

# 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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### 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

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Aerial View



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#### Area Amenities



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Regional View

