

COMMERCIAL PROPERTY FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

11112 VENTURA BOULEVARD STUDIO CITY, CA 91604

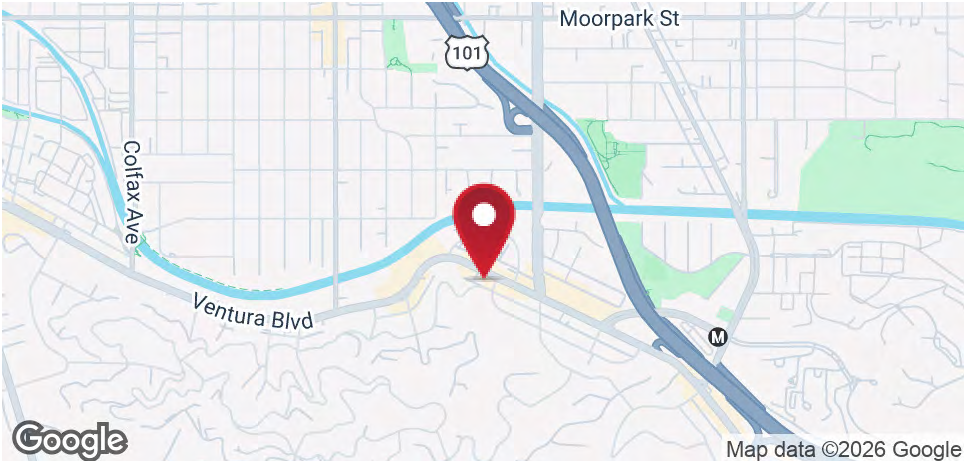
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OFFERING SUMMARY

Sales Price:	Negotiable
Building Size:	7,000 SF (Buyer to verify)
Lot Size:	6,255 SF
Zoning:	C2-1VL-RIO
Parking:	10+ Spaces

APN: 2378-009-023

PROPERTY OVERVIEW

Rare opportunity to purchase a beautifully renovated, three-story media property on Ventura Boulevard in affluent Studio City, a central hub for entertainment. The property is 7,000 square feet of structure per measurement (buyer to verify; 5,651 square feet per Assessor) on 6,255 square feet of land. The property is currently operating as a fully functional production stage, tailor-made for television, film, music video, and commercial production as well as high-end podcasting. The building has a versatile layout that can be used by a single occupant or multiple tenants. It has individual/executive offices, edit bays, conference rooms, kitchen and lounge areas in addition to the production stage area. The third story has fabulous views of Studio City and Universal Studios Theme Park. There is heavy power with approximately 1,600 amps supplied to the building (buyer to verify). The parking is gated and striped for 6 cars with the potential to accommodate 10+ cars. There is alley access for equipment load-ins and the potential for additional parking in neighboring lots. The property benefits from a large traffic count of 37,064 cars per day on Ventura Boulevard (per 2025 MPSI estimate), offering exceptional visibility and signage exposure. This property presents a great opportunity for owner-users and investors alike. The seller is willing to sell all equipment on-site along with the property to qualified buyers. Call Patrick Long at Stevenson Real Estate Services for more details and to schedule a tour.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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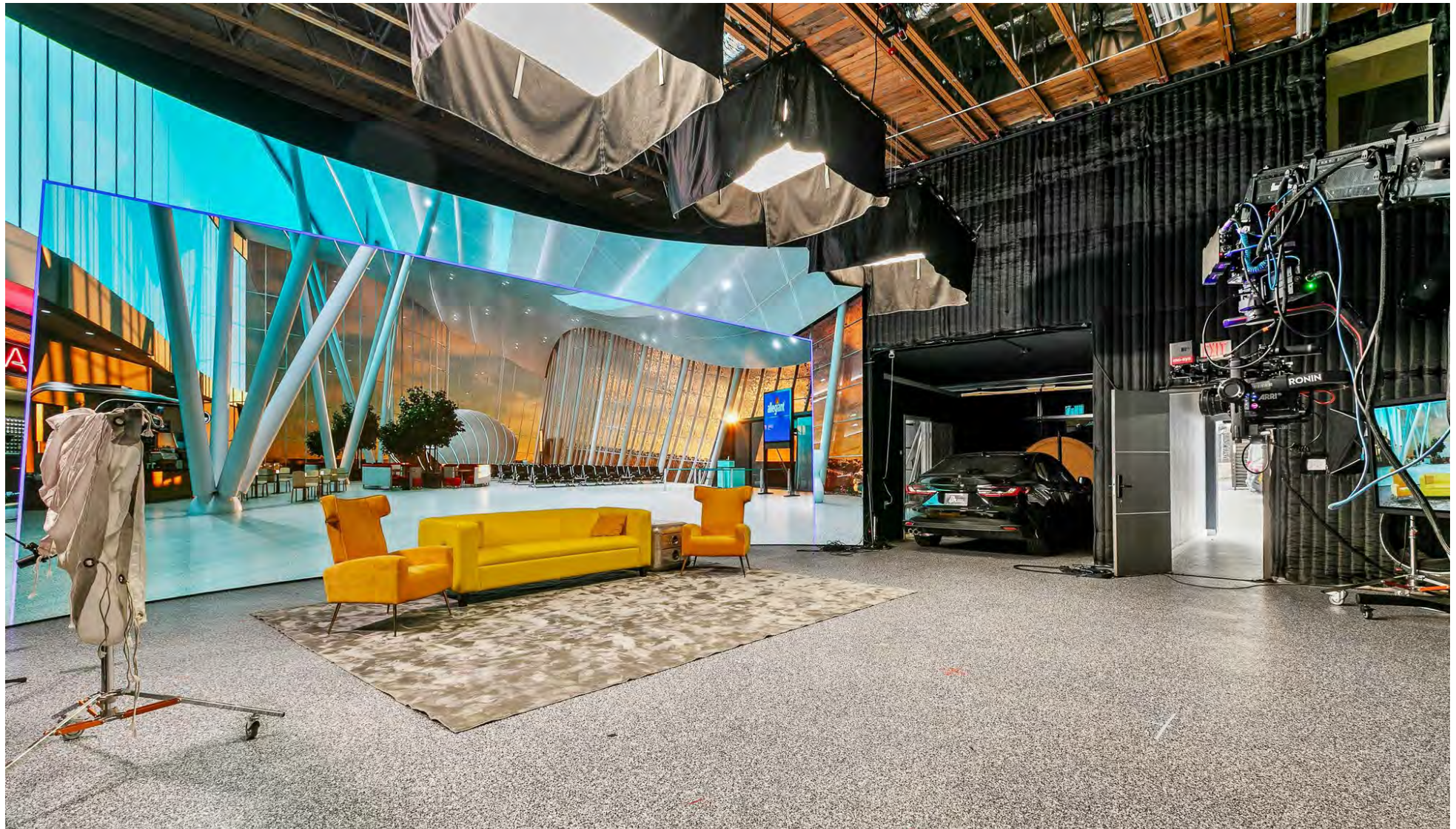
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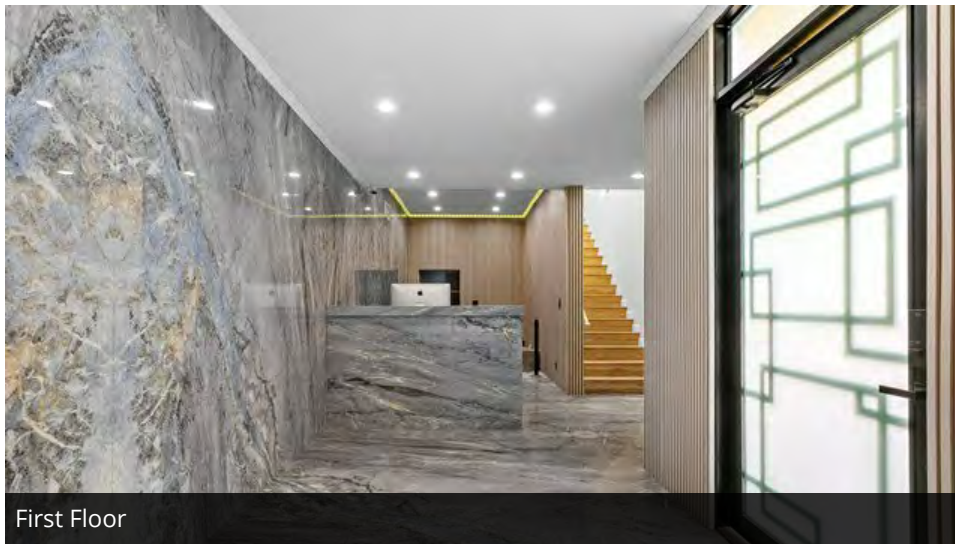
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10+ Gated Parking Spaces



Studio City



First Floor



First Floor



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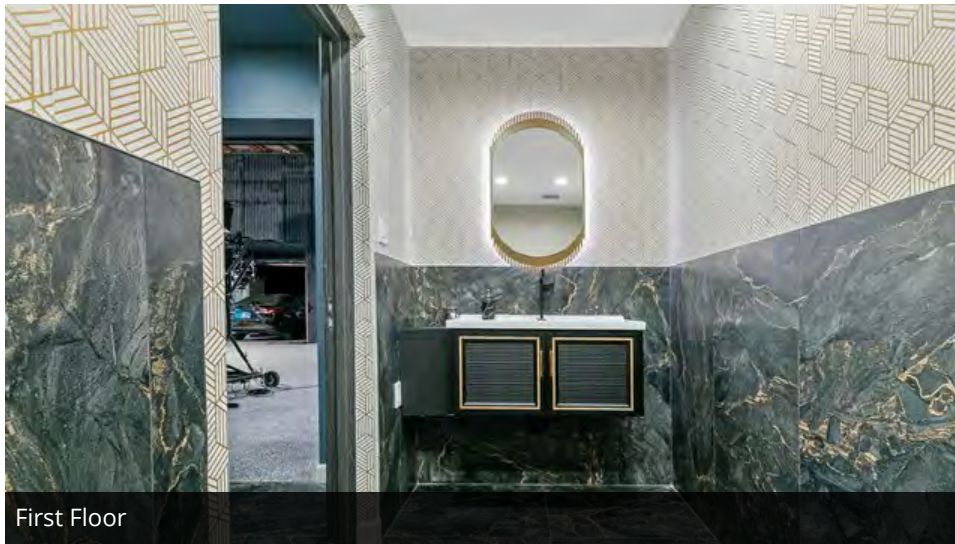
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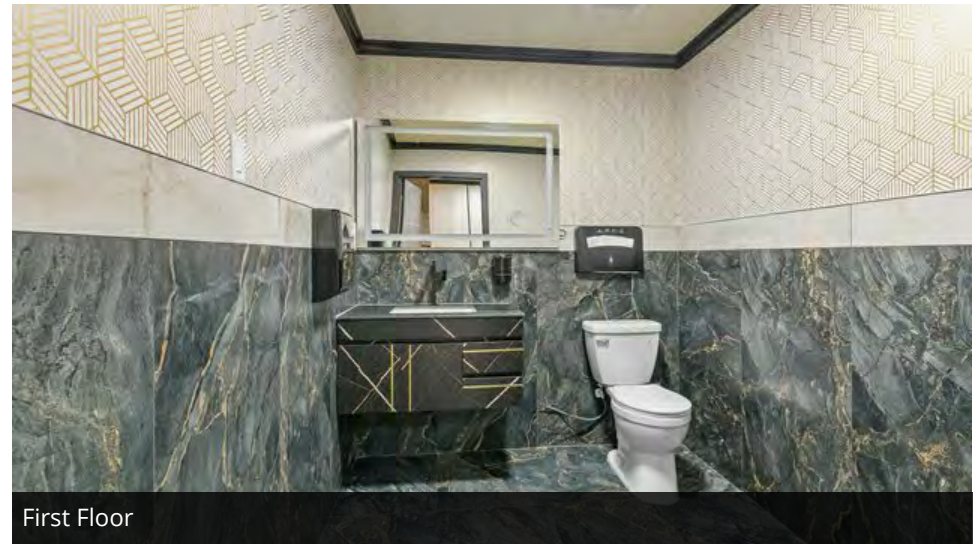
Production Area - First Floor



First Floor



First Floor



First Floor

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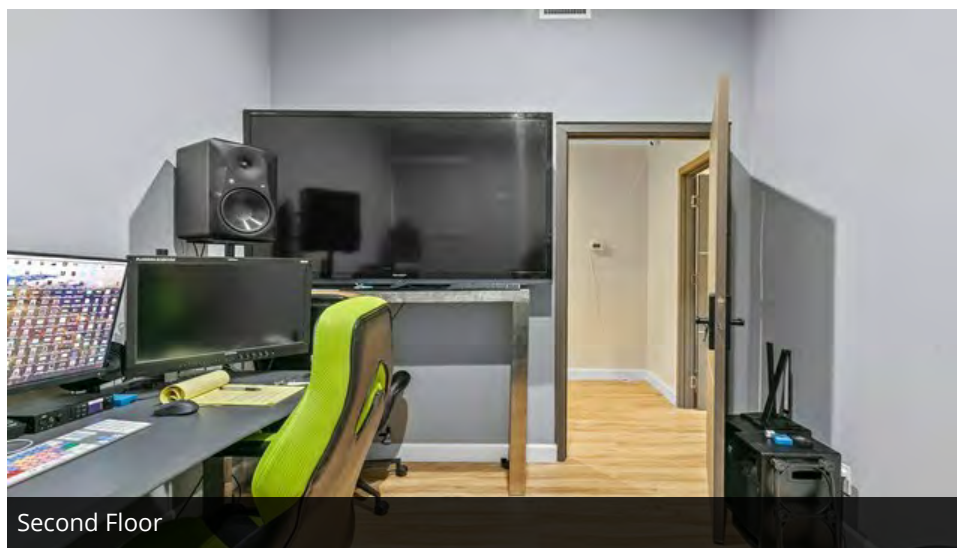
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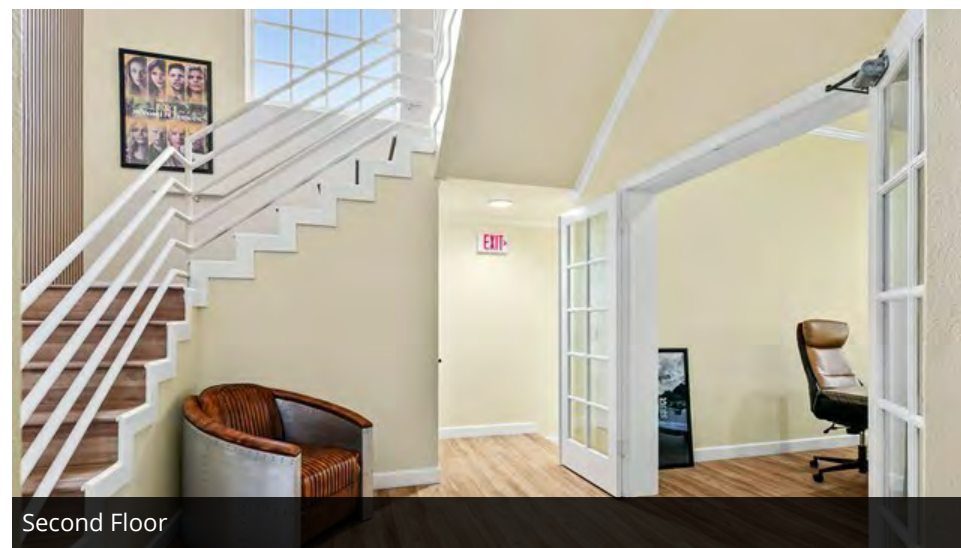
Second Floor



Second Floor



Second Floor



Second Floor



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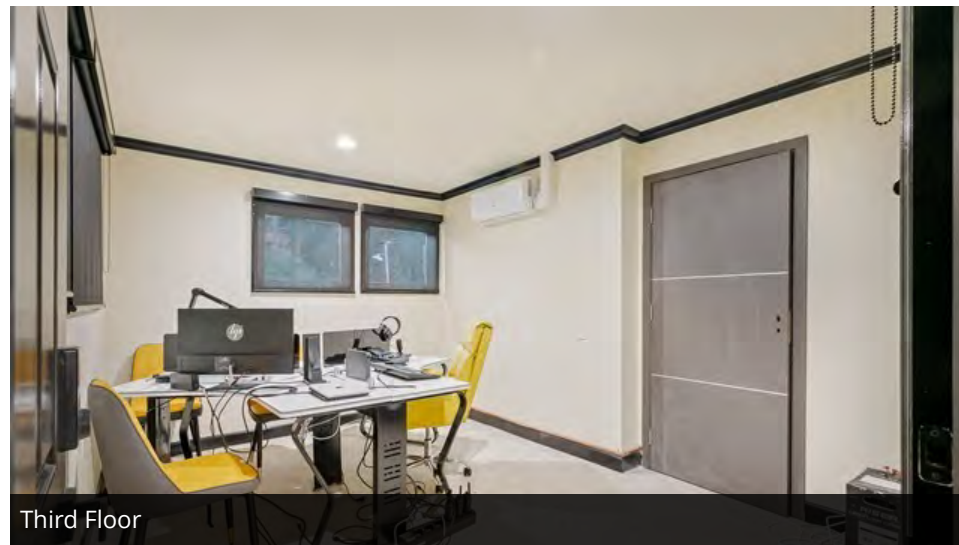
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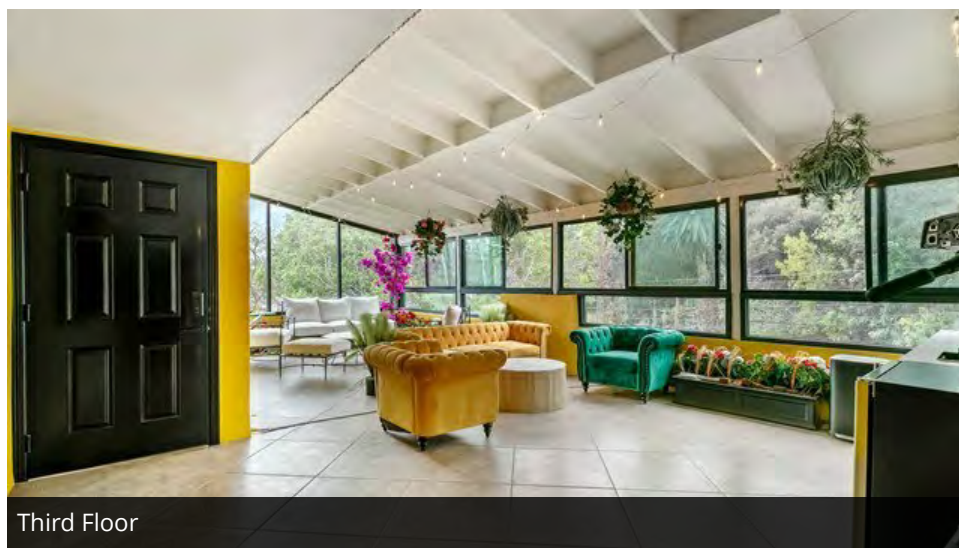
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Second Floor



Third Floor



Third Floor



Third Floor



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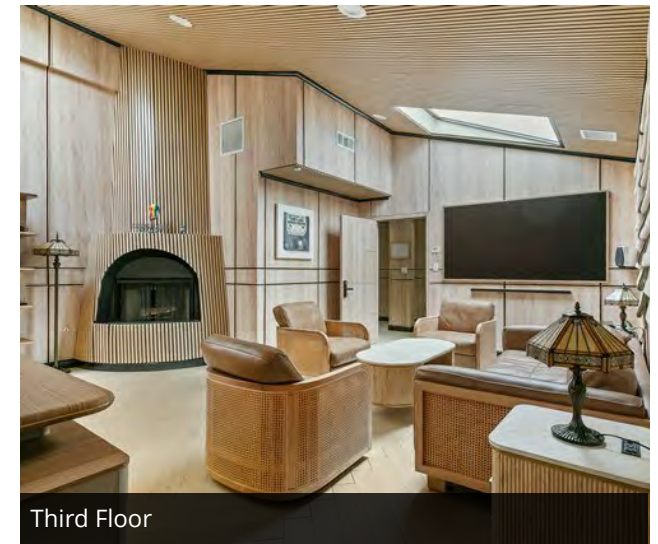
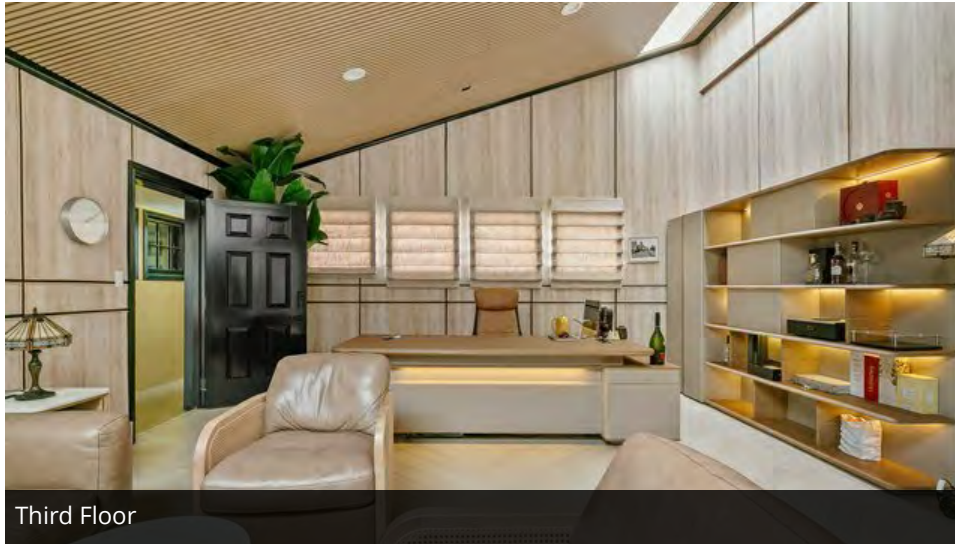
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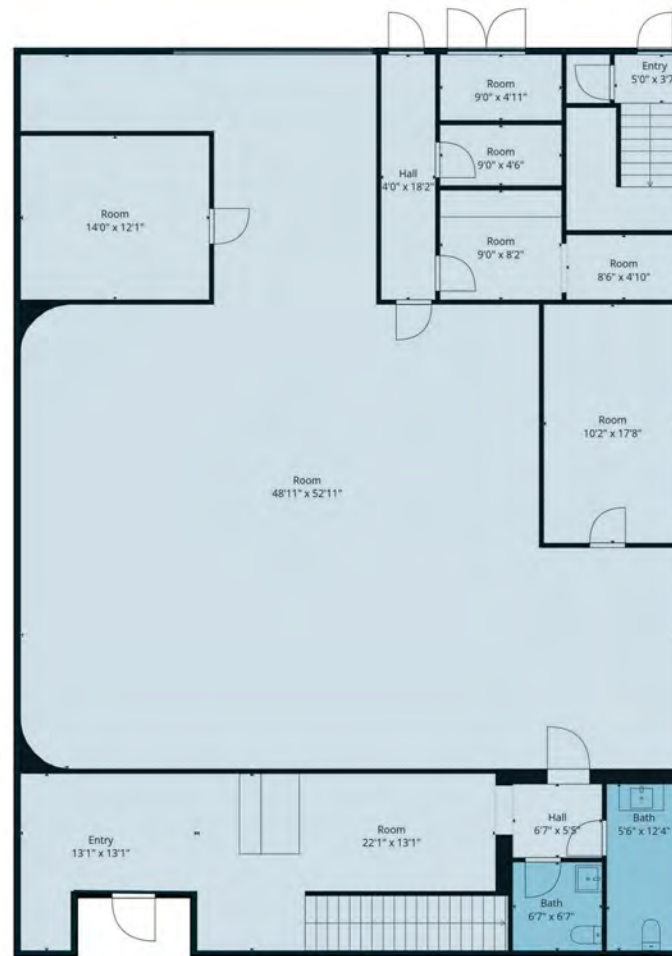
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Floor Plan Created By TheListingaid.com | Measurements Deemed Reliable But Not Guaranteed.

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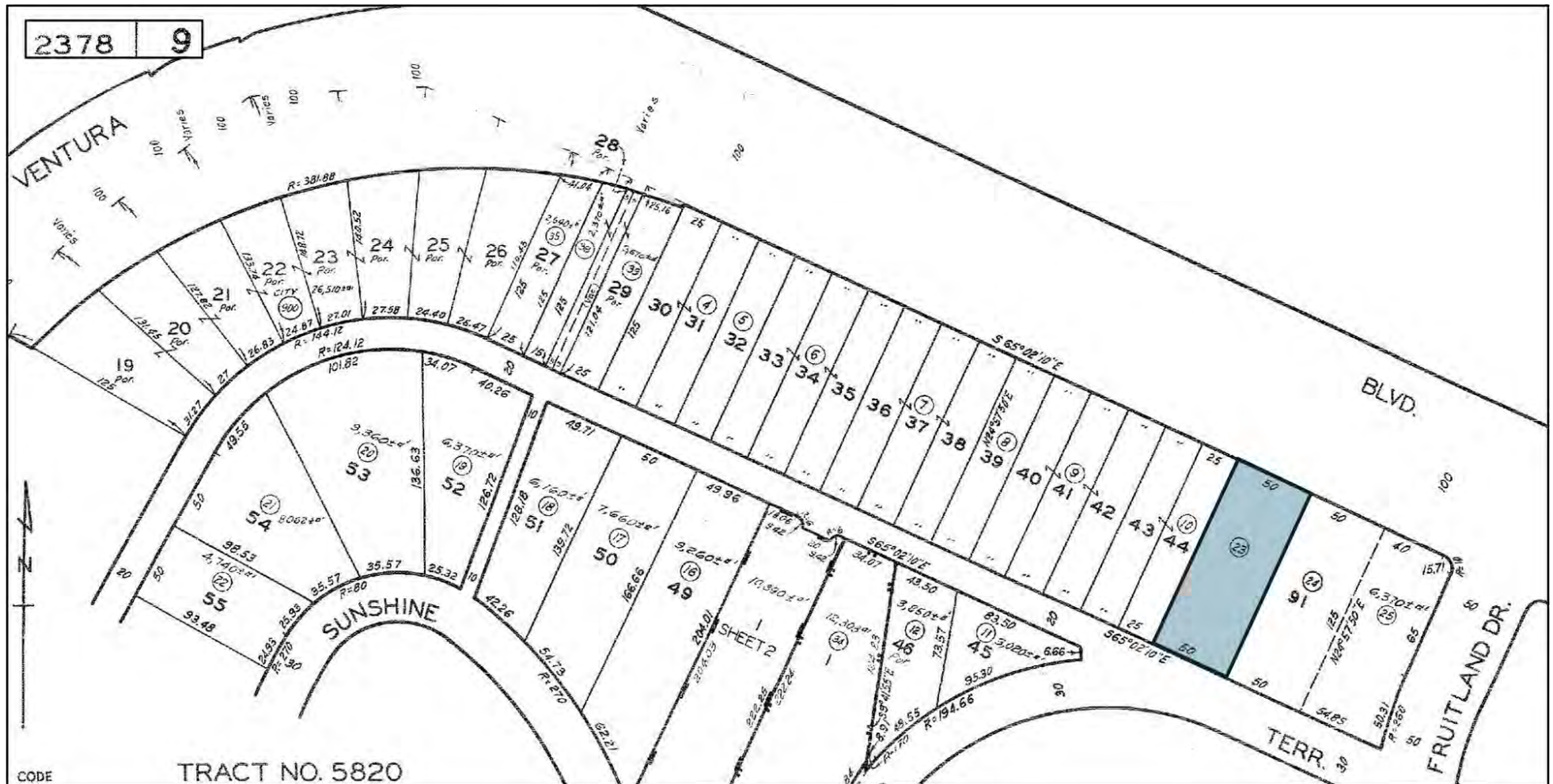
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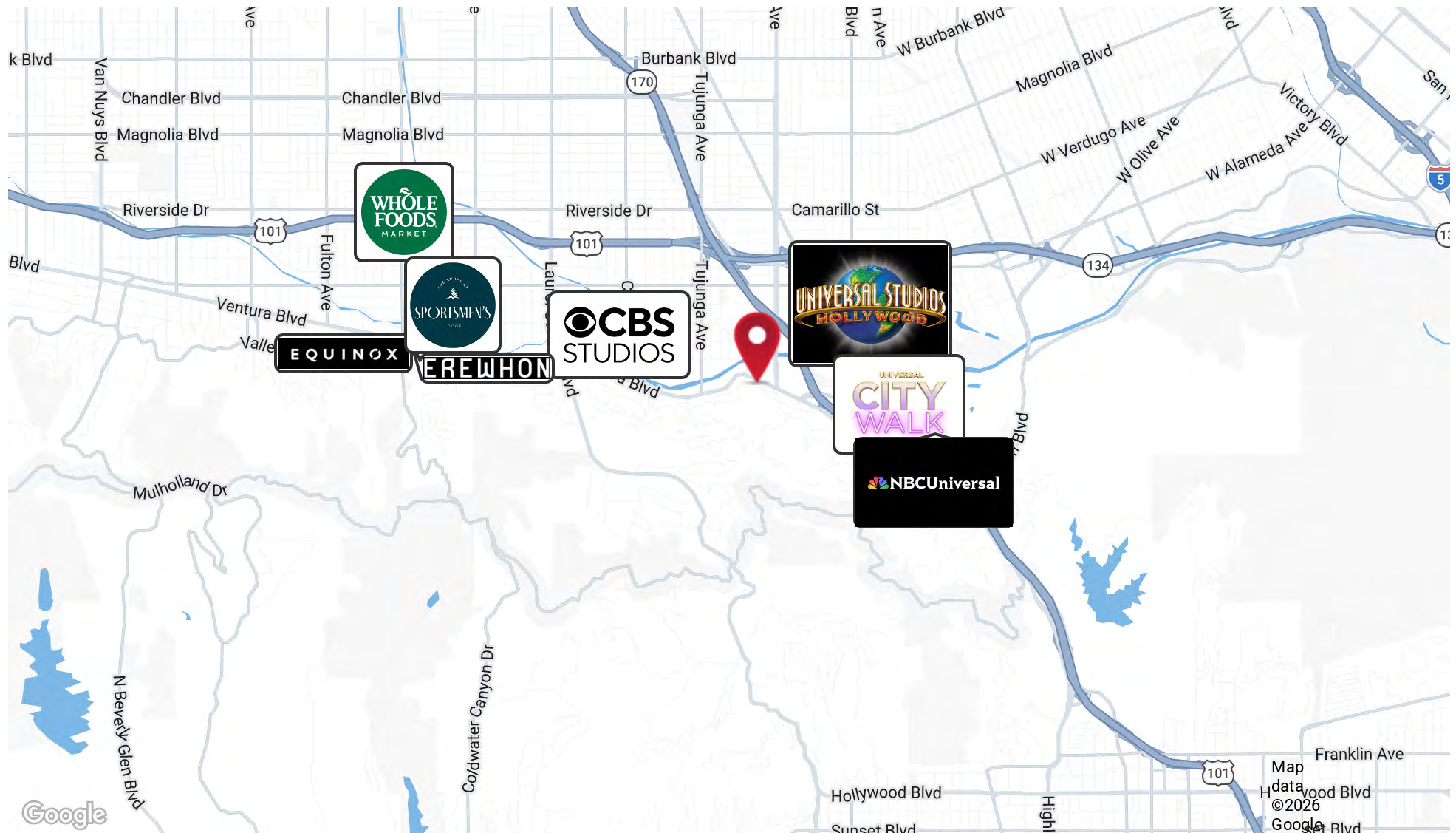
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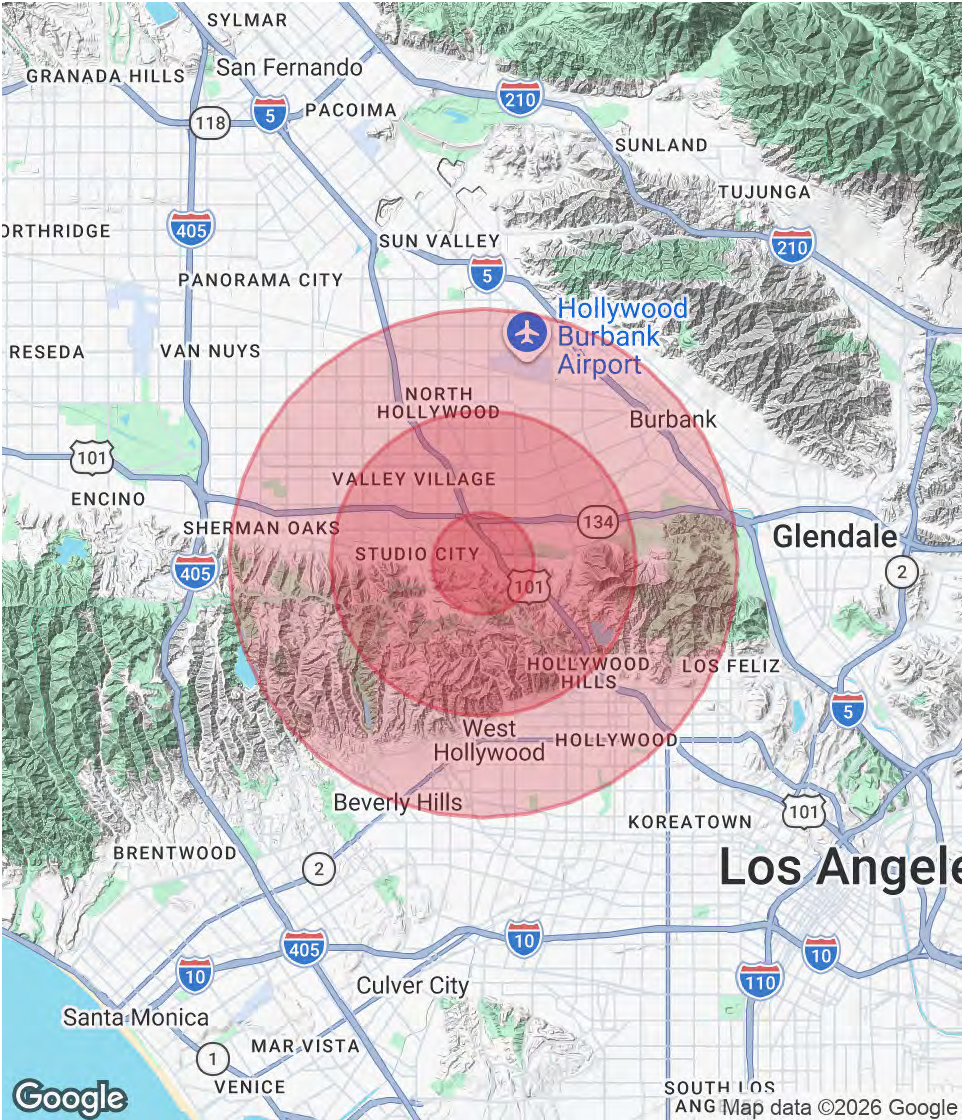
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,728	172,835	589,262
Average Age	41	41	42
Average Age (Male)	41	41	41
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,962	81,146	274,743
# of Persons per HH	2	2.1	2.1
Average HH Income	\$151,281	\$141,241	\$126,436
Average House Value	\$1,402,791	\$1,319,502	\$1,267,258

Demographics data derived from AlphaMap



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