

11801

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 \$1.3M 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 | Ceremony Bar | Jinky's Studio City | Laurel Tavern | Sephora Studio City |
| Black Market Liquor Bar | Firefly | Joan's On Third | McConnell's Ice Cream | Sushi Katsu-Ya |
| CBS Miami Studios | First Republic Bank | Kiwami | Mister O's | Tender Greens |
| CBS Radford | Jalapenos Pete's | Lala's Argentine Grill | Page 71 Lounge | Trader Joe's Studio City |



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For more information please contact:

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