

FORMER RESTAURANT WITH PATIO FOR LEASE ON VENTURA BLVD IN STUDIO CITY

11923 Ventura Boulevard, Studio City, CA 91604



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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 footage 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.

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FEATURES

- ±1,300 SF available
- Amazing restaurant space available with patio
- Hood available. Polished concrete
- Mens and Womens restrooms
- Unit could be converted into retail

AREA AMENITIES

- This location is located in the dining corridor of Ventura Blvd in Studio City
- High pedestrian traffic
- Next to CBS Studios
- Very busy day time and night time traffic



DEMOS

| | Population | Avg. HH Income | Daytime Pop. |
|----------------|------------|----------------|--------------|
| 1 Mile | 21,496 | \$149,615 | 17,964 |
| 3 Miles | 195,451 | \$120,136 | 162,645 |
| 5 Miles | 605,131 | \$111,418 | 502,559 |

Traffic Count

± 38,445 cars per day



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