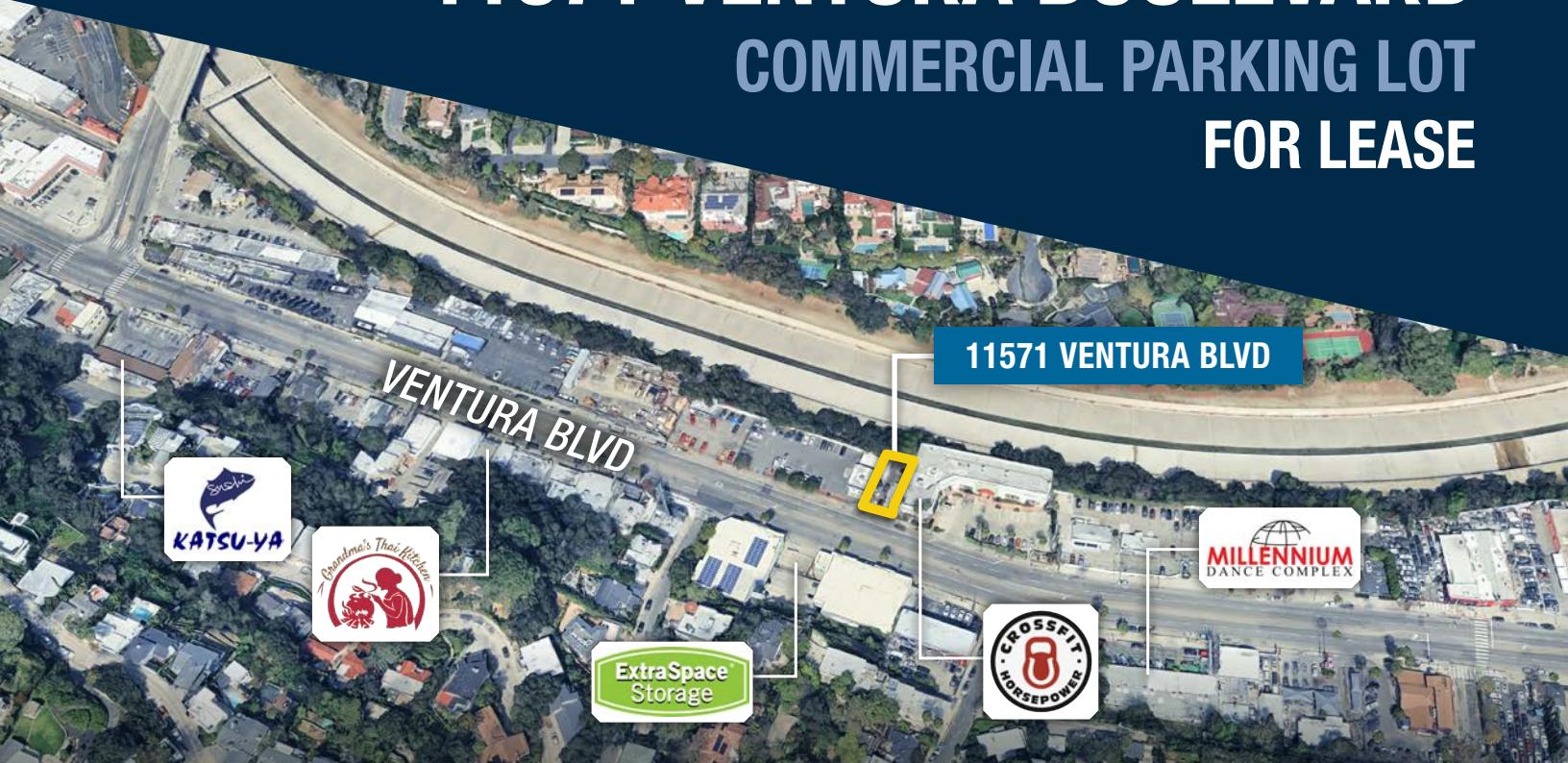


# 11571 VENTURA BOULEVARD

## COMMERCIAL PARKING LOT FOR LEASE



### LOT SIZE

**±6,464 SF\***

### ASKING RENT

**\$9,000/SF plus NNN**

### PARKING

**12 Spaces**

### PROPERTY HIGHLIGHTS

Ideally situated in the heart of Studio City, surrounded by upscale family neighborhoods, popular restaurants, and high-end retailers.

Nearby Kat Su Ya, Grandmas Thai Kitchen, Tere's Mexican Grill, Firefly and Jinky's Studio Café.

Includes a small office building with air conditioning.

Excellent visibility on Ventura Blvd.

Existing two sides pylon sign.

±36,840 cars per day on Ventura Blvd.

\* Per County Records

### FOR MORE INFORMATION, PLEASE CONTACT:

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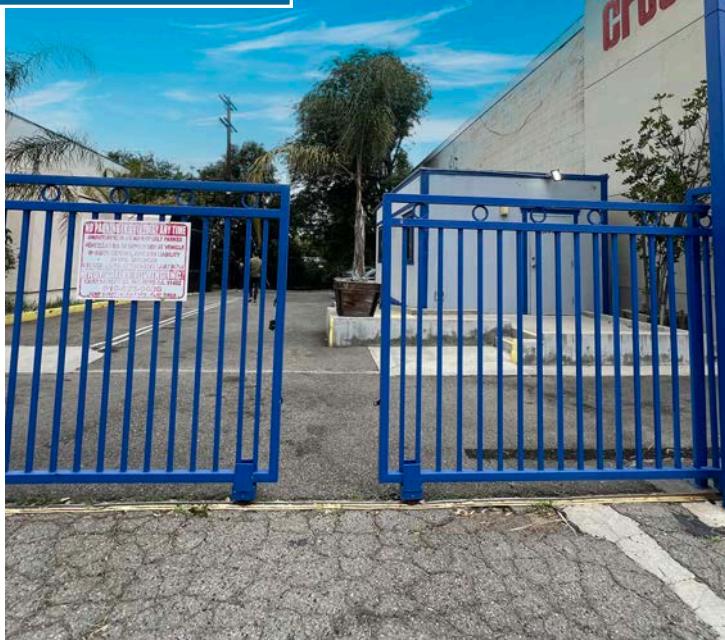
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# 11571 VENTURA BOULEVARD

## COMMERCIAL PARKING LOT

### FOR LEASE

#### Exterior Images



2024 DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Population	22,714	81,698	182,281
Avg Household Income	\$176,782	\$159,971	\$153,724
Employee Population	14,067	40,802	84,058
Median Household Income	\$119,560	\$105,699	\$101,100
Per Capita Income	\$88,650	\$80,064	\$73,453

# 11571 VENTURA BOULEVARD

## COMMERCIAL PARKING LOT FOR LEASE

Aerial View



# 11571 VENTURA BOULEVARD

## COMMERCIAL PARKING LOT FOR LEASE

### Area Amenities



# 11571 VENTURA BOULEVARD COMMERCIAL PARKING LOT FOR LEASE

## Regional View



**NEWMARK**  
PACIFIC