



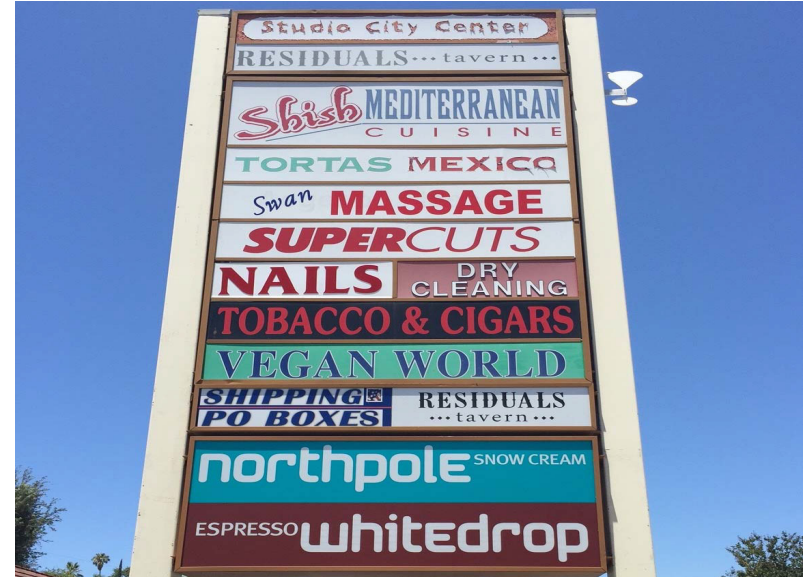
PRIME VENTURA BLVD STUDIO CITY SPACE FOR LEASE

11050 VENTURA BOULEVARD, STUDIO CITY, CA 91604

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ASSET GROUP



RIGHT OF SEC OF VENTURA BLVD & VINELAND AVE IN STUDIO CITY

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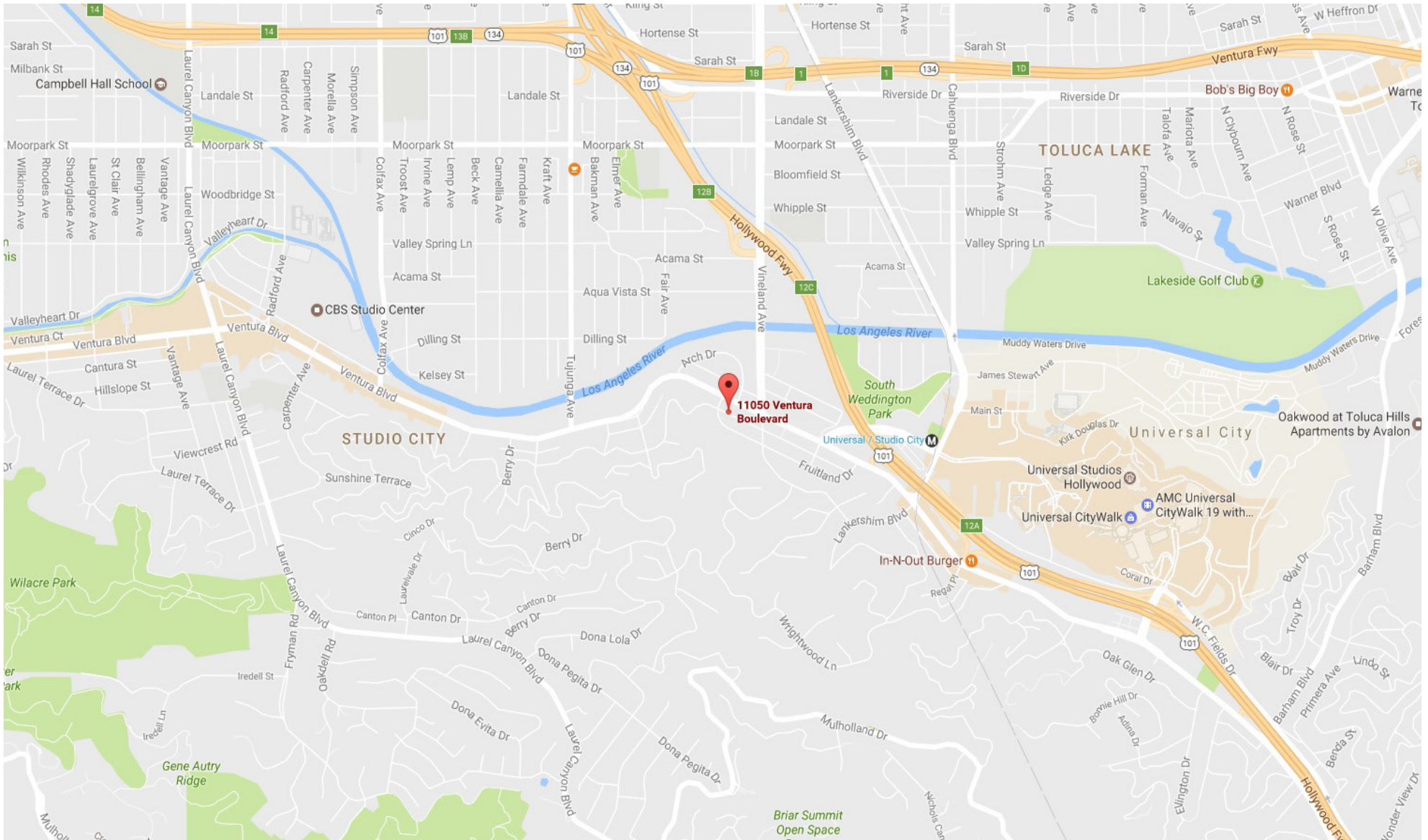
Highlights

- Approximately 1,560 Sq Ft Retail Space Available
- Excellent Curb Appeal, Street Exposure & Signage
- Ample Parking
- Also a Perfect Location For Cleaners, Beauty Supply, Cell Phone, Jewelry Store, Nutrition Center, Insurance or Tax Office, Pet Supplies, Optometrist

- Just off Signalized Intersection
- High Traffic Center with Lots of Foot Traffic
- Dense Population Demographics
- Ventura Blvd Main & Main Featuring Countless Eateries, Café , and Numerous National Retailers
- Just Minutes to Universal Studios
- AVG HH Income: 1 Mile \$111,000

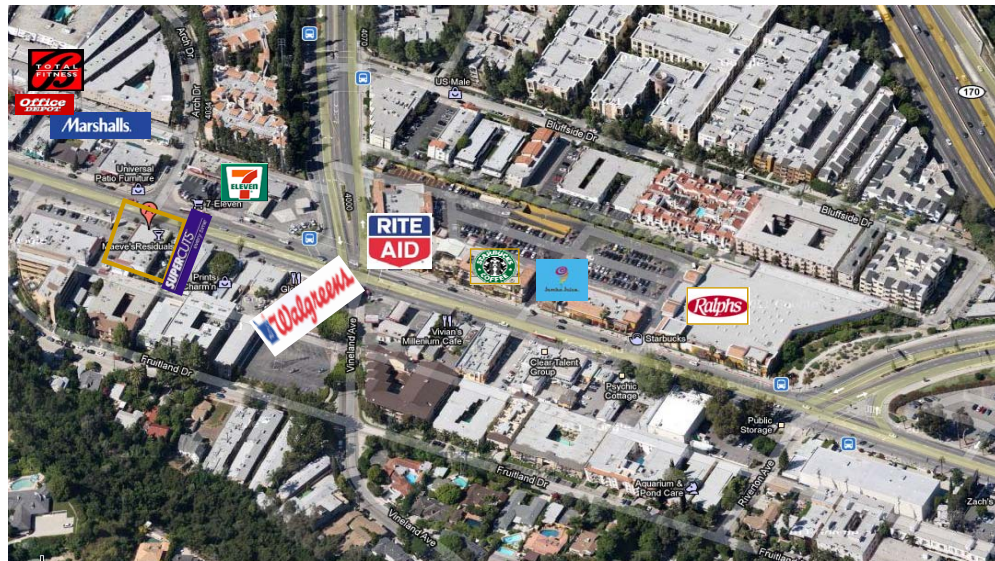
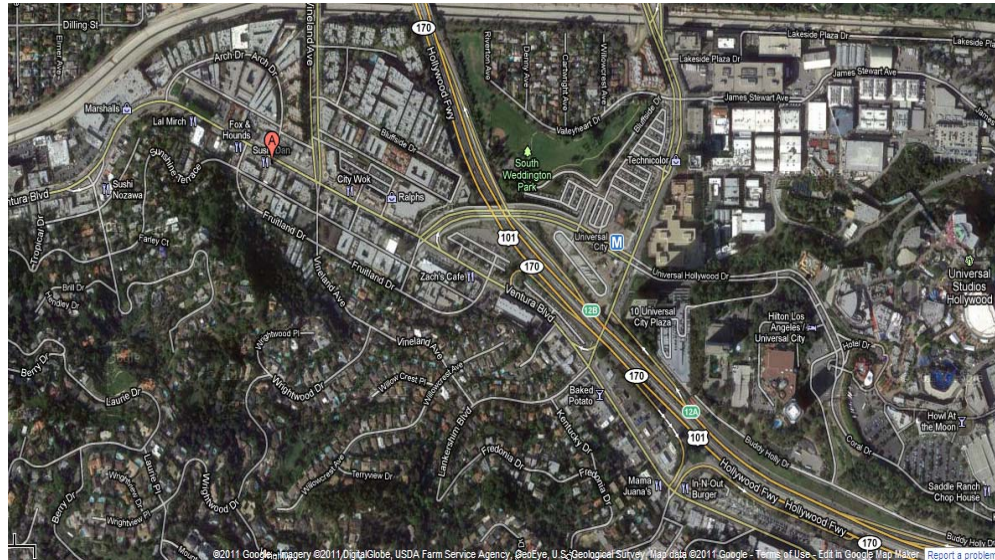
MAP

11050 VENTURA BOULEVARD, STUDIO CITY, CA 91604



AERIAL

11050 VENTURA BOULEVARD, STUDIO CITY, CA 91604



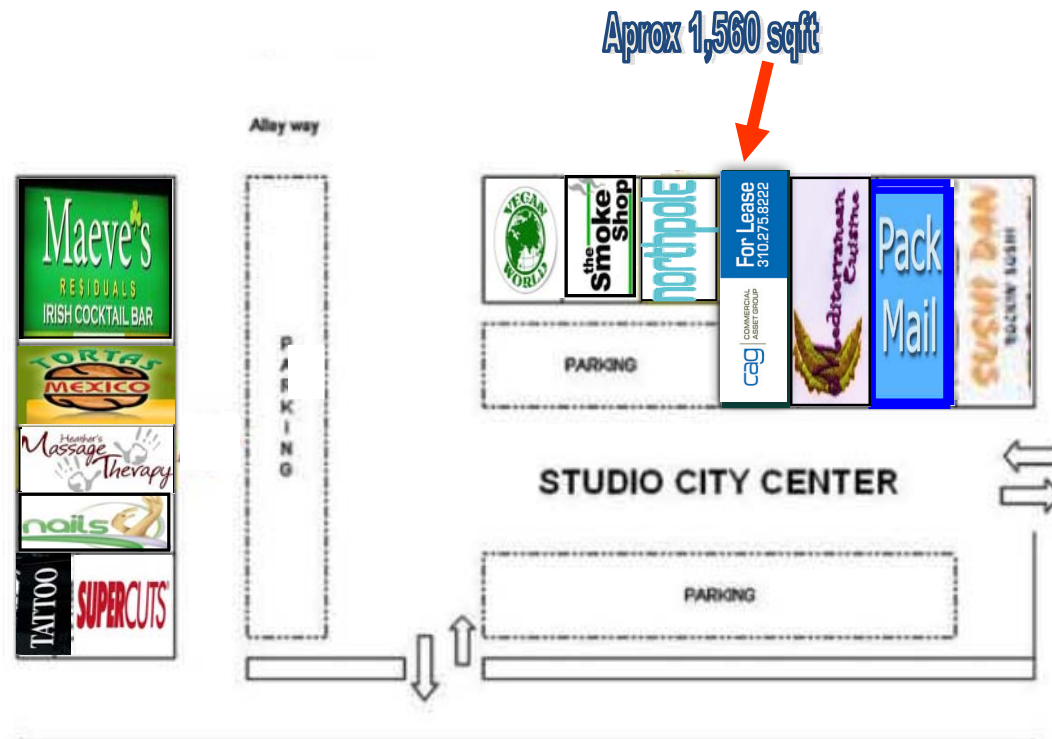
DEMOGRAPHICS

11050 VENTURA BOULEVARD, STUDIO CITY, CA 91604

	1 mile(s)	2 mile(s)	3 mile(s)
Population: 2014B			
Total Population	21,620	82,937	181,431
Female Population	49.35%	49.68%	49.52%
Male Population	50.65%	50.32%	50.48%
Population Density	6,881	6,599	6,416
Population Median Age	38.8	38.5	38.5
Employed Civilian Population 16+	12,876	47,196	100,447
% White Collar	83.9%	78.6%	75.7%
% Blue Collar	16.1%	21.4%	24.3%
Total Employees	10,116	46,198	87,275
Total Establishments*	1,781	5,512	10,613
Population Growth 2000-2010	5.65%	8.53%	5.52%
Population Growth 2014B-2019	2.19%	2.70%	1.83%
Income: 2014B			
Average Household Income	\$111,801	\$105,805	\$101,958
Median Household Income	\$67,599	\$63,803	\$60,716
Per Capita Income	\$58,898	\$53,832	\$48,585
Avg Income Growth 2000-2010	46.96%	34.54%	33.71%
Avg Income Growth 2014B-2019	16.87%	15.94%	16.45%
Households: 2014B			
Households	11,374	42,134	86,267
Average Household Size	1.86	1.96	2.09
Hhld Growth 2000-2010	1.37%	6.47%	4.85%
Hhld Growth 2014B-2019	2.37%	3.08%	2.30%
Housing Units: 2014B			
Occupied Units	11,374	42,134	86,267
% Occupied Units	97.08%	96.75%	97.26%
% Vacant Housing Units	2.92%	3.25%	2.74%
Owner Occ Housing Growth 2000-2010	2.91%	3.94%	3.31%
Owner Occ Housing Growth 2000-2019	4.62%	7.34%	6.99%
Owner Occ Housing Growth 2014B-2019	0.63%	1.22%	1.16%
Occ Housing Growth 2000-2010	1.37%	6.47%	4.85%
Occ Housing Growth 2010-2019	8.93%	9.47%	7.98%
Occ Housing Growth 2014B-2019	2.37%	3.08%	2.30%
Race and Ethnicity: 2014B			
% American Indian or Alaska Native Population	0.32%	0.39%	0.47%
% Asian Population	8.30%	7.98%	7.22%
% Black Population	5.70%	6.00%	5.00%

SITE PLAN

11050 VENTURA BOULEVARD, STUDIO CITY, CA 91604



11038 & 11048 Ventura Blvd., Studio City, CA 91604



For more information, please call.



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