

10628 Ventura Blvd

Los Angeles, CA 91604

ASSET SALE | NEW LEASE



OFFERING MEMORANDUM





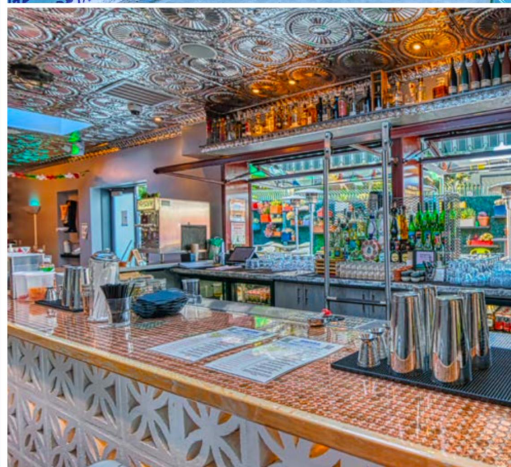
Area Highlights

CityStreet Commercial is pleased to present **10628 Ventura Blvd** — a highly desirable opportunity to acquire a *turnkey* restaurant location in the heart of Studio City.

Situated along one of the Valley's premier retail and dining corridors, the property offers exceptional visibility, strong traffic counts, and immediate access to both neighborhood clientele and visitors. Located just minutes from Universal City and Universal Studios Hollywood, the area is surrounded by a vibrant mix of dining, nightlife, hotels, and entertainment destinations, including Granville, Mistral, Mizlala, and more.

Deal Points

- Asking Price (Business Assets): **\$250,000** | New Lease Available
- Includes: **Type 47 Liquor License** + Existing FF&E
- Approx. **4,355 SF** Total:
 - ± **1,855 SF** Interior
 - ± **2,860 SF** Patio
- Approved Alcohol Service Hours:
 - 12 PM–12 AM** (Sun–Wed)
 - 12 PM–2 AM** (Thu–Sat)
- Lease Rate: Inquire with Broker
- **Fully Renovated in 2021**



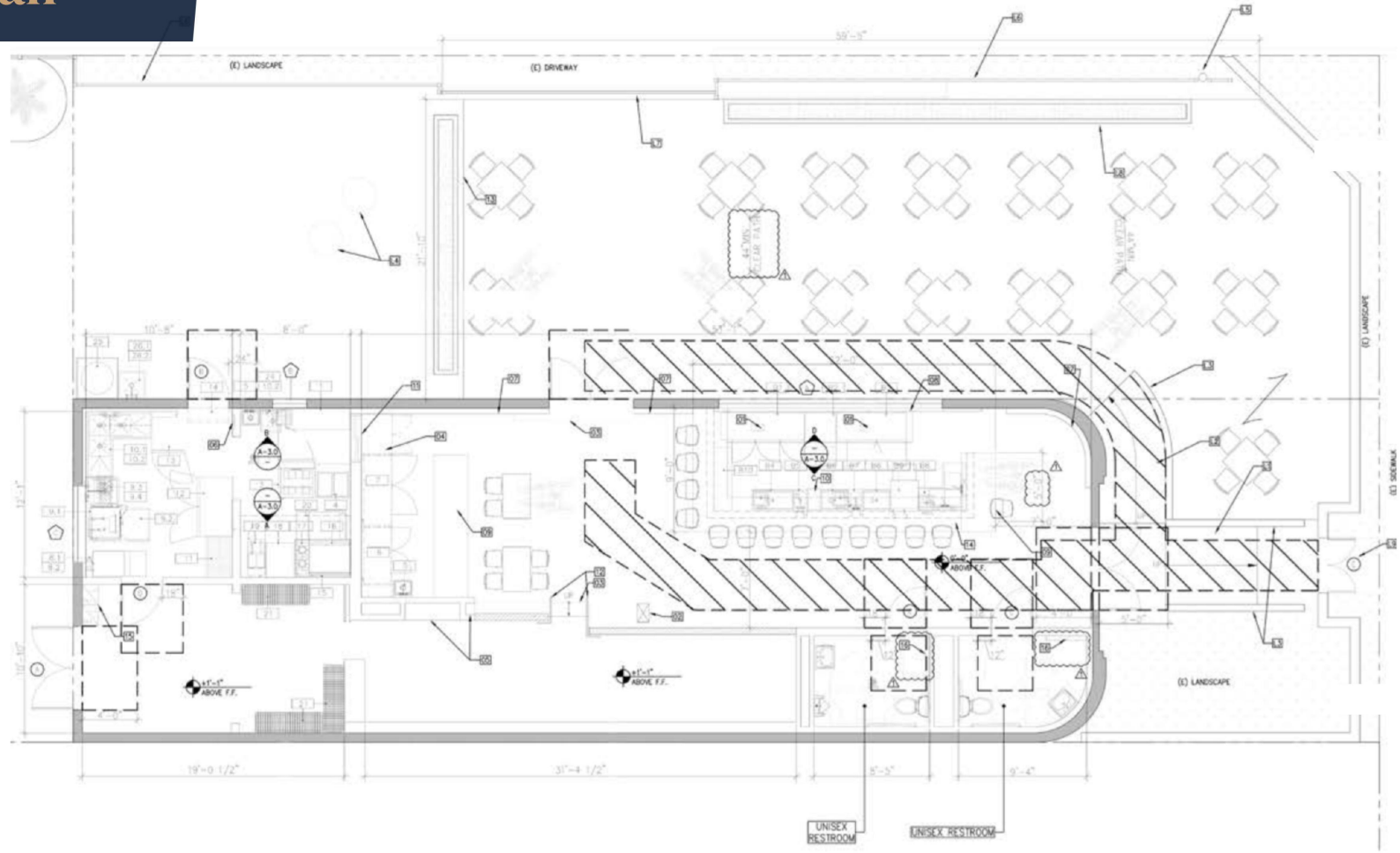
Outdoor Patio Photo



Exterior Photo







Floor Plan



Studio City Demographics



	1 Mile	2 Miles	3 Miles
 Total Population	20,185	87,823	185,396
 Median Age	45.1	42.9	42.3
 Total Spending on Restaurants	\$99.6 M	\$409.8 M	\$807.3 M
 Average Household Income	\$148,433	\$120,969	\$119,601



Neighboring Hot Spots

GRAINVILLE
RESTAURANTS

est. 2011
BLACK MARKET
LIQUOR BAR

THE FOX
AND
HOUNDS
STUDIO CITY,
CALIFORNIA


CITYSTREET
COMMERCIAL

SOCIAL
COCKTAILS HOUSE RESTAURANT

 KATSU-YA 


BANGGO

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