

# STUDIO CITY PLAZA

3960 LAUREL CANYON BOULEVARD, STUDIO CITY, CA

**Prime End Cap Restaurant Space**  
**Trader Joe's Anchored Center**

## FOR LEASE

### 2<sup>ND</sup> GENERATION RESTAURANT SPACE



\$6.00 per sq. ft., per month, NNN

End Cap Restaurant Space with Patio

- Prime Studio City Location
- Across from CBS Studios
- Built Out Existing Restaurant
- No Key Money Required
- Available Now

## PROPERTY FEATURES:

- Space:** 2,400 sq. ft. restaurant space inclusive of patio.
- Location:** Studio City Plaza provides access from Ventura Boulevard and Laurel Canyon. Studio City's prime retail location.
- Signage:** The space provides frontage for two eyebrow signs on Laurel Canyon. Double-Sided Pylon Signs on Laurel Canyon and on Ventura Boulevard.

- Co-Tenants:**
- Trader Joe's
  - Sephora
  - Mendocino Farms
  - Blue Bottle Coffee
  - Athleta
  - Optical Connection
  - Einstein Bros Bagels
  - Pinkberry

The above statement was made based upon information furnished from sources which we believe are reliable. While we do not doubt its accuracy we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information.

CONWAY REAL ESTATE  
SERVICES, INC.



Dunn Property Group  
BUSINESS REAL ESTATE SOLUTIONS

For Information, contact:

**Michael J. Dunn**

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License No. 00949670

**Jack Dunn**

Conway Real Estate Services

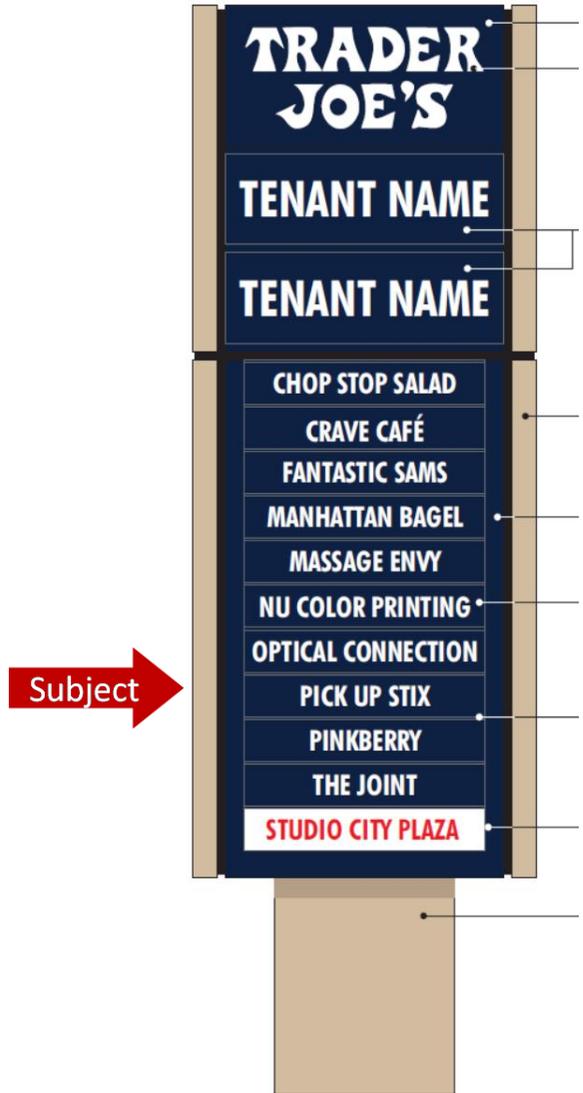
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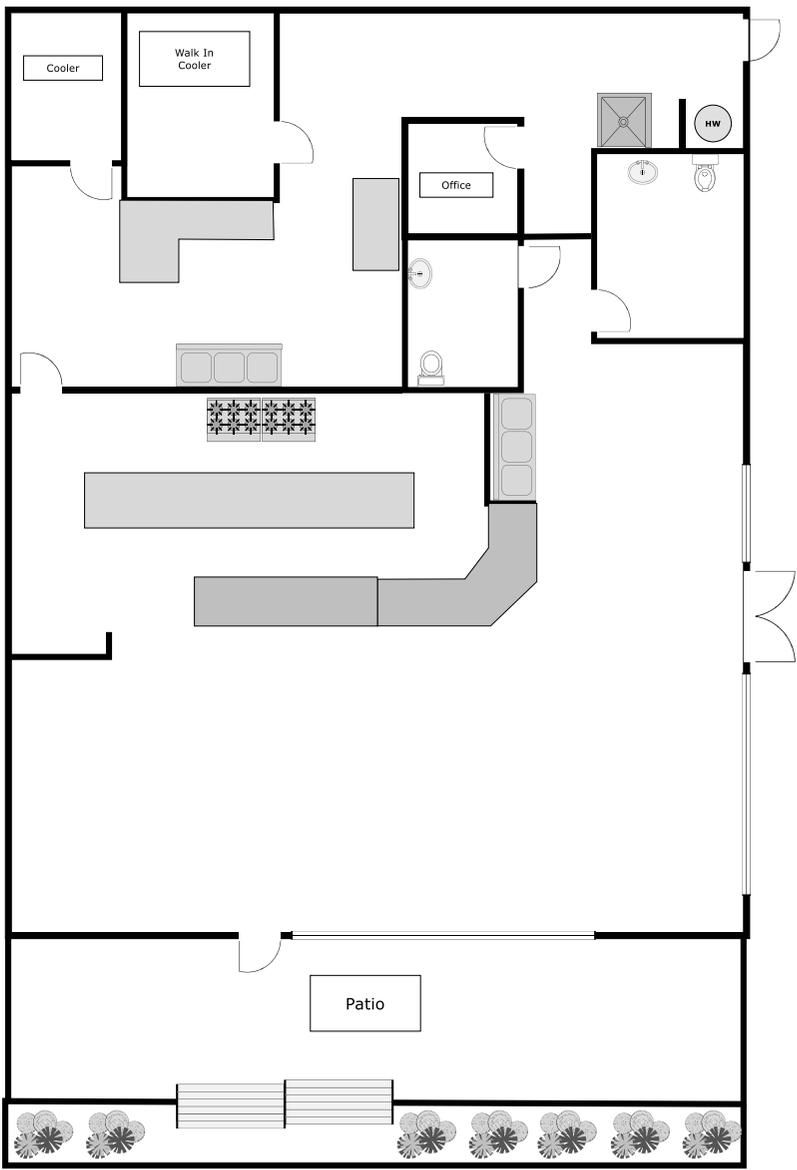
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Pylon Signage on Laurel Canyon and Ventura Blvd.



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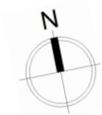
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SEPHORA

ATHLETA

Subject



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## FOR LEASE RESTAURANT SPACE

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Population	1 Mile	3 Mile	Income	1-mi.	3-mi.	Traffic Counts	
2023 Population	18,740	181,833	2023 Hshd Inc: Med.	\$122,507	\$89,059	Ventura Blvd	41,299+ cars per day
2028 Projection	18,365	178,875	2015 Hshd Inc: Avg.	\$153,790	\$120,028	Laurel Canyon	40,597+ cars per day
Median Age	45.2	42.4					