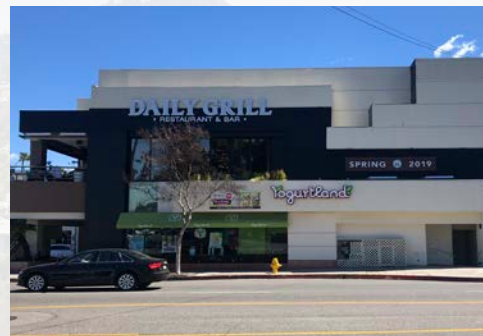


SMALL FOOD SPACE(S) FOR LEASE MAIN & MAIN: STUDIO CITY



12050 VENTURA BOULEVARD, STUDIO CITY, CA

SPACE DETAILS

C-104: ±900 SF

C-105: ±1,350 SF

*SPACES CAN BE COMBINED FOR A TOTAL OF 2,250 SF

LEASE RATE

C-104: INQUIRE WITH BROKER

C-105: INQUIRE WITH BROKER

AVAILABLE

BOTH SPACES AVAILABLE IMMEDIATELY

Rare small food spaces with the opportunity to combine both spaces for +/- 2,250 SF endcap

Exceptional Ventura Blvd signage and wrap around frontage

In one of Studio City's most recognizable and best parked shopping centers on the north-east corner of Ventura and Laurel Canyon

Within walking distance to the Sunday farmers market, CBS Studios, and some of the most expensive Single Family homes and Apartments in the Valley

Unbelievable Studio City neighbors such as Mendocino Farms, Jones on Third, Tender Greens, Katsuya, Sephora, Trader Joes and Starbucks

JEWEL OF THE VALLEY

Often referred to as the “Jewel of the Valley,” **Studio City** is now considered to be the most desirable area of the San Fernando Valley as a result of the renaissance that has taken place over the last ten years. Conveniently located just over the hill from Hollywood, the neighborhood consists of charming residential tree-lined streets and a shopping district anchored by Ventura Boulevard: home to top-tier retailers and the highest quality restaurants Southern California has to offer. The population is a mix of young families as well as young working professionals with ties to the Entertainment industry.

We are pleased to present our rarely available small food spaces for lease in The Shops at Laurel Promenade, Studio City’s premier shopping & dining destination. The center offers unparalleled exposure to the bustling vehicular and foot traffic at the intersection of Laurel Canyon and Ventura Boulevard. The historic CBS Studio Center, just steps away from Laurel Promenade, dates back to silent film era and gives the neighborhood its name. The combination of Multi-Million Dollars single family homes, a dense apartment community, and thriving office infrastructure make Studio City one of the most sought after destinations in greater Los Angeles.



STUDIO CITY DEMOGRAPHICS



POPULATION 41,000
MEDIAN AGE 38



MEDIAN HOUSEHOLD INCOME \$102,146
MEDIAN HOME PRICE \$1,300,000

FIRST FLOOR



SITE PLAN

CO-TENANTS INCLUDE:

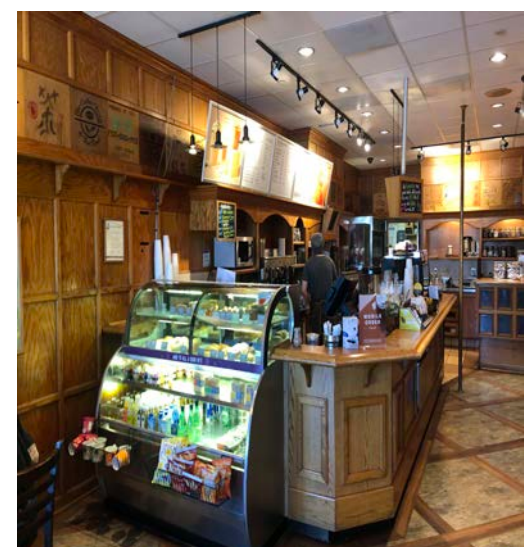




AERIAL

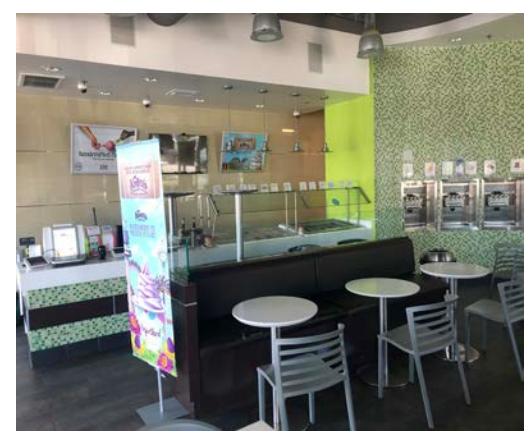


**SPACE
PHOTOS
C-104**





**SPACE
PHOTOS
C-105**



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