

11326  
VENTURA BLVD

UNIT B

STUDIO CITY, CA 91604

- NNN LEASE
- ZONED C2-1VL-CPIO

# Marcus & Millichap

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#### HANNAH ZAGER

Associate Director Investments

Tel: (818) 212-2820

[hannah.zager@marcusmillichap.com](mailto:hannah.zager@marcusmillichap.com)

License: CA 02140677

#### RYAN ROTHSTEIN-SERLING

Managing Director Investments

Tel: (818) 212-2725

[ryan.serling@marcusmillichap.com](mailto:ryan.serling@marcusmillichap.com)

License: CA 01920619

#### MARTIN D. AGNEW

Senior Managing Director Investments

Tel: (818) 212-2744

[martin.agnew@marcusmillichap.com](mailto:martin.agnew@marcusmillichap.com)

License: CA 01339034



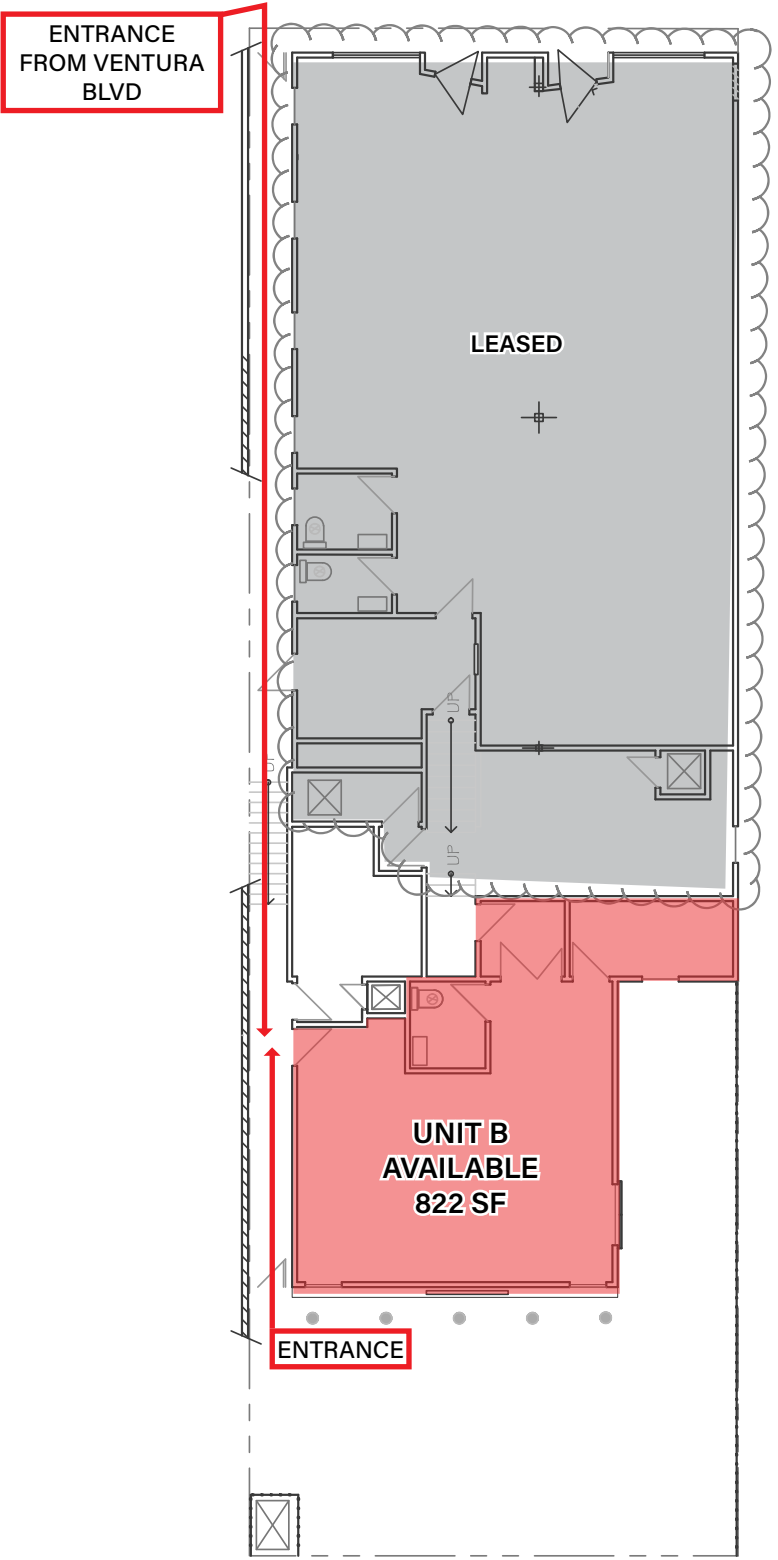
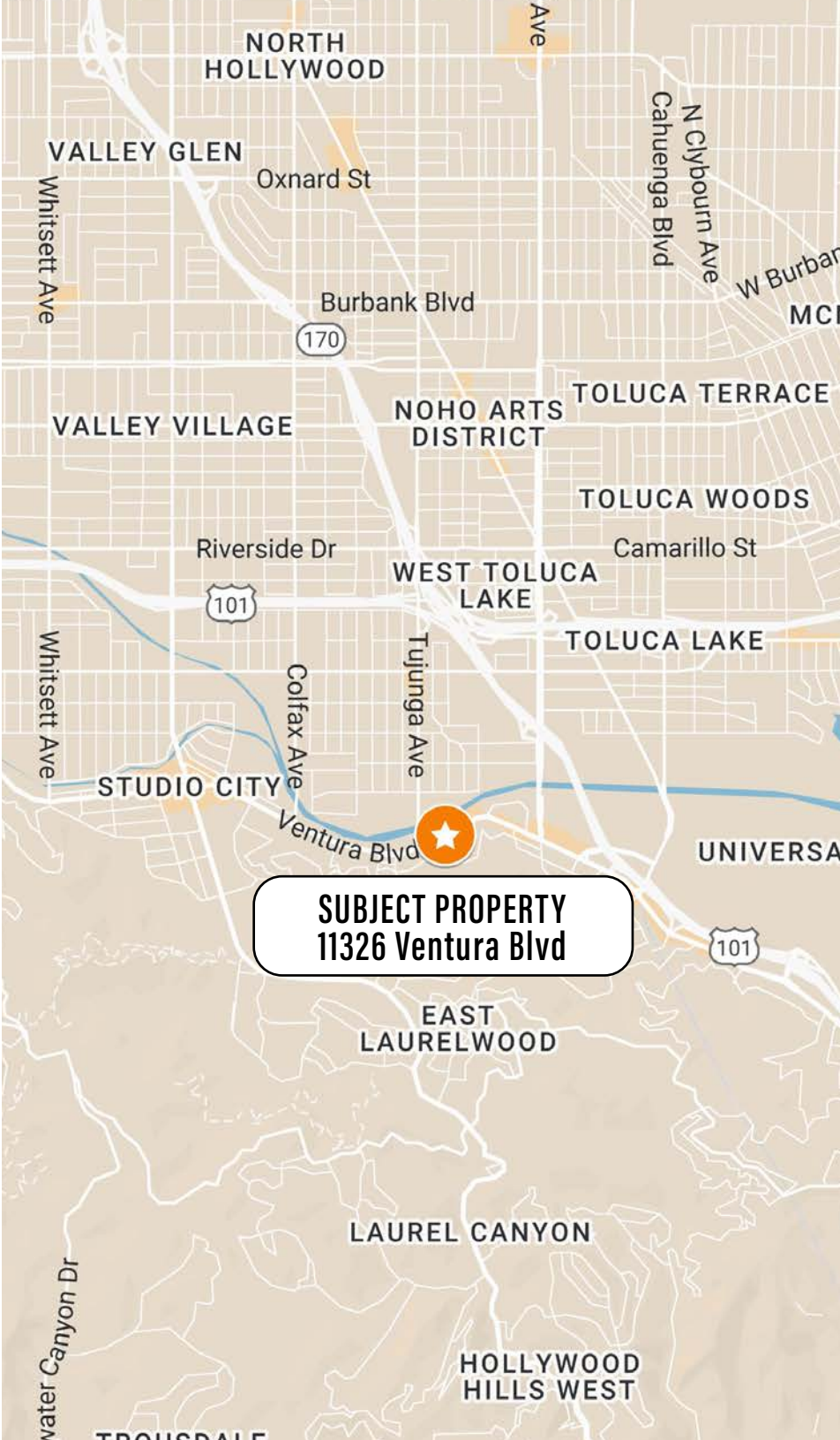
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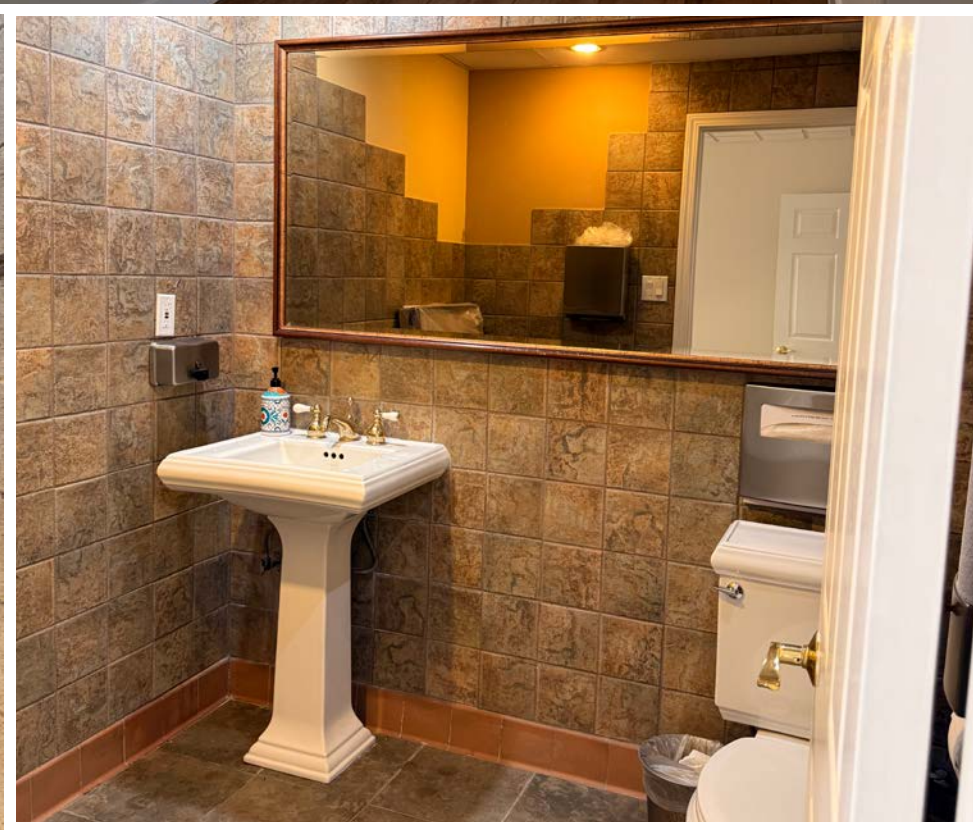


# LEASE OFFERING

11326 Ventura Blvd Unit B, Studio City, CA 91604

|                        |              |
|------------------------|--------------|
| Lease Rate             | \$3.50/SF/Mo |
| Leasable Building Area | 822 SF       |
| Lease Type             | NNN          |
| Estimated NNN's        | \$0.75/SF    |
| Parking                | Street       |
| Occupancy              | Immediately  |
| Zoning                 | C2-1VL-CPIO  |
| Year Built/Renovated   | 1945/2025    |





# DEMOGRAPHICS



## POPULATION

In 2024, the population in your selected geography is 582,878. The population has changed by 1.04 percent since 2010. It is estimated that the population in your area will be 591,180 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 39.0. The population density in your area is 7,420 people per square mile.



## HOUSEHOLDS

There are currently 281,121 households in your selected geography. The number of households has changed by 8.31 percent since 2010. It is estimated that the number of households in your area will be 286,119 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.1 people.



## INCOME

In 2024, the median household income for your selected geography is \$94,692, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 71.43 percent since 2010. It is estimated that the median household income in your area will be \$109,836 five years from now, which represents a change of 16.0 percent from the current year.

The current year per capita income in your area is \$57,969, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$119,523, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 339,157 people in your selected area were employed. The 2010 Census revealed that 70.1 percent of employees are in white-collar occupations in this geography, and 11.5 percent are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



## HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 86,195.00 owner-occupied housing units and 173,360.00 renter-occupied housing units in your area.



## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 49.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.6 percent in the selected area compared with the 19.7 percent in the U.S.

# DEMOGRAPHIC HIGHLIGHTS

177,548  
Total Population  
within 3-Mile Radius

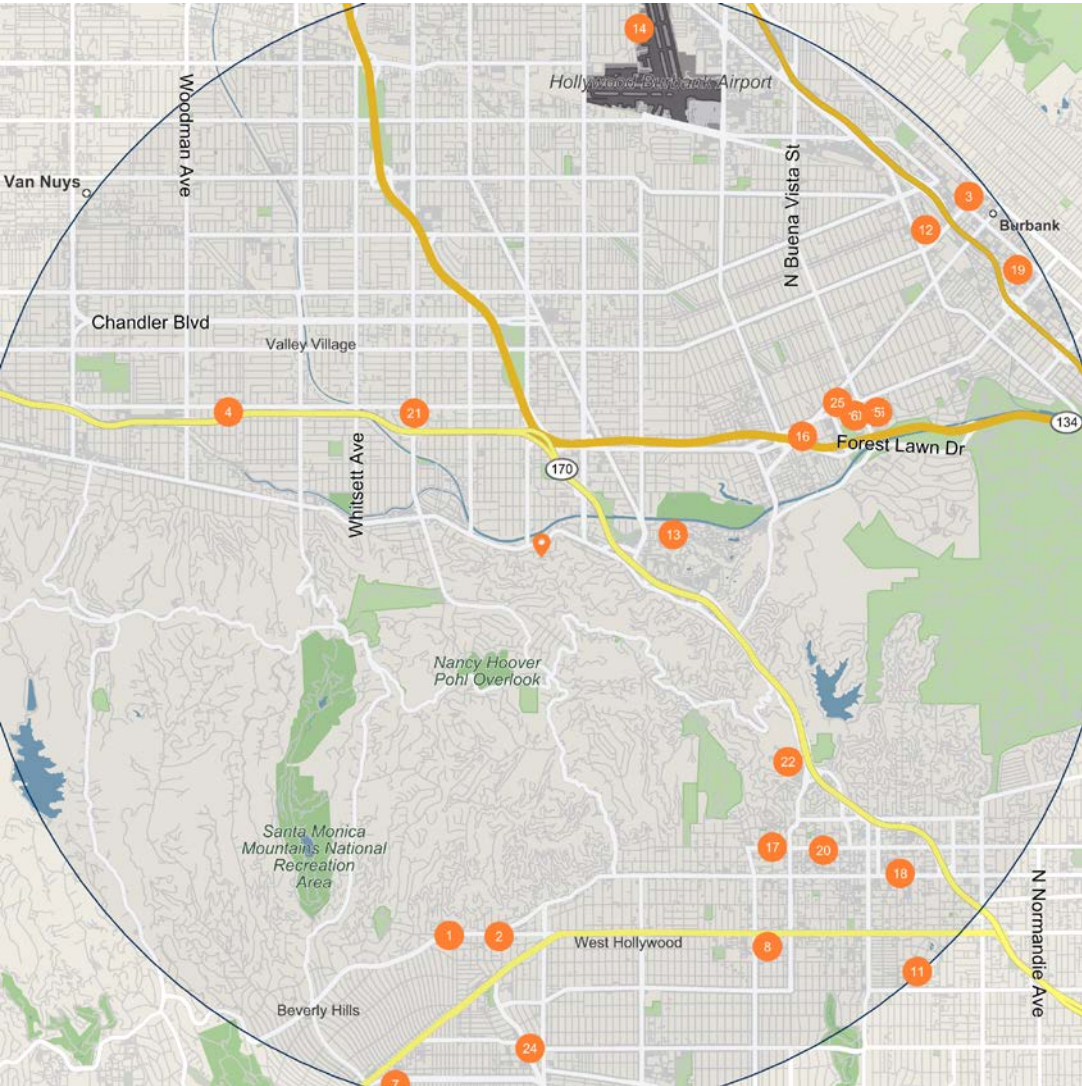
87,269  
Total Households  
within 3-Mile Radius

\$133,623  
Average Household Income  
within 3-Mile Radius

2.0  
Average Household Size  
within 3-Mile Radius

39  
Median Age  
within 3-Mile Radius

# MAJOR AREA EMPLOYERS



| Major Employers |                                                              | Employees |
|-----------------|--------------------------------------------------------------|-----------|
| 1               | Yf Art Holdings Gp LLC                                       | 10,600    |
| 2               | Ticketmaster Entertainment LLC                               | 4,390     |
| 3               | Burlington Coat Factory                                      | 4,041     |
| 4               | Sofro Fabrics Inc                                            | 3,810     |
| 5               | Walt Disney Records Direct-Disney                            | 2,990     |
| 6               | Providence Holy Cross                                        | 2,561     |
| 7               | Project Skyline Intrmdate Hldg                               | 2,020     |
| 8               | Rsg Group USA Inc-Golds Gym                                  | 2,000     |
| 9               | Providnce Hlth Svcs Fndtn/San-Providnce Holy Cross Fundation | 2,000     |
| 10              | Providence Health System-Providence St Joseph Med Ctr        | 2,000     |
| 11              | Paramount Pictures Corporation-Paramount Studios             | 1,700     |
| 12              | Andrews International Inc                                    | 1,700     |
| 13              | Nbcuniversal Media LLC-Universal Pictures Intl               | 1,655     |
| 14              | Certified Laboratories LLC                                   | 1,503     |
| 15              | Walt Disney Company-Disney                                   | 1,460     |
| 16              | McCormick & Schmick Holding-Mortons The Steakhouse           | 1,433     |
| 17              | Valet Parking Svc A Cal Partnr-Valet Parking Service         | 1,268     |
| 18              | Scanline Vfx Inc                                             | 1,200     |
| 19              | IKEA Holding Us Inc-IKEA Burbank                             | 1,176     |
| 20              | Foh Holdings Inc                                             | 1,000     |
| 21              | Arden-Mayfair Inc-Gelson Market                              | 997       |
| 22              | Los Angeles Philharmonic Assn-Bowl Store The                 | 900       |
| 23              | Los Angeles Philharmonic Assn-Hollywood Bowl                 | 899       |
| 24              | Vie De France Yamazaki Inc-Vie De France 683                 | 834       |
| 25              | Vintage Senior Management Inc                                | 832       |

# DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2029 Projection               |        |         |         |
| Total Population              | 23,628 | 180,297 | 591,180 |
| 2024 Estimate                 |        |         |         |
| Total Population              | 23,167 | 177,548 | 582,878 |
| 2020 Census                   |        |         |         |
| Total Population              | 23,954 | 182,809 | 596,566 |
| 2010 Census                   |        |         |         |
| Total Population              | 21,843 | 170,530 | 576,864 |
| Daytime Population            |        |         |         |
| 2024 Estimate                 | 33,815 | 215,557 | 766,697 |
| HOUSEHOLDS                    | 1 Mile | 3 Miles | 5 Miles |
| 2029 Projection               |        |         |         |
| Total Households              | 12,330 | 88,529  | 286,119 |
| 2024 Estimate                 |        |         |         |
| Total Households              | 12,155 | 87,269  | 281,121 |
| Average (Mean) Household Size | 1.9    | 2.0     | 2.1     |
| 2020 Census                   |        |         |         |
| Total Households              | 11,917 | 85,555  | 274,285 |
| 2010 Census                   |        |         |         |
| Total Households              | 11,317 | 79,687  | 259,555 |

| HOUSEHOLDS BY INCOME                   | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------------------|-----------|-----------|-----------|
| 2024 Estimate                          |           |           |           |
| \$200,000 or More                      | 23.3%     | 20.8%     | 17.1%     |
| \$150,000-\$199,999                    | 11.1%     | 10.0%     | 9.2%      |
| \$100,000-\$149,999                    | 18.7%     | 17.4%     | 17.2%     |
| \$75,000-\$99,999                      | 11.3%     | 12.1%     | 12.1%     |
| \$50,000-\$74,999                      | 11.5%     | 12.5%     | 13.3%     |
| \$35,000-\$49,999                      | 6.7%      | 7.8%      | 8.4%      |
| \$25,000-\$34,999                      | 5.2%      | 5.6%      | 6.3%      |
| \$15,000-\$24,999                      | 4.9%      | 5.2%      | 6.1%      |
| Under \$15,000                         | 7.3%      | 8.5%      | 10.4%     |
| Average Household Income               | \$146,058 | \$133,623 | \$119,523 |
| Median Household Income                | \$119,232 | \$107,742 | \$94,692  |
| Per Capita Income                      | \$74,096  | \$65,256  | \$57,969  |
| POPULATION PROFILE                     | 1 Mile    | 3 Miles   | 5 Miles   |
| Population By Age                      |           |           |           |
| 2024 Estimate Total Population         | 23,167    | 177,548   | 582,878   |
| Under 20                               | 15.0%     | 16.0%     | 16.1%     |
| 20 to 34 Years                         | 26.4%     | 26.2%     | 26.8%     |
| 35 to 39 Years                         | 10.2%     | 9.4%      | 9.3%      |
| 40 to 49 Years                         | 15.8%     | 15.0%     | 14.4%     |
| 50 to 64 Years                         | 18.3%     | 18.6%     | 18.3%     |
| Age 65+                                | 14.4%     | 14.7%     | 15.0%     |
| Median Age                             | 40.0      | 39.0      | 39.0      |
| Population 25+ by Education Level      |           |           |           |
| 2024 Estimate Population Age 25+       | 18,542    | 139,527   | 455,110   |
| Elementary (0-8)                       | 1.9%      | 2.9%      | 5.4%      |
| Some High School (9-11)                | 1.8%      | 3.4%      | 4.4%      |
| High School Graduate (12)              | 7.8%      | 11.1%     | 14.0%     |
| Some College (13-15)                   | 19.4%     | 18.6%     | 17.7%     |
| Associate Degree Only                  | 7.9%      | 7.7%      | 7.2%      |
| Bachelor's Degree Only                 | 40.4%     | 38.1%     | 34.3%     |
| Graduate Degree                        | 20.9%     | 18.3%     | 17.0%     |
| Travel Time to Work                    |           |           |           |
| Average Travel Time to Work in Minutes | 34.0      | 33.0      | 33.0      |



**Marcus & Millichap**  
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**HANNAH ZAGER**

Associate Director Investments

Tel: (818) 212-2820

[hannah.zager@marcusmillichap.com](mailto:hannah.zager@marcusmillichap.com)

License: CA 02140677

**RYAN ROTHSTEIN-SERLING**

Managing Director Investments

Tel: (818) 212-2725

[ryan.serling@marcusmillichap.com](mailto:ryan.serling@marcusmillichap.com)

License: CA 01920619

**MARTIN D. AGNEW**

Senior Managing Director Investments

Tel: (818) 212-2744

[martin.agnew@marcusmillichap.com](mailto:martin.agnew@marcusmillichap.com)

License: CA 01339034