

STUDIO CITY PLAZA

11992 VENTURA BOULEVARD, STUDIO CITY, CA

*Prime Restaurant Space
Trader Joe's Anchored Center*

FOR LEASE 2ND GENERATION RESTAURANT SPACE

For Information, contact:

Michael J. Dunn
Dunn Property Group
213.580.1400
mikedunn@dunnpropertygroup.com
License No. 00949670

Jack Dunn
Conway Real Estate Services
626.808.2192
jackdunn@theconwaycompany.com
License No. 01214822



\$6.75 per sq. ft., per month, NNN

Restaurant Space with Patio

- Prime Studio City Location
- Across from CBS Studios
- Built Out Existing Restaurant
- No Key Money Required
- Available October 1, 2026

PROPERTY FEATURES:

- Space:** 2,270 sq. ft. restaurant space inclusive of 400 sq. ft. patio.
- Location:** Studio City Plaza provides access from Ventura Boulevard and Laurel Canyon. Studio City's prime retail location.
- Signage:** Double-Sided Pylon Signs on Laurel Canyon and on Ventura Boulevard.

- Co-Tenants:**
- Trader Joe's
 - Sephora
 - Mendocino Farms
 - Blue Bottle Coffee
 - Athleta
 - Optical Connection
 - Einstein Bros Bagels
 - Pinkberry

The above statement was made based upon information furnished from sources which we believe are reliable. While we do not doubt its accuracy we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information.

CONWAY REAL ESTATE SERVICES, INC.



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SEPHORA



ATHLETA

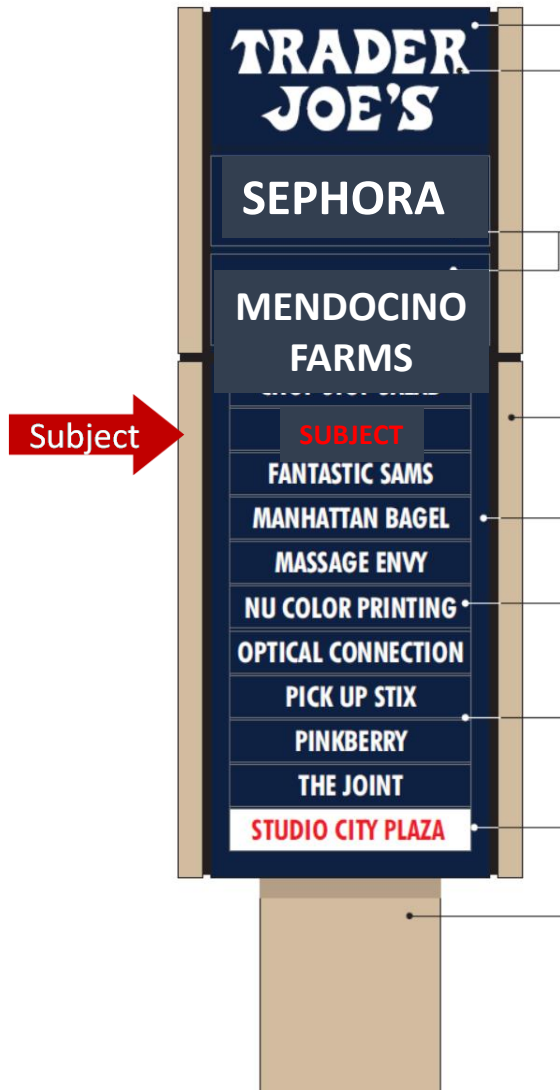


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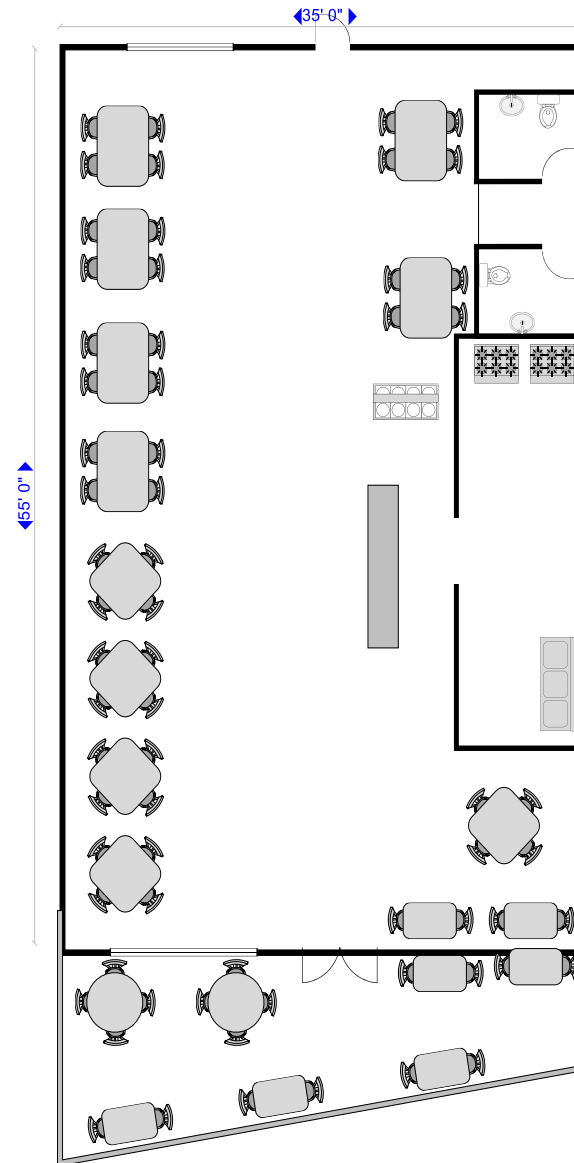


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Pylon Signage on Laurel Canyon and Ventura Blvd.



Not to scale. Approximate layout.

- Restaurant Use Exclusions**
- Yogurt and/or dessert store as a primary business.
 - Bagel sales.
 - Restaurant that generates greater than 25% of its sales from the sale of sandwiches, excluding hamburgers.
 - Restaurant that generates greater than 40% of its sales from the sale of Mexican Food.



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 BUSINESS REAL ESTATE SOLUTIONS

Population	1 Mile	3 Mile	Income	1-mi.	3-mi.	Traffic Counts	
2025 Population	18,740	181,833	2025 Hshd Inc: Med.	\$122,507	\$89,059	Ventura Blvd	41,299+- cars per day
2028 Projection	18,365	178,875	2015 Hshd Inc: Avg.	\$153,790	\$120,028	Laurel Canyon	40,597+- cars per day
Median Age	45.2	42.4					