

12345 Ventura Boulevard *Studio City, California*



±3,650 SF Space in the Heart of Studio City



Property Description

Pegasus Asset Management is pleased to present the opportunity to lease $\pm 3,650$ SF of retail space on iconic Ventura Blvd. The subject site receives excellent foot traffic (walk score of 89) and benefits from exposure to $\pm 40,000$ VPD as well as a covered dedicated parking lot adjacent to the premises with ± 50 parking spaces.

The property is situated among popular dining and retail destinations including Granville, Tracy Anderson, Artelice Patisserie, Highly Likely (Coming Soon!), Warby Parker, PopUp Bagels (Coming Soon!), Salt & Straw, Great White (Now Open!), Joan's on Third, and many more. The property further benefits from exceptional demographics with average household incomes in Studio City of \$202,000.



Property Highlights

±3,650 SF space in the heart of Studio City

75 ft. of glass frontage

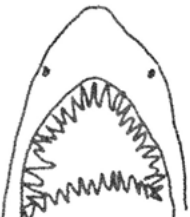
Excellent foot traffic and visibility with popular Los Angeles restaurant, Granville, as a neighbor at the center

Modern retail showroom space with polished concrete floors and ±12 foot ceilings

Dedicated & secure parking directly behind the property

Fantastic signage opportunities

\$2.5M Median Home Sale Price in Studio City



JOAN'S ON THIRD

BURN LOS ANGELES



Ggiata DELICATESSEN

Modern Animal



lululemon



ARTHA



california
pizza kitchen

Covered Dedicated
Parking Lot

12345 Ventura
Boulevard

TA

TRACY ANDERSON

LAUREL CANYON BLVD

WARBY PARKER

Aēsop **BUCK MASON**

BLUEMERCURY 

tia 

YUME

VENTURA BLVD | ±40,000 VPD

\$202,000 Average Household Income



Sherman Oaks

THE SHOPS AT
SPORTSMEN'S
LODGE

EREWON
ORGANIC GROCER & CAFE

EQUINOX

alo

vuori

SUGARFISH
BY SUSHI NOZAWA

Robert's

HIHO
CHEESEBURGER

tocaya
ORGANICA

Rocco's
Tavern

Artelice Pâtisserie
CALIFORNIA

SQUEEZE

highly
likely
Coming
Soon!

GRAVILLE

12345 Ventura
Boulevard

VENTURA BLVD | ±40,000 VPD

Covered Dedicated
Parking Lot



Potential Uses

Retail Showroom

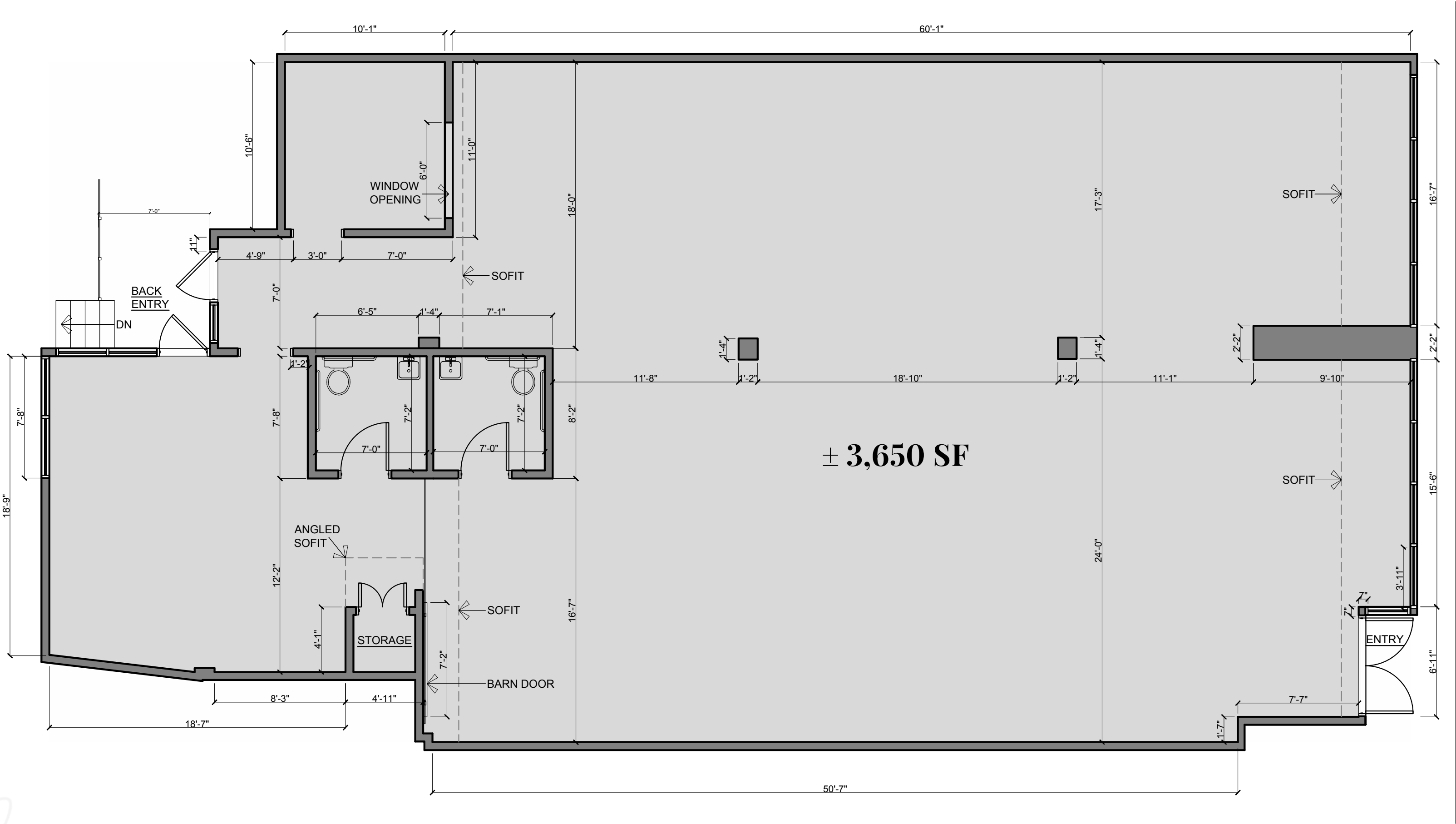
Specialty Market

Beauty Services

Medical Retail

Fitness

Floor Plan



TOTAL GLA

± 3,650 SF

SPACE TYPE

Retail

BUILD OUT

White Box

DELIVERY

Negotiable

FRONTAGE

75' on Ventura Blvd

AVAILABILITY

Upon Lease Execution

LEASE RATE

Negotiable

LEASE TERM

Negotiable

Studio City California



Located on the north slope of the Santa Monica Mountains within the San Fernando Valley, Studio City is known as the “Beverly Hills” of the San Fernando Valley and as one of the hottest places to live in Los Angeles. A mixture of hip enclaves and residential streets offers area residents and visitors a cozy atmosphere alongside trendy dining and shopping destinations. The neighborhood boasts a booming business sector with a charming small-town allure and offers residents a less hectic lifestyle than nearby Hollywood’s urban hub-bub. Named after the renowned CBS Studio Center that started in the neighborhood, Studio City has long attracted film industry employees, writers, musicians and actors; its close location to most of the major Hollywood studios has resulted in the entertainment industry’s heavy influence on the area’s culture.

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Studio City, California

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