# 1 1 8 0 1 VENTURA BLVD | STUDIO CITY

**BLDG SIZE:** 

3.545 SF

LOT SIZE:

6,000 SF

**PROPERTY TYPE:** 

RETAIL

**SUB-TYPE:** 

**FREESTANDING** 

**ZONING:** 

C2-1L-RIO

FRONTAGE:

50 FT ALONG VENTURA BLVD

**FULLY IMPROVED** 

#### **IMPROVEMENTS:**

OVER \$1.3**M** IN RESTAURANT IMPROVEMENTS WITH ALL OF THE FF&E AND TYPE-47 LIQUOR LICENSE INCLUDED





## PROPERTY DESCRIPTION

### HIGH BARRIER TO ENTRY NEIGHBORHOOD FOR RESTAURANT USE





**Very desirable location** along Ventura Blvd in affluent Studio City neighborhood



Fully approved restaurant on two floors





Type-47: Unrestricted type 47 liquor license with up to 6:00 AM to 2:00 AM daily service.



Abundant onsite parking at the rear of the premises.





## NEIGHBORHOOD DESCRIPTION



| AREA DEMOGRAPHICS     | 1 MILE      | 3 MILE      |
|-----------------------|-------------|-------------|
| DAYTIME POPULATION    | 28,820      | 184,337     |
| TOTAL POPULATION      | 23,754      | 192,934     |
| MEDIAN AGE            | 42.7        | 39.3        |
| % OF COLLEGE EDUCATED | 96.3%       | 92.9        |
| AVG. HOUSEHOLD INCOME | \$157,788   | \$128,209   |
| AVG. HOME PRICE       | \$1,540,000 | \$1,280,000 |

## NEIGHBORHOOD AMENITIES MAP

Asanebo

Black Market Liquor Bar Firefly

**CBS Miami Stduios** 

**CBS** Radford

Ceremony Bar

First Republic Bank

Jalapenos Pete's

Jinky's Studio City

Joan's On Third

Kiwami

Lala's Argentine Grill

Laurel Tavern

McConnell's Ice Cream

Mister O's

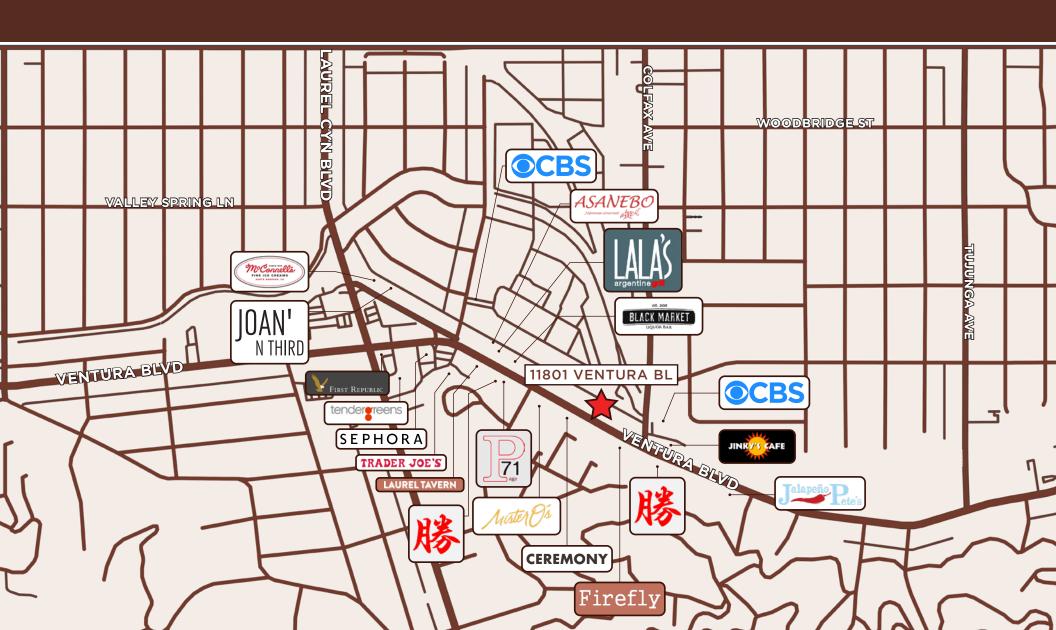
Page 71 Lounge

Sephora Studio City

Sushi Katsu-Ya

Tender Greens

Trader Joe's Studio City





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