

FOR LEASE · STUDIO CITY, CA 91604

Café & Kitchen with Brick Courtyard

11128 Ventura Boulevard · Studio City · CA 91604

AVAILABLE IMMEDIATELY

NNN LEASE

2-3 YEAR TERM

881 SF TOTAL

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TOTAL SPACE

1961

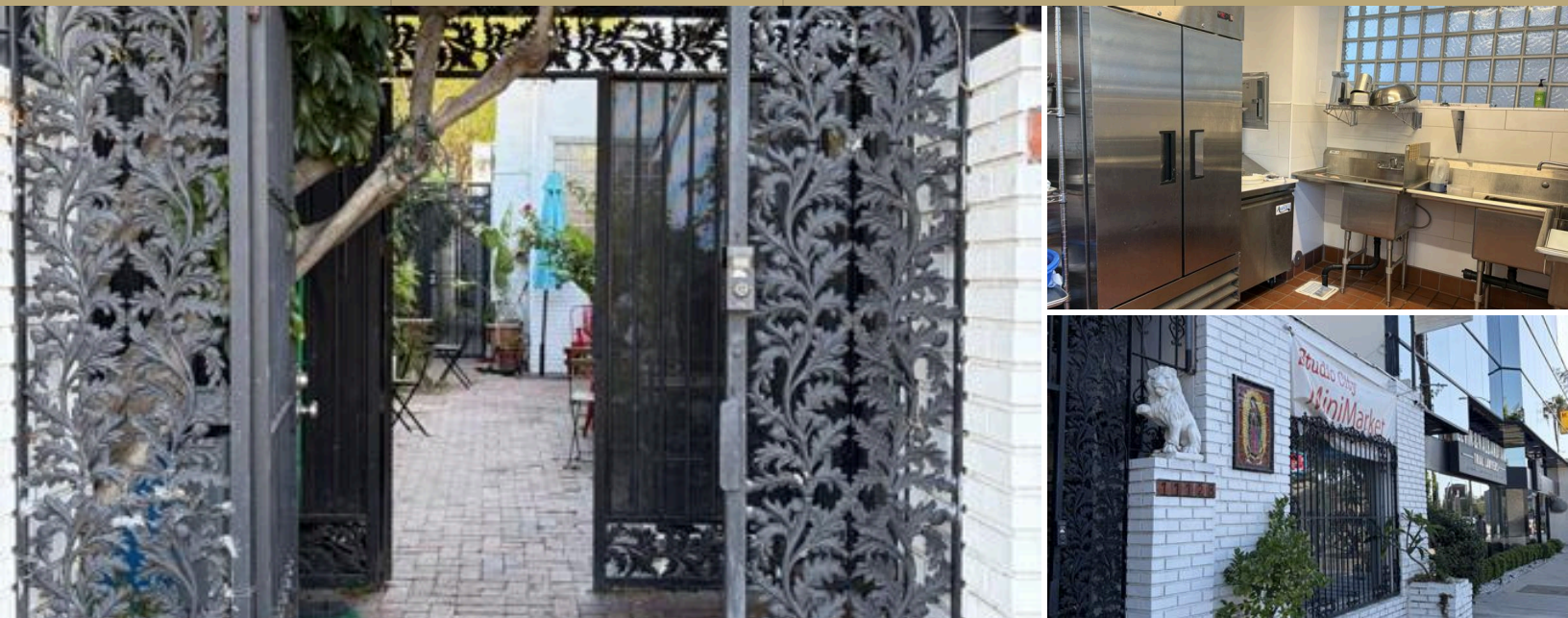
YEAR BUILT

LAC2

ZONING

Health ✓

DEPT. LICENSED



PROPERTY DESCRIPTION

Unique Ventura Boulevard retail and food preparation opportunity featuring approximately 500+ square feet of interior space plus a private garden patio of approximately 340 square feet. The front retail area is permitted for the sale of prepackaged food and beverages and includes excellent street frontage, dedicated facade signage, and a hanging storefront sign.

The rear food preparation area is equipped with a three-compartment sink, prep sink, hand sink, and mop sink (exterior). The current layout supports food preparation and packaging in the rear space with retail sales conducted from the front storefront. The private garden patio provides additional customer seating and outdoor space rarely found in small-format Ventura Boulevard locations.

Ideal for: café · coffee · matcha · tea · bakery · dessert · specialty beverage · grab-and-go food concepts

Retail Storefront

343

SQUARE FEET

Ventura Blvd frontage · Facade signage
· Zoned retail – pre-packaged food

Commercial Kitchen

192

SQUARE FEET

Zoned restaurant – takeout · Health
dept. licensed · Full commercial sink
setup

Brick Patio ↕

346

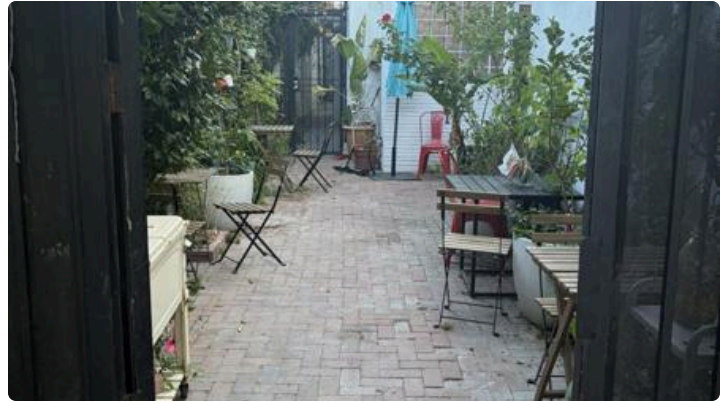
SQUARE FEET

Private courtyard · Original brick floors ·
Established plants · 12–16 seats

PROPERTY PHOTOS

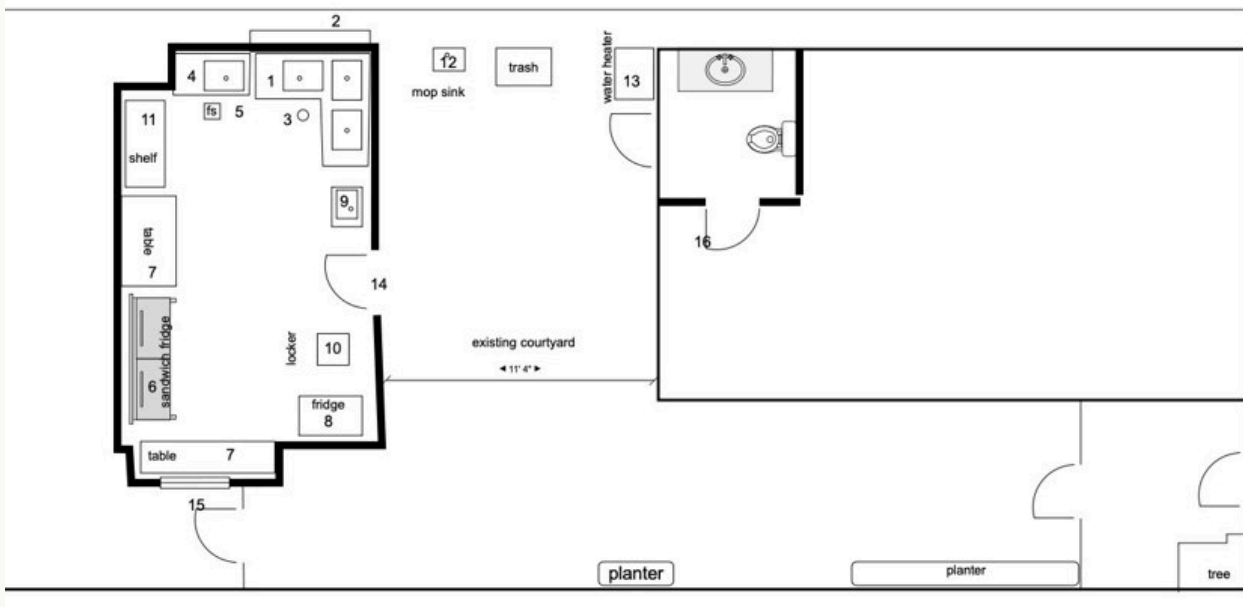


Brick courtyard — looking toward Ventura Blvd



Brick courtyard — interior view

FLOOR PLAN — COMMERCIAL SPACES



KITCHEN · COURTYARD · BATHROOM · RETAIL · VENTURA BLVD FRONTAGE

PROPERTY HIGHLIGHTS

LEASE TERMS

● Permitted takeout restaurant kitchen

Kitchen is permitted as a restaurant – takeout with newly installed 3-compartment sink, prep sink, hand sink, and mop sink (exterior).

● Newly upgraded utilities

Tankless water heater and upsized main water line.

● Quality kitchen finishes

Quarry floor tiles and white tile walls throughout the kitchen — durable and easy to maintain.

● Front store permitted as retail

Zoned pre-packaged food retail — ideal for a coffee counter, grab-and-go display, or specialty food sales.

● Beautiful gated entrance

Ornate iron gate opens directly to a brick-floor garden patio — a rare and striking arrival experience on Ventura Blvd.

Asking rent

Contact for pricing

Lease type

Triple Net (NNN)

Term

2–3 Years

Tenant pays

Electric, pro-rata water

Deposit

2 months

Available

Immediately

2025 DEMOGRAPHICS

1 MILE RADIUS

23,761 residents

\$234,854 avg household income

3 MILE RADIUS

200,132 residents

\$167,858 avg household income

TRANSIT & ACCESS



Metro B Line

Universal/Studio City Station · ~14 min walk · Connects to downtown LA & beyond



Bus Lines 218, 240, 230, DASH

Stop on Ventura Blvd · 7 min walk · Direct service along the corridor



101 Freeway

Laurel Canyon on-ramp · 2 min drive · Easy access from all of LA

NEARBY

Fox & Hounds British Pub **Next Door** 11100 Ventura Blvd

Lal Mirch Indian Restaurant **Next Door** 11138 Ventura Blvd

Millennium Dance Complex 0.25 mi · 4 blocks east

Radford Studio Center 0.5 mi · Radford Ave

Universal Studios Hollywood ~1.5 mi · 5 min drive

Erewhon Market 1.0 mi · Sportsmen's Lodge

Universal/Studio City Metro ~14 min walk · B Line

101 Freeway Access Laurel Canyon · 2 min drive

LEASING CONTACT

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AVAILABLE NOW