



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

± 19,196

AVAILABLE



± 11,615



State Farm



**SAINT
COFFEE SHOP**



**PLEASE DO NOT DISTURB
EXISTING TENANT(S)**

SECOND GEN RESTAURANT (ENDCAP) SPACE AT SIGNALIZED INTERSECTION

11701 Moorpark St, Studio City, CA 91604



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PROPERTY FEATURES

11701 Moorpark St, Studio City, CA 91604



APPROX. 1,275 SF

SECOND GEN RESTAURANT SPACE AVAILABLE

- ✓ Seating and outdoor patio area
- ✓ Full kitchen build out
- ✓ FF&E potentially available
- ✓ Hard to find restaurant space in the city of Studio City
- ✓ Located at the intersection of Moorpark St and Colfax
- ✓ Shared parking area at shopping center
- ✓ Key money for business assets. Contact broker for details
- ✓ Please do not disturb existing tenant(s)

PLEASE DO NOT DISTURB EXISTING TENANT(S)

AREA AMENITIES

- ✓ Prime Studio City location right off Highway 101 and 134 interchange
- ✓ Close to Radford Studio Center, KCAL News, CBS Studios, Warner Bros. Studios, Campbell Hall, and Walter Reed Middle School
- ✓ Neighboring Retailers include Gelsons, Saint Coffee Shop, Barnes & Noble, Big 5 Sporting Goods, Salt & Straw, Chipotle, Subway, Bank of America, Prince Street Pizza, and many others

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	30,844	224,712	609,781
 Avg. HH Income	\$141,990	\$126,945	\$122,057
 Daytime Pop	33,645	235,384	633,660
 Traffic Count	± 30,811 CPD ON MOORPARK ST & COLFAX AVE		

RESTAURANT SPACE
STUDIO CITY, CA

INTERIOR PHOTOS

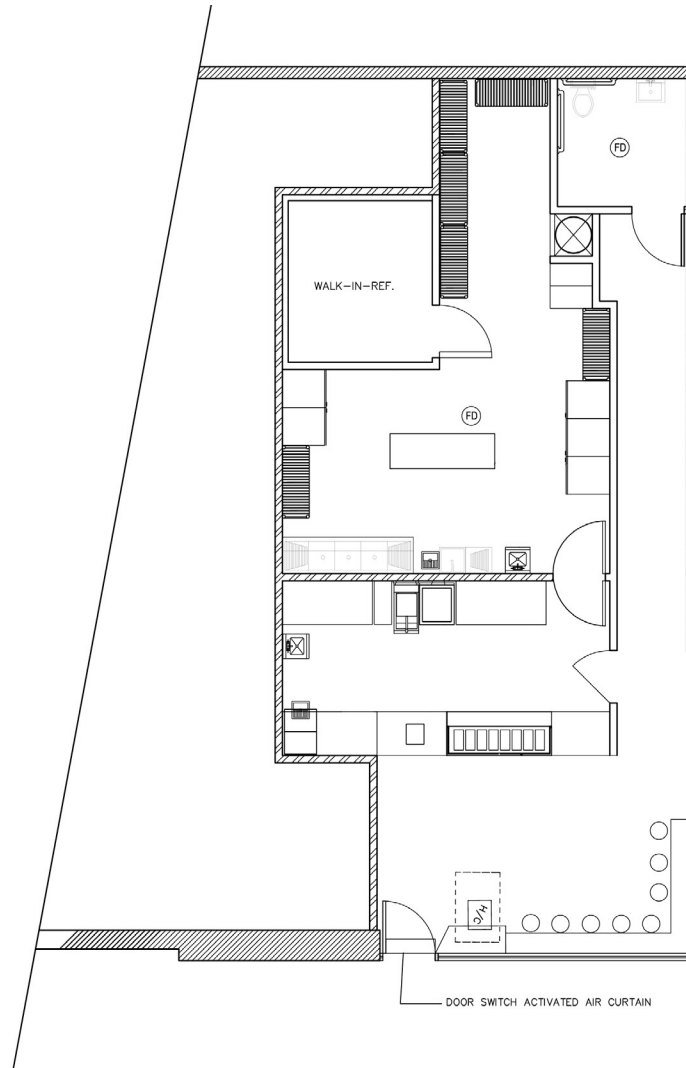
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RESTAURANT SPACE
STUDIO CITY, CA

FLOOR PLAN

11701 Moorpark St, Studio City, CA 91604



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Sleep
 Citi
 CVS Pharmacy
 Target
 Petco
 Chase
 Staples
 Walgreens
 Casa Vega
 Starbucks
 Whole Foods Market
 Gelson's
 Erewhon
 Ralphs
 Wells Fargo
 AT&T
 Vons
 Dollar Tree
 Barnes & Noble
 Lemonade

AERIAL MAP

YOUR SIGN HERE



COMMERCIAL
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.