

CHARMING OFFICE
SPACE FOR SUBLEASE

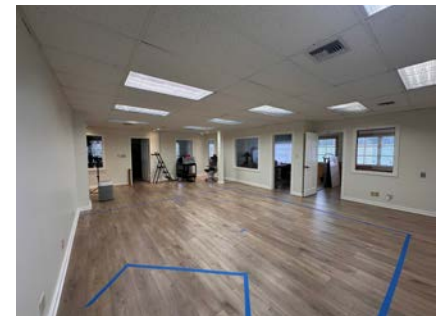
12750

VENTURA BLVD, SUITE 202



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12750 VENTURA BLVD. STUDIO CITY, CALIFORNIA



1,850
USABLE
SQUARE FOOTAGE



\$2.60 MG
ASKING RATE
*tenant pays
utilities & janitorial*

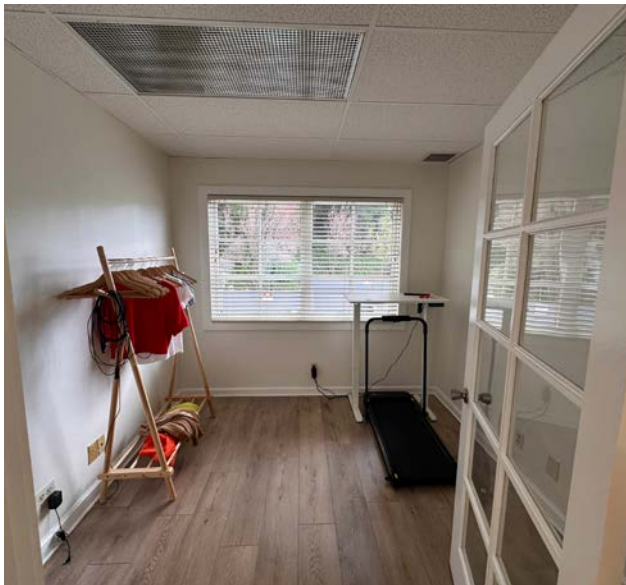


08/31/2027
TERM
longer term possible



5 CARS
PARKING
free of charge

PROPERTY PHOTOS



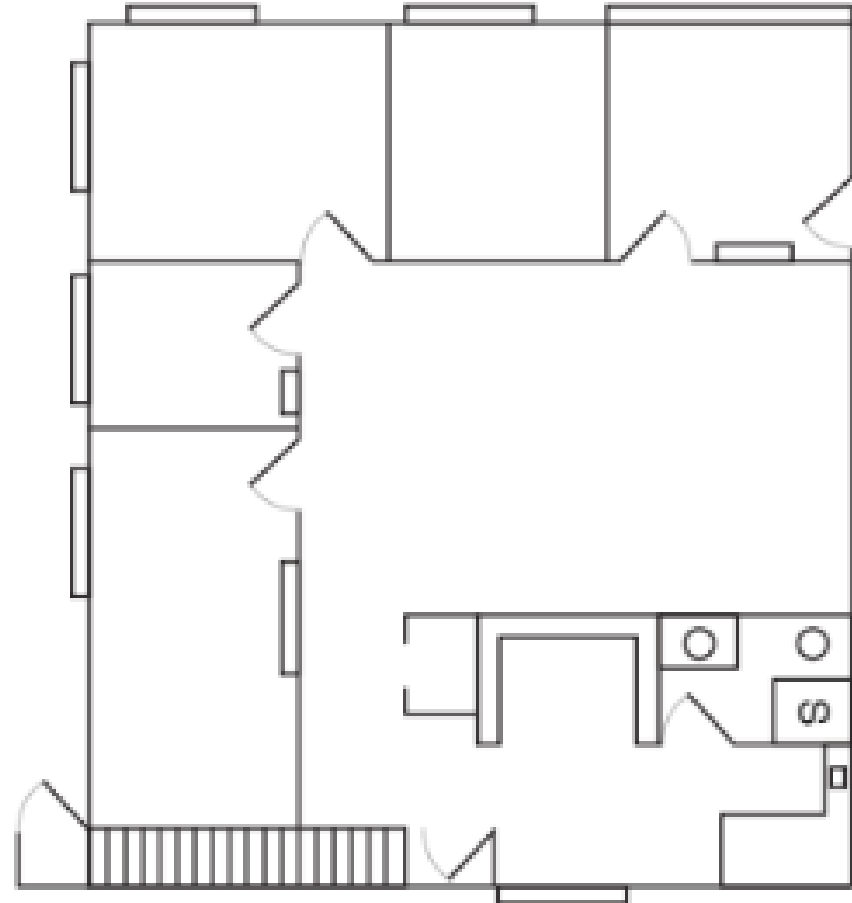
PROPERTY PHOTOS



PROPERTY FEATURES

- Secure Building
- Private Restroom with Shower
- 5 Private Parking Spaces Free of Charge
- Close to Coldwater Canyon Blvd.
- New Flooring
- LED Lighting
- Furniture Maybe Available for Purchase

SUITE 202
1,850 USABLE SF



LOCATION OVERVIEW

STUDIO CITY

Studio City submarket is similarly characterized by media and entertainment tenants and residents. It was here on a 20-acre campus that Mac Sennett set up a film studio in the 1920s. The campus later became CBS Studio Center, the centerpiece of the Studio City real estate development.

Today Studio City is still a community for the entertainment industry, albeit those that prefer a more private and low-key lifestyle. It's not unusual to see the likes of Selma Blair, Selena Gomez, Vanessa Hudgens or Katherine McPhee darting in or out of Studio City's main commercial street, Ventura Boulevard, to a local spa or workout class.

Studio City's stretch of Ventura Boulevard is peppered with boutiques such as William B + Friends for women's apparel, Architexture for home furnishings and lifestyle store mag.pi, along with chain stores including Banana Republic, Sephora and Urban Outfitters. There are pilates studios, yoga studios and barre studios and restaurants serving everything from sushi to organic farm fresh fare. The Shops at Sportsman's Lodge a 94,000 SF New Development.

The Studio City Farmers Market, held each Sunday on a street just off Ventura Boulevard, was named "Most Kid Friendly Farmers Market" by Los Angeles magazine for its petting zoo, pony rides, inflatable slides and other attractions for kids. These amenities, along with a luxury community of hillside homes with a median price of \$1.6 million, have earned Studio City the No. 9 ranking (of 113) in Niche's Best Neighborhoods to Live in L.A. and No. 20 "Best Neighborhoods for Millennials." StreetAdvisor.com ranks Studio City the No. 3 Best Neighborhood in L.A."



AMENITIES AERIAL



12750
Ventura Blvd
Studio City, CA

BARNES & NOBLE BOOKSELLERS **VONS** **BevMo!** **CVS** pharmacy

STARBUCKS COFFEE Panera URBAN OUTFITTERS SALLY Lululemon athletica

citibank T-Mobile bluemercury

Peets Coffee & Tea RELAX THE BACK CHIPOTLE MEXICAN GRILL

BANK OF AMERICA chico's USbank

ACE
Hardware

EQUINOX **EREWHON** ORGANIC GROCER & CAFE

free people SUGARFISH BY SUSHI MIZUKAWA UOVO

menchie's
frozen yogurt

FIVE GUYS FRESH BURGERS and PIES **WELLS FARGO**

SHAKE SHACK PRESSED JUICERY

sweetgreen

Ralphs

PETCO

STARBUCKS COFFEE

SUBWAY

Vitamin Shoppe

STAPLES

at&t

Public Storage UPS The UPS Store

WELLS FARGO California PIZZA KITCHEN

TRADER JOE'S SEPHORA ATHLETA

BIG 5 pinkberry

tendergreens Fantastic Sams HAIR SALONS

Mendocino Farms **GNC**

CHASE

Radford
STYLIST CENTER

Best **KIYAMI** by Anthony

Firestone

WEDDINGTON
GOLF & TENNIS

Studio City

Ventura Blvd

Ventura Blvd

Riverside Dr

Riverside Dr



Fulton Ave

Whitsett Ave

Laurel Cyn Blvd

Colfax Ave

Moorpark St

Coldwater Cyn Ave

12750 VENTURA BLVD

STUDIO CITY, CALIFORNIA



DEMOGRAPHICS



POPULATION

1-MILE

3-MILES

5-MILES

2024 Population

20,746

202,292

566,252

2029 Population

20,140

197,487

552,225



HOUSEHOLDS

1-MILE

3-MILES

5-MILES

2024 Total Households

9,393

91,942

236,477

2029 Total Households

9,097

89,556

230,136



HOUSEHOLD INCOME

1-MILE

3-MILES

5-MILES

2024 Average HH Income

\$161,370

\$121,222

\$113,946

2029 Median HH Income

\$133,040

\$90,345

\$82,291



\$113.5K

TOTAL POPULATION
5-MILES



236K

TOTAL HOUSEHOLDS
5-MILES



\$113.5K

AVERAGE HH INCOME
5-MILES

CONTACT NOW

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**LEE &
ASSOCIATES**

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