTY





HOLLYWOOD

4.0

MILES FROM  
SUBJECT PROPERTY



BURBANK AIRPORT

4.9

MILES FROM  
SUBJECT PROPERTY



BEVERLY HILLS

8.4

MILES FROM  
SUBJECT PROPERTY



DTLA

10.9

MILES FROM  
SUBJECT PROPERTY



# DEMOGRAPHICS STUDIO, CA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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Population	24,100	185,300	611,800
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Households	12,000	85,600	279,700
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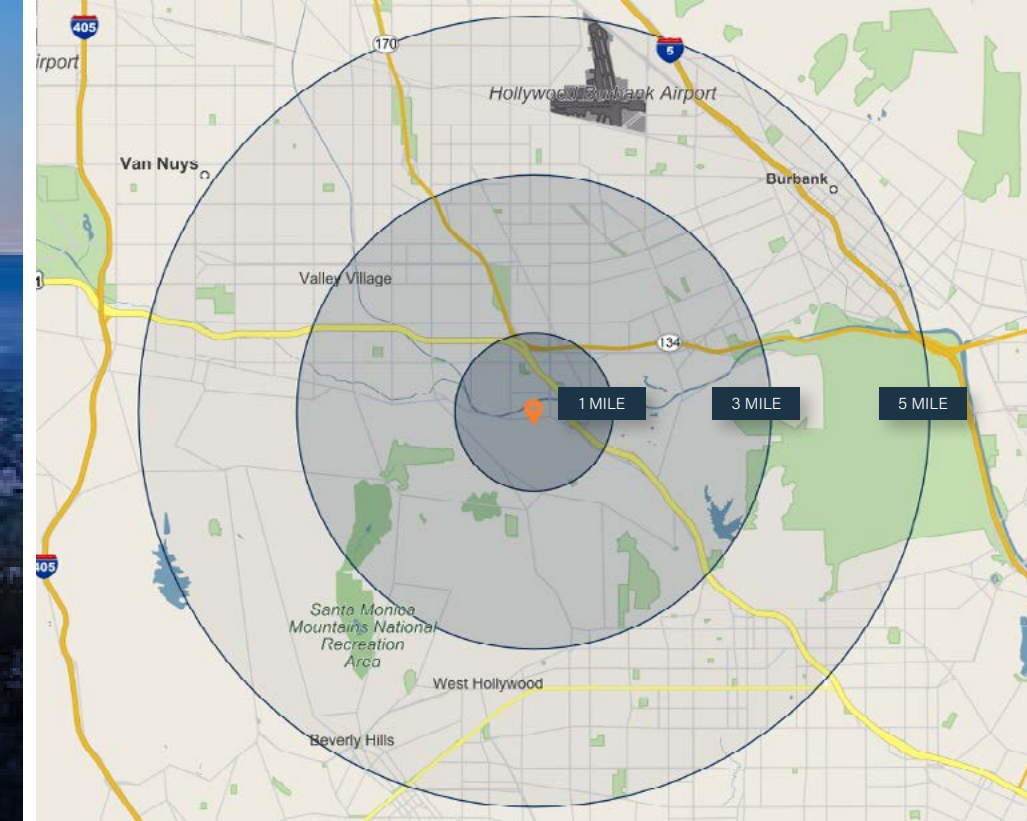
Average Household Income	\$128,900	\$121,400	\$109,600
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Median Household Income	\$98,600	\$89,400	\$78,700
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## DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	24,100	185,300	611,800
Households	12,000	85,600	279,700
Average Household Size	2	2.1	2.1
Median Age	0.7%	1.0%	1.2%
Owner Occupied Households	40	40	39.8
Renter Occupied Households	4,100	30,200	81,900
Average Household Income	7,500	53,100	191,000
Median Household Income	\$128,900	\$121,400	\$109,600
Businesses	\$98,600	\$89,400	\$78,700





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