

FOR LEASE

±1,220 SF GROUND FLOOR SPACE | PRIME STUDIO CITY

11440 Ventura Blvd., Studio City, CA 91604



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EXECUTIVE SUMMARY



- Pride of Ownership Strip Center
- High visibility on Ventura Boulevard
- Located walking distance to CBS Studios
- Immediate Access to Restaurants/Retail Shops
- On-Site Parking Attendant
- Monumental Signage
- Medium Household Income: \$206,538

Available Space:	± 1,220 SF
Lease Rate:	\$5.00 SF/Month (NNN)
Operating Expense:	\$1.00 PSF/Month
Building Size:	11,256 SF
Year Built:	1987
Parking:	3.2 ; 1,000
Lot Size:	0.35 Acres
Traffic Count:	39,795 Cars Per Day

STUDIO CITY



Ridgemoor Square is a well-located neighborhood retail shopping center in the heart of Studio City, positioned along Ventura Boulevard one of the most active commercial corridors. The property offers excellent street exposure, strong signage visibility, and consistent daily traffic.

The center serves a dense and affluent surrounding residential base and benefits from close proximity to offices, neighborhood amenities, and destination retail. Retail spaces are suitable for boutique retail, service, wellness, and select food and beverage concepts, offering efficient layouts and flexible buildout potential.

AREA DEMOGRAPHICS



STUDIO CITY

SITE

1 MI



Demographics	1 Mile	3 Miles	5 Miles
Total Population	22,890	178,355	557,720
Total Households	11,287	84,779	260,327
Average HH Income	\$167,816	\$143,655	\$128,924
Average House Value	\$1,504,113	\$1,333,447	\$1,285,805



EXCLUSIVELY LISTED BY:

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