

# Laurel STUDIO CITY Place



FOR LEASE

 SOUTH PARK GROUP

# Laurel Place

4070 Laurel Canyon *Blvd.*  
*Studio City, CA 91604*

## Ground Floor

± 910 - 2,160 RSF

## Rooftop\*

± 3,410 RSF

\*Can only be leased with Units 2, 3 or 4.

## Second Floor

± 1,150 - 3,525 RSF

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## Potential Uses

Restaurant / Bar / Cafe

Quick Service Window Opportunities

Retail

Fitness / Medical / Spa



# Available Space Overview - Ground Floor

<i>SPACE</i>	<i>RSF</i>	<i>FRONTAGE</i>
UNIT 1	± 1,185 RSF	50 + FT
UNIT 2*	± 910 RSF	16.5 FT
UNIT 3*	± 1,045 RSF	16.5 FT
UNIT 4*	± 1,115 RSF	20 FT
UNIT 5 (LEASED)	± 1,800 RSF	30 FT

\*Units 2,3,4 can be leased with rooftop space.



# Available Space Overview - Second Floor

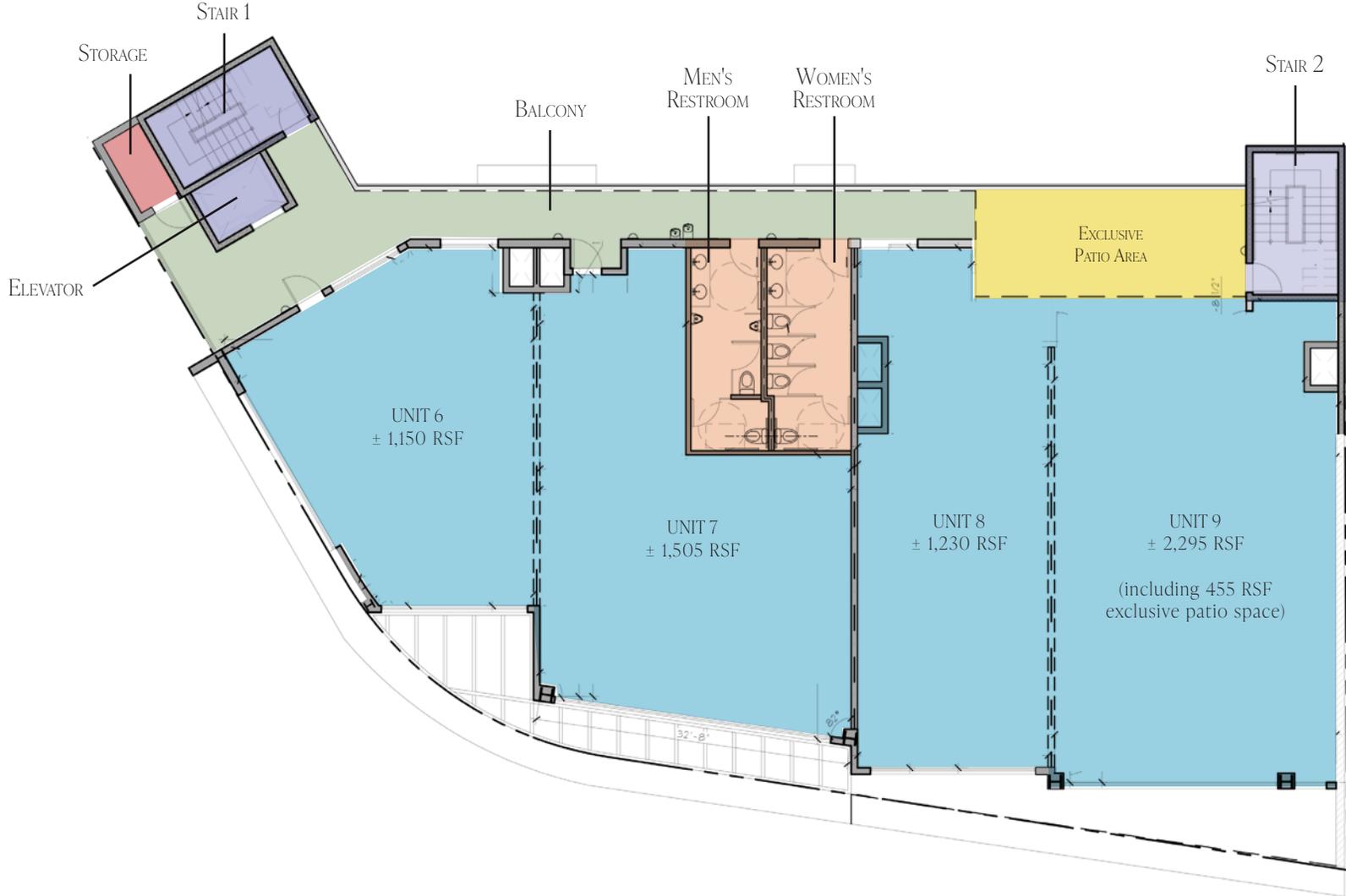
<i>SPACE</i>	<i>RSF</i>	<i>FRONTAGE</i>
UNIT 6	± 1,150 RSF	Second Floor
UNIT 7	± 1,505 RSF	Second Floor
UNIT 8	± 1,230 RSF	Second Floor
UNIT 9	± 2,295 RSF	Second Floor



# Site Plan - Ground Floor



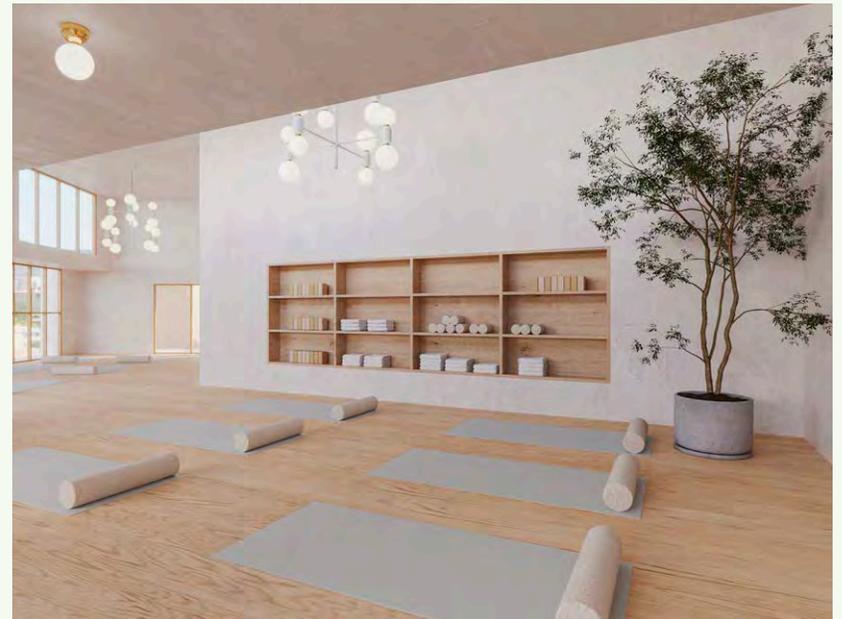
# Site Plan - Second Floor



# Ground Floor



# Second Floor





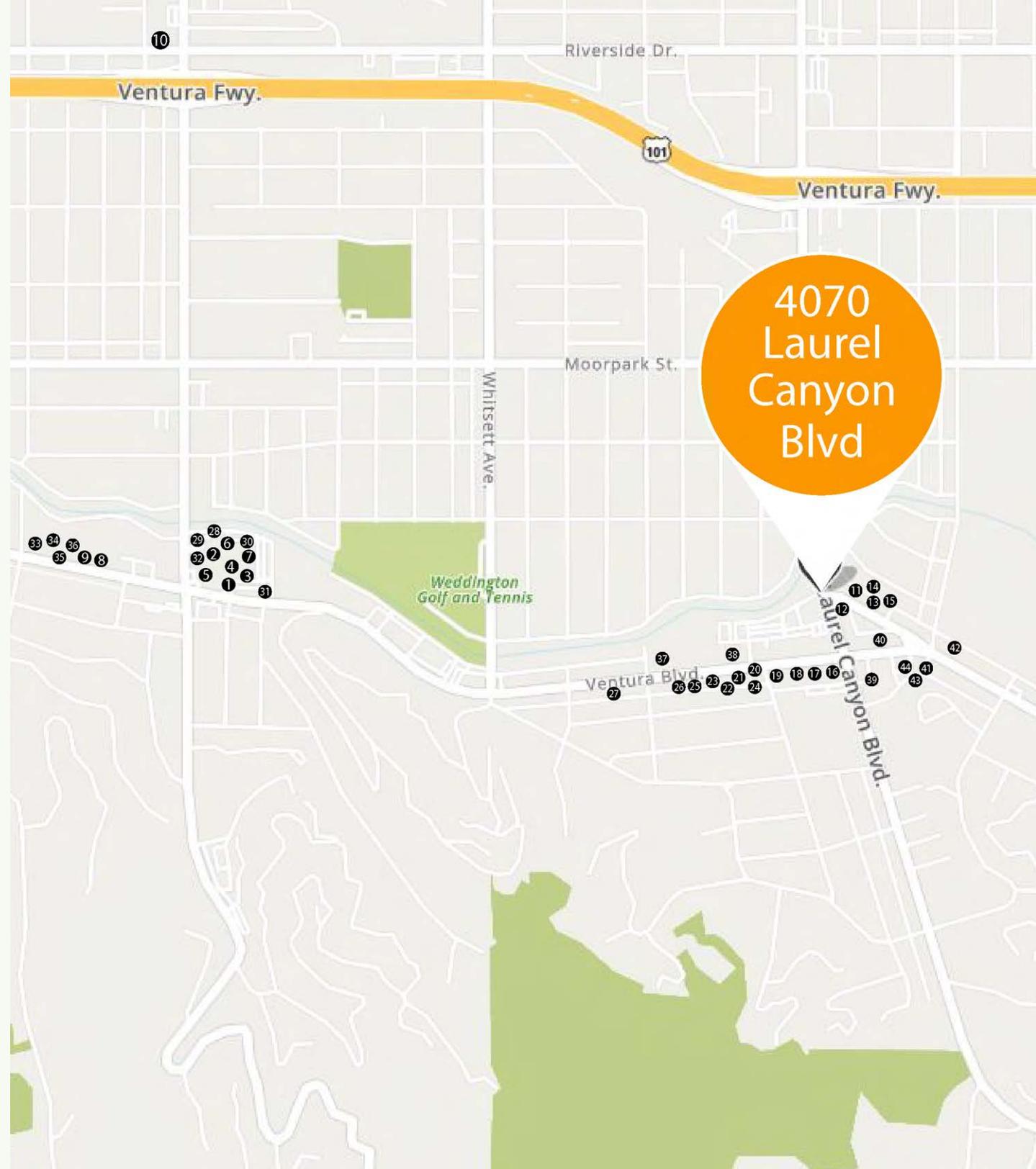
# Aerial View



Known as the “Jewel of the Valley”, Studio City serves as a hub between the San Fernando Valley and the Westside. Providing an urban suburban mix feel, the area attracts young professionals and families that benefit from the community-like neighborhood as well as some of the best bars, restaurants and coffee shops in town. The property is in close proximity to some of the trendiest tenants including Erewhon, Whole Foods, Equinox, Next Health, Fred Segal, Reformation, Sugarfish, Uovo Pasta and many more.

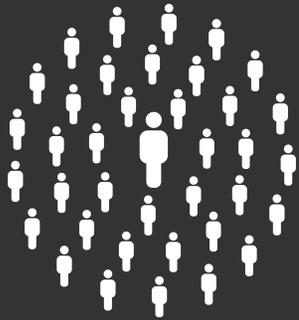
## Legends

- |                            |                       |
|----------------------------|-----------------------|
| 1. Erewhon                 | 26. Fellow barber     |
| 2. Equinox                 | 27. Face Haus         |
| 3. Sugarfish               | 28. Sportsmen’s Lodge |
| 4. Uovo pasta              | 29. HiHo Cheeseburger |
| 5. Fred segal              | 30. Kismet Rotisserie |
| 6. Allbirds                | 31. Tocaya            |
| 7. Next Health             | 32. Fp Movement       |
| 8. Shake Shack             | 33. Le pain Quotidien |
| 9. Skin Laundry            | 34. Drybar            |
| 10. Whole foods            | 35. Philz Coffee      |
| 11. MacConnell’s Ice Cream | 36. Sweetgreen        |
| 12. Backyard Bowls         | 37. Beignet Box       |
| 13. Joan’s on Third        | 38. Lululemon         |
| 14. Fonuts                 | 39. Tender Greens     |
| 15. Alfred Coffee          | 40. The Now Massage   |
| 16. Urban Outfitters       | 41. Blue Bottle       |
| 17. Free People            | 42. Color Me Mine     |
| 18. Barnes & Noble         | 43. Trader Joe’s      |
| 19. Uncle Paulie’s         | 44. Sephora           |
| 20. Paper Source           |                       |
| 21. Salt & Straw           |                       |
| 22. Bluestone Lane         |                       |
| 23. Warby Parker           |                       |
| 24. Bluemercury            |                       |
| 25. Aesop                  |                       |



# DEMOGRAPHICS

Studio City has some of the best rated schools including Bridges Academy, Campbell Hall, and Harvard Westlake. Approximately 58% within a one-mile radius have earned a bachelor's degree or higher. On average, households earn around \$150,544 annually while home prices in the area start from \$1,000,000 and are only increasing in value every year as more and more individuals move into the neighborhood. The property itself is very walkable and gets about 49,278 cars driving by each day.



1 mile: 22,330 | 3 miles: 198,295  
2022 POPULATION



1 mile: \$150,544 | 3 miles: \$117,231  
*Average Household Income*

Laurel Canyon Blvd: TRAFFIC  
49,278  
Traffic volume



1 mile: 44.80 | 3 miles: 41.90  
MEDIAN AGE



1 mile: 17,012 | 3 miles: 86,341  
EMPLOYEES



1 mile: 58% | 3 miles: 46%  
*Education \*Bachelor's Degree or Higher\**





## Contact Us

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