

# FOR LEASE

4357 1/2 Tujunga Avenue

Studio City, CA 91604



Primary Type:	Retail Space
Total Space Avail:	1,287 ASF (Per Owner)
Building Size:	2,302 ASF (Per Assessor)
Year Built:	1951 (Per Assessor)
Rental Rate:	<b>\$4,250.00 PM</b>
Zoning:	LAC2

## Available Space(s)

Structure	Size	Minimum Divisible	Maximum Contiguous	Cost Per SF	Date Available	Lease Type	TG
Retail/Office	1,287	1,287	1,287	\$3.30	Now	MG	562-5J

### Property Description:

This ground floor Retail location is ready for occupancy. The unit has been newly updated with new paint, windows and flooring. The Suite has great street visibility and is directly located adjacent to the rear parking area. This location has an open bullpen area, private restroom & storage area. There is one Parcel Number for this suite and the two adjoining retail units. This unit is perfect for retail and office uses. The space exudes true pride in ownership. For more information, please contact the Listing Broker.

### Location:

The building is conveniently located adjacent to other retailers, restaurants, other types of uses and residential housing. Conveniently, this unit is located south of Moorpark Street and minutes from the 101 Freeway. This location has a large amount of foot-traffic from the surrounding residential residents. This property is ideally centrally located within the San Fernando Valley. Quick access to West Hollywood & Beverly Hills via Laurel Canyon Blvd.

### Highlights:

Well Maintained Building

Quick Access to the 101 FWY

Street Retail Frontage

Close to Shopping, Restaurants & Med Services

Limited Availability for this type of Property

24/7 Access with Self Controlled HVAC

**David Brumer**

Executive Vice President  
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**(310) 709-7018**

Barcode Properties  
22231 Mulholland Hwy, Suite 117, Calabasas, CA

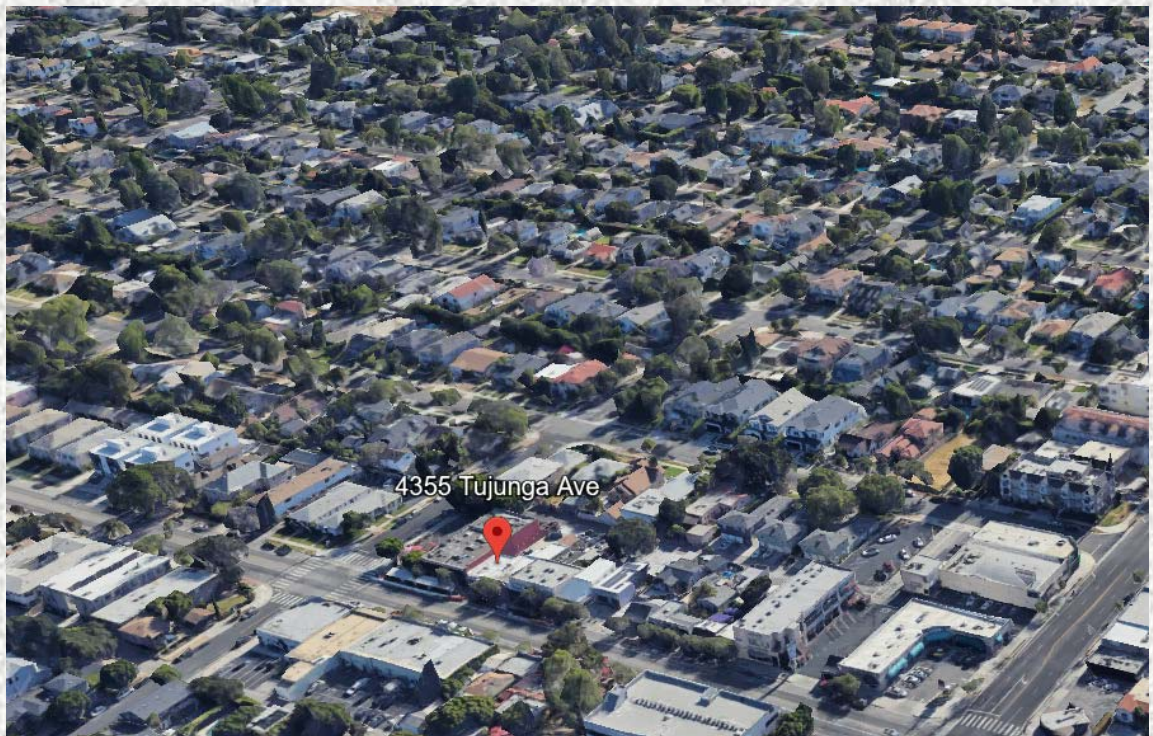
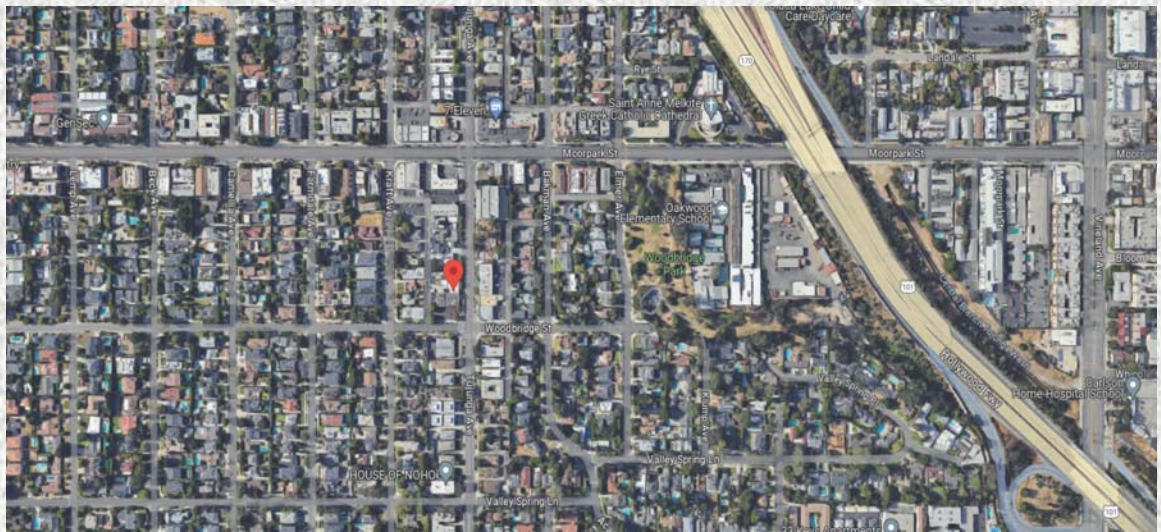
david@barcodeproperties.com  
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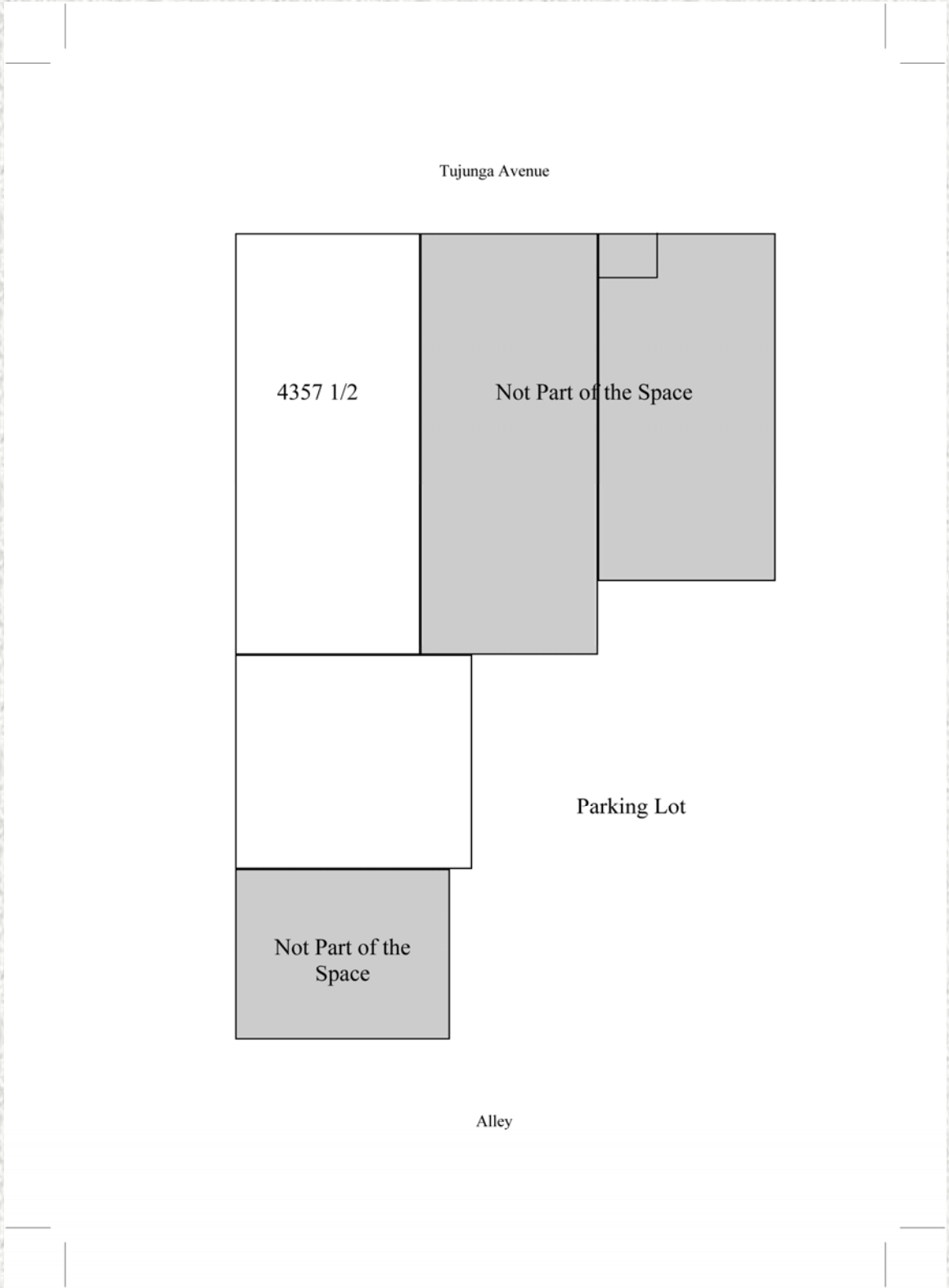


## PROPERTY SPECIFICATIONS

Lease Rate:	<b>\$4,250.00 Per Month</b>
Cost Per Square Foot:	\$3.30 PSF MG + Electrical & Janitorial
Monthly Association Dues:	None
Available Square Footage:	1,287 (per owner)
Total Building Square Footage:	2,302 (per assessor)
Land Square Footage:	6,043 (per assessor)
Parking:	1 Space for Lessee – The Rest for Customers
Zoning:	LAC2
APN(s):	2365-015-009
Year Built:	1951 (per assessor)
Sprinklers:	None
Escalation:	Three Percent (3.00%) Annually
Lease Term:	3 – 5 years / Long Term Lease Agreement Preferred



**PROPERTY – SITE PLAN**



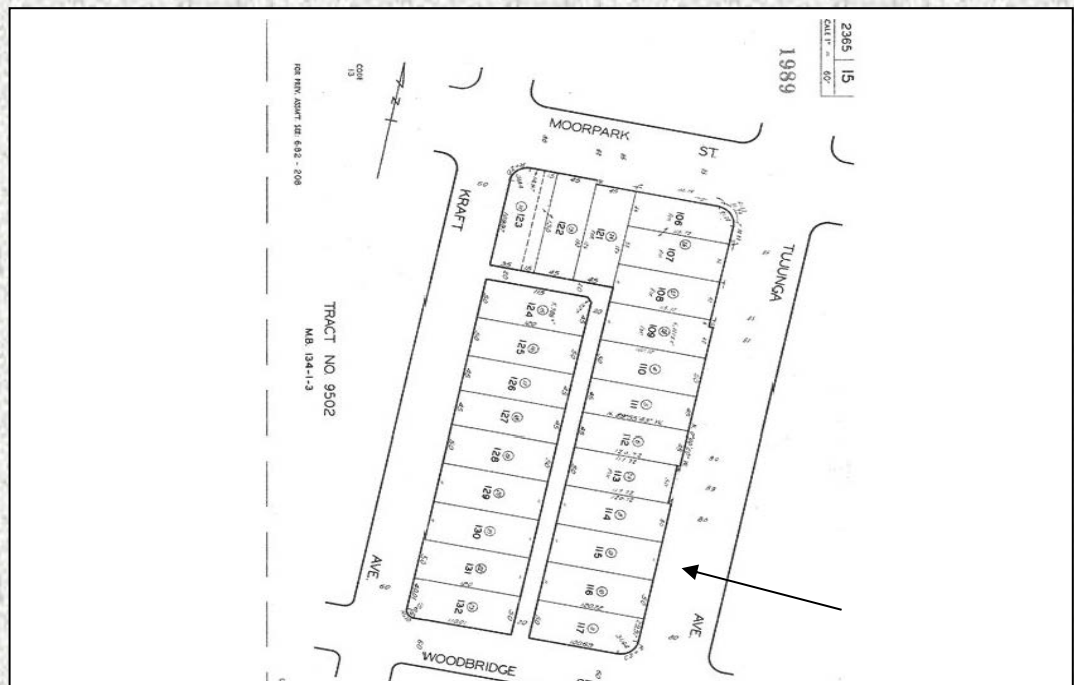


**Studio City** was originally known as Laurelwood, the area that Studio City occupies was formerly part of [Rancho Ex-Mission San Fernando](#). Rancho Ex-Mission San Fernando was a 116,858-acre (472.91 km<sup>2</sup>) Mexican land grant in present-day Los Angeles County, California, granted in 1846 by Governor Pio Pico to Eulogio F. de Celis. This land changed hands several times during the [late 19th century](#), and was eventually owned by [James Boon Lankershim](#) (1850–1931), and eight other developers, who organized the Lankershim Ranch Land and Water Company. In 1899, however, the area lost most water rights to Los Angeles, so subdivision and sale of land for farming became untenable.<sup>[1]</sup>

Construction of the [Los Angeles Aqueduct](#) began in 1908, and water reached the San Fernando Valley in November, 1913. Real estate boomed, and a syndicate led by [Harry Chandler](#), business manager of the [Los Angeles Times](#), with [Hobart Johnstone Whitley](#), [Isaac Van Nuys](#), and James Boon Lankershim acquired the remaining 47,500 acres (192 km<sup>2</sup>) of the southern half of the former Mission lands—everything west of the Lankershim town limits and south of present-day Roscoe Boulevard excepting the [Rancho Encino](#). Whitley platted the area of present-day Studio City from portions of the existing town of Lankershim, as well as the eastern part of the new acquisition.<sup>[2]</sup>

In 1927, Mack Sennett began building a [new studio](#) on 20 acres (81,000 m<sup>2</sup>) donated by the land developer.<sup>[3]</sup> The area around the studio was named Studio City.<sup>[4]</sup>

Studio City, just over the hill from the Hollywood bustle, is a quaint neighborhood with tree-lined residential streets and trendy dining. Lively Ventura Boulevard offers several classic sushi houses, plus small-plates spots and stylish gastropubs. Locals hit Wilacre Park for woody hiking trails with panoramic Valley views. The CBS Studio Center dates back to silent film era and gives the neighborhood its name.



# DISCLAIMERS AND AGREEMENT

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Barcode Properties (“BARCODE”) has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the “Property”).

Purpose and Intent: This Offering Memorandum (“Memorandum”) has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented “as is” without representation or warranty, express or implied, of any kind by BARCODE, Owner/Seller, or either’s respective subsidiaries, agents, affiliates, members, officers, and/or employees. BARCODE assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property’s value by BARCODE or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither BARCODE nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you. By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided BARCODE or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge BARCODE is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals. This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections: All statements herein, other than statements of historical fact, are statements that could be deemed “forward-looking” statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of BARCODE and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

COVID-19 Pandemic: The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States, as a pandemic (the “Pandemic”). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner’s/Seller’s Reserved Rights: Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser’s obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline. Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with BARCODE, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by BARCODE, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or BARCODE and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of BARCODE. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.