

FLAGSHIP RETAIL/RESTAURANT AVAILABLE

12109 VENTURA PL

12109 Ventura Place, Studio City, CA 91604



VENTURA PLACE:
THE HOTTEST STREET IN LOS ANGELES

BRANDON COHAN
REAL ESTATE

THE OFFERING

Prime High Street Corner Retail

JOIN THE MOST EXCITING STREET IN ALL OF LOS ANGELES

TROPHY OPPORTUNITY AWAITS FOR RETAIL/
RESTAURANT FLAGSHIP

This is the hottest building on the most desired street in Los Angeles. Every Sunday, there is a farmers market right at your doorstep. The CBS Studios Headquarters are right around the corner. Every retailer and restaurant is in (or dying to be in) Studio City. With heavy pedestrian traffic seven days a week, Ventura Place is luxurious, clean, cool, and the most sought after section of the Valley. The property shares walls with Alfred Coffee, Soul Cycle, and Joan's on 3rd. Every hot and trendy brand in the United States is clamoring to claim their Flagship location in Studio City.

Situated on Ventura Place, this beautiful storefront offers high ceilings with a 20' clearance height and market exposure unique to any other neighboring site. The clear height inside is an 18' drop ceiling with a possible height of 28' with exposed bow trusses.

Brand new upgrades to the property include beautiful new storefronts, updated electrical panels, HVAC, plumbing, flooring, ADA bathrooms, four dedicated parking spots conveniently located at the back of the building for tenants/deliveries, and more.

ONCE IN A LIFETIME LOCATION OPPORTUNITY

60 FEET OF FRONTAGE
OVER 20' HEIGHT

EXTREMELY RARE AVAILABILITY &
GRANDFATHERED SIGNAGE



PROJECT DETAIL

Prime High Street Corner Retail

VANILLA SHELL DELIVERY Q1 2022

TYPE Retail/Restaurant

SQUARE FEET Total: 5,348 SF
Ground Floor: 4,127 SF
Mezzanine: 1,221 SF

DIVISIBILITY 1 -3 Tenants with 20 Feet of Frontage Each
(60 feet frontage total)
Average of 1,000 - 1,500 SF each storefront

FRONTAGE 60± FT Wide

LOCATION 12109 Ventura Place
Studio City, CA 91604

DELIVERY Q1 2022, with Full Renovations Complete

PARKING 4 Dedicated Onsite Spaces in Rear; Ample Free and Metered Parking in Surrounding Area; Free Parking on Sundays



THE AREA

Prime High Street Corner Retail



BLADE SIGN + HIGH FOOT TRAFFIC

ON THE CORNER OF VENTURA PL &
LAUREL CANYON BLVD



HIGH TRAFFIC AREA
WITH **51,041±** CARS DAILY

VENTURA PL

LAUREL CYN BLVD

THE LOCATION

12109 Ventura Place, Studio City, CA 91604

TOLUCA LAKE

PRIME RETAIL FOR LEASE

12109 VENTURA PL

12109 VENTURA PLACE
STUDIO CITY, CA 91604

STUDIO CITY

HOLLYWOOD
HILLS



VENURA BLVD
40,771



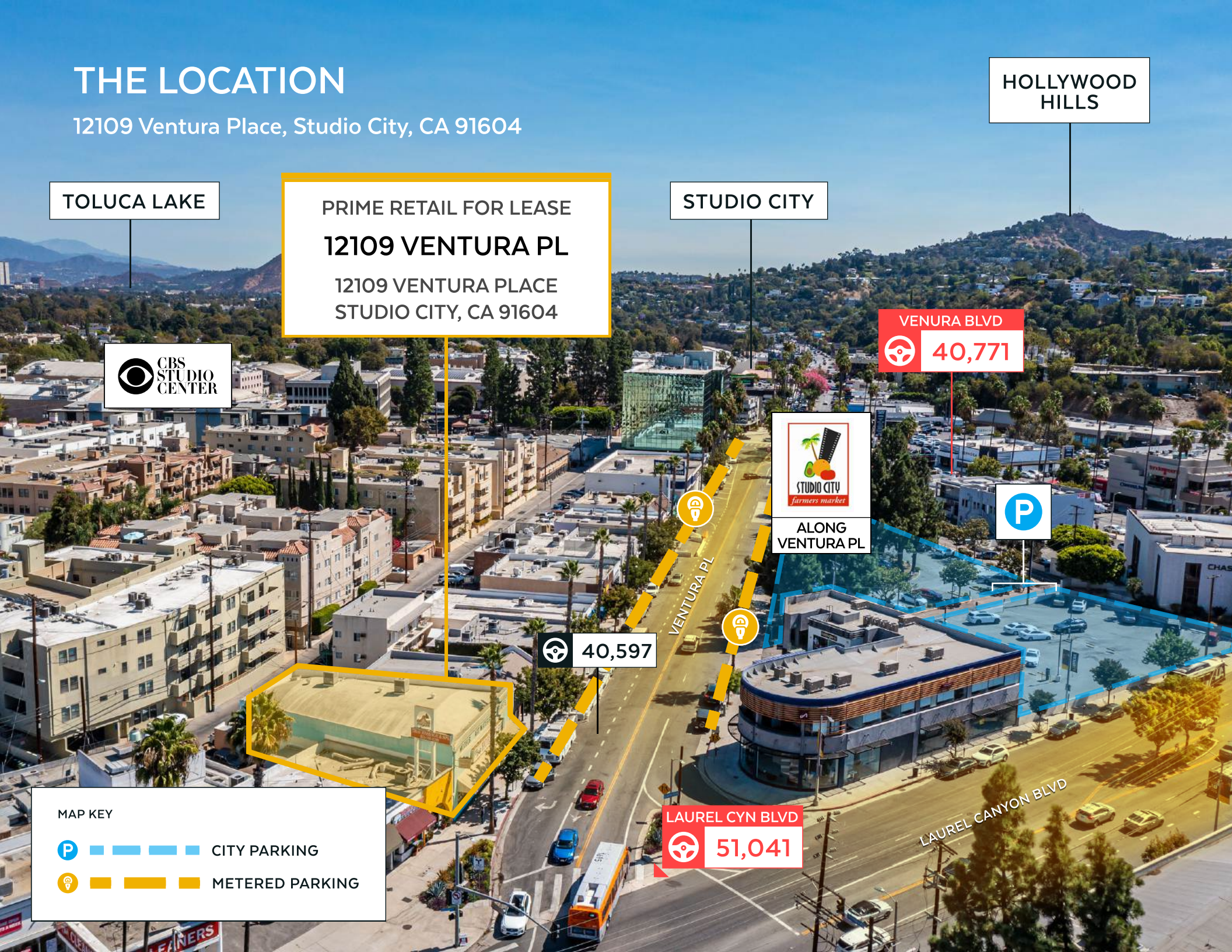
40,597



LAUREL CYN BLVD
51,041

MAP KEY

- CITY PARKING
- METERED PARKING



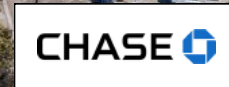
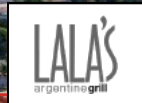
CO-TENANCY

Businesses Within 2 Blocks

PRIME RETAIL FOR LEASE

12109 VENTURA PL

12109 VENTURA PLACE
STUDIO CITY, CA 91604



12109 VENTURA PL

Demographic Summary

Traffic Count

51,041

Laurel Canyon Blvd
& Ventura Pl

Average Household Income

\$149,201

Within 1 mile

Average Age

39

Within 5 miles

2021 Population

597,478

Within 5 miles



12109 VENTURA PL

Schools, Entertainment Studios & Home Values

SHERMAN OAKS
🏠 **\$3,245,000**

LA's Top Schools

PRIVATE SCHOOLS

- Berkeley Hall School
- Bridge Academy
- Campbell High School
- Curtis School
- Harvard-Westlake
- Laurence School
- Milken Community High School
- Mirman School
- Notre Dame High School
- Oakwood School
- The Buckley School

CHARTER/PUBLIC SCHOOLS

- Carpenter Charter
- Colfax Charter
- Dixie Canyon Charter
- Kester Avenue
- Rio Vista Elementary
- Robert A Milikan
- Sherman Oaks Charter

🏠 **AVERAGE HOME VALUE**

PRIME RETAIL FOR LEASE
12109 VENTURA PL
12109 VENTURA PLACE
STUDIO CITY, CA 91604

SCS
STUDIO CITY SOUND

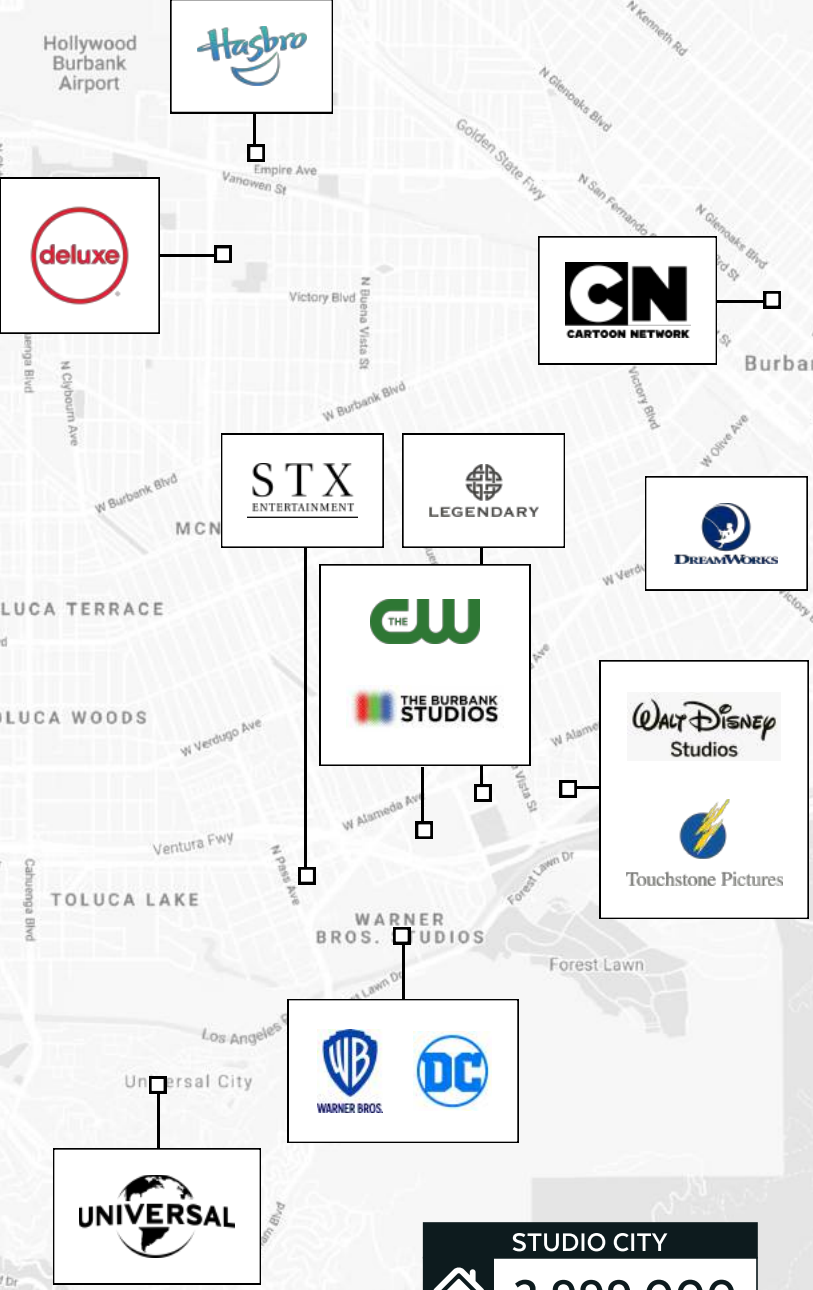
CBS
STUDIO CENTER

NRG
RECORDING STUDIOS

MULHOLLAND DRIVE
🏠 **\$4,500,000**

BEVERLY GLEN
🏠 **\$3,688,000**

STUDIO CITY
🏠 **2,999,000**



THE PROPERTY

12109 Ventura Place, Studio City, CA 91604

DIVISIBLE INTO 1-3 STORES

BRAND NEW MODERN STOREFRONTS AND
VANILLA SHELL DELIVERY Q 1 2022.



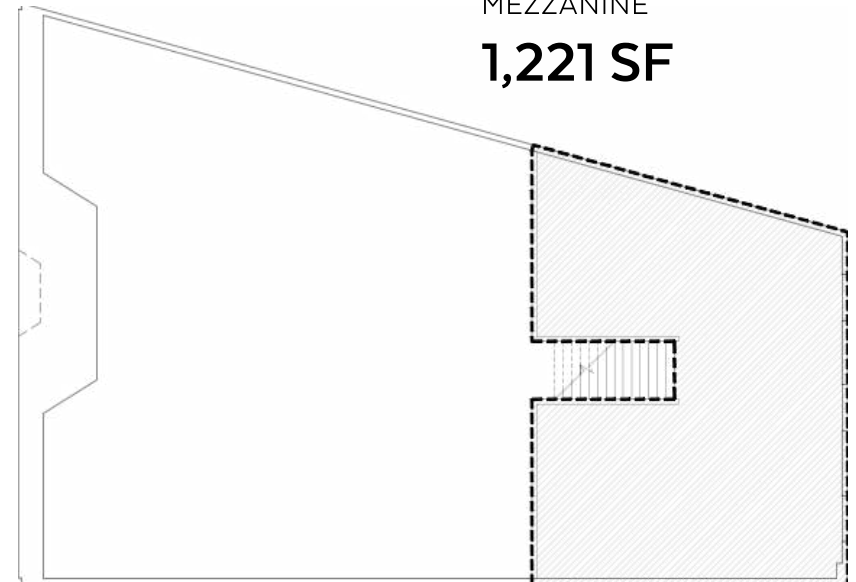
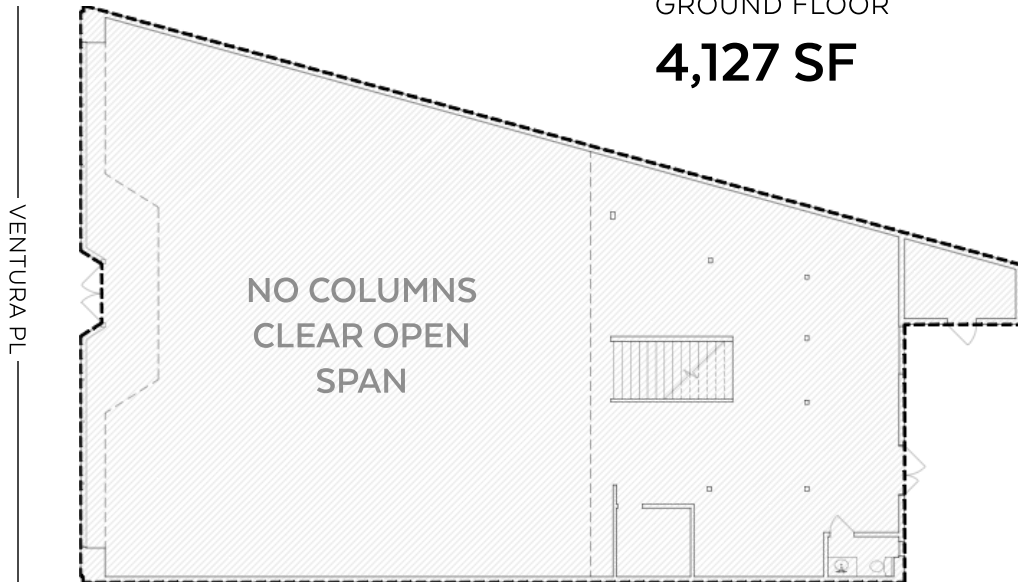
SITE PLAN

12109 Ventura Place, Studio City, CA 91604

*Mezzanine can be completely removed per Tenant

GROUND FLOOR
4,127 SF

MEZZANINE
1,221 SF



GROUND FLOOR

MEZZANINE*

60' OF FRONTAGE ON VENTURA PL



DIVISIBLE STOREFRONT, UP TO 20' FOR 3 TENANTS

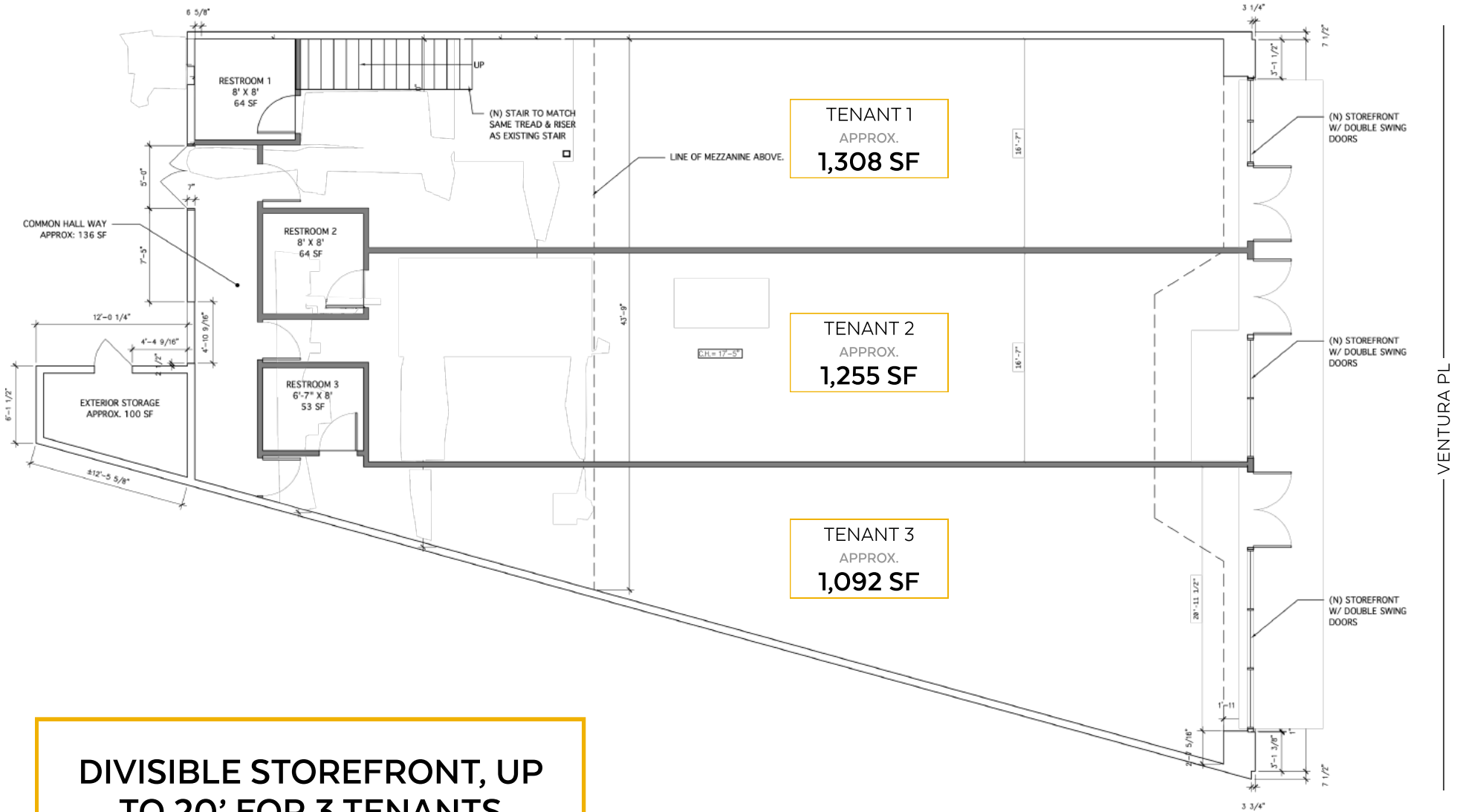


SITE PLAN

12109 Ventura Place, Studio City, CA 91604

TOTAL AREA
5,348 SF

GROUND FLOOR



DIVISIBLE STOREFRONT, UP TO 20' FOR 3 TENANTS

THE INTERIOR

Mezzanine Level

WINDOWS ON BOTH SIDES OF THE PROPERTY BRING IN NATURAL LIGHTING THROUGHOUT THE DAY



ZERO COLUMN, WIDE OPEN GROUND FLOOR SPACE WITH 18' HEIGHT CLEARANCE

THE AREA

Prime High Street Corner Retail



JOAN'S
ON THIRD



THE AREA

Prime High Street Corner Retail



PRIME RETAIL FOR LEASE

12109 VENTURA PL

12109 VENTURA PLACE
STUDIO CITY, CA 91604



ALONG
VENTURA PL



**JOAN'S
ON THIRD**

THE AREA

Prime High Street Corner Retail



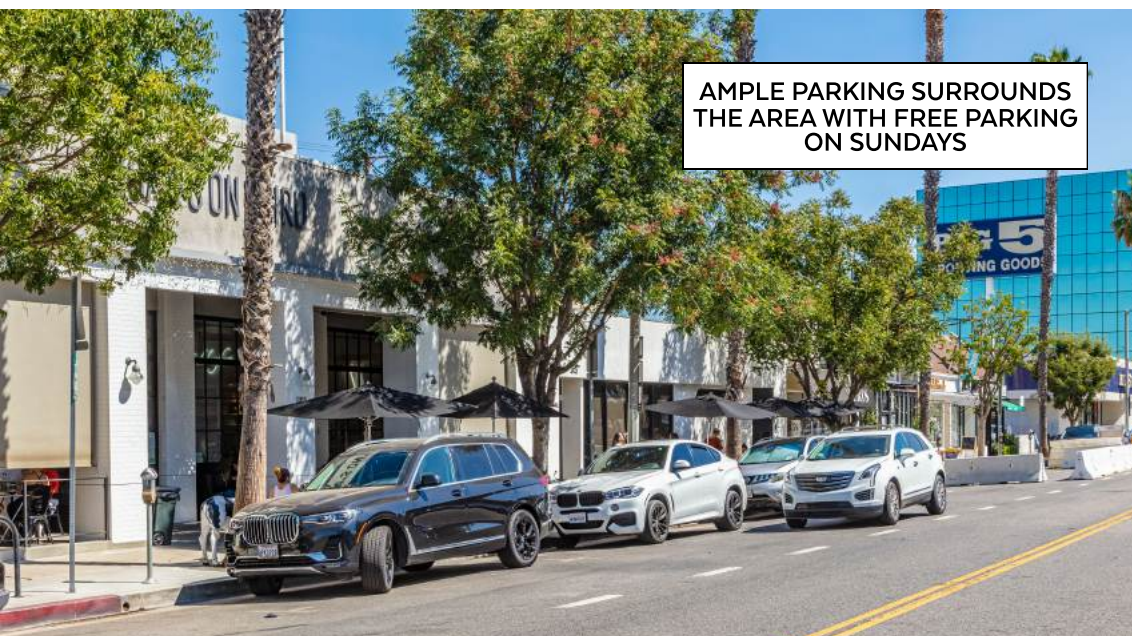
PRIME RETAIL FOR LEASE

12109 VENTURA PL

12109 VENTURA PLACE
STUDIO CITY, CA 91604



PARKING LOT ON VENTURA PL
ACROSS FROM THE PROPERTY

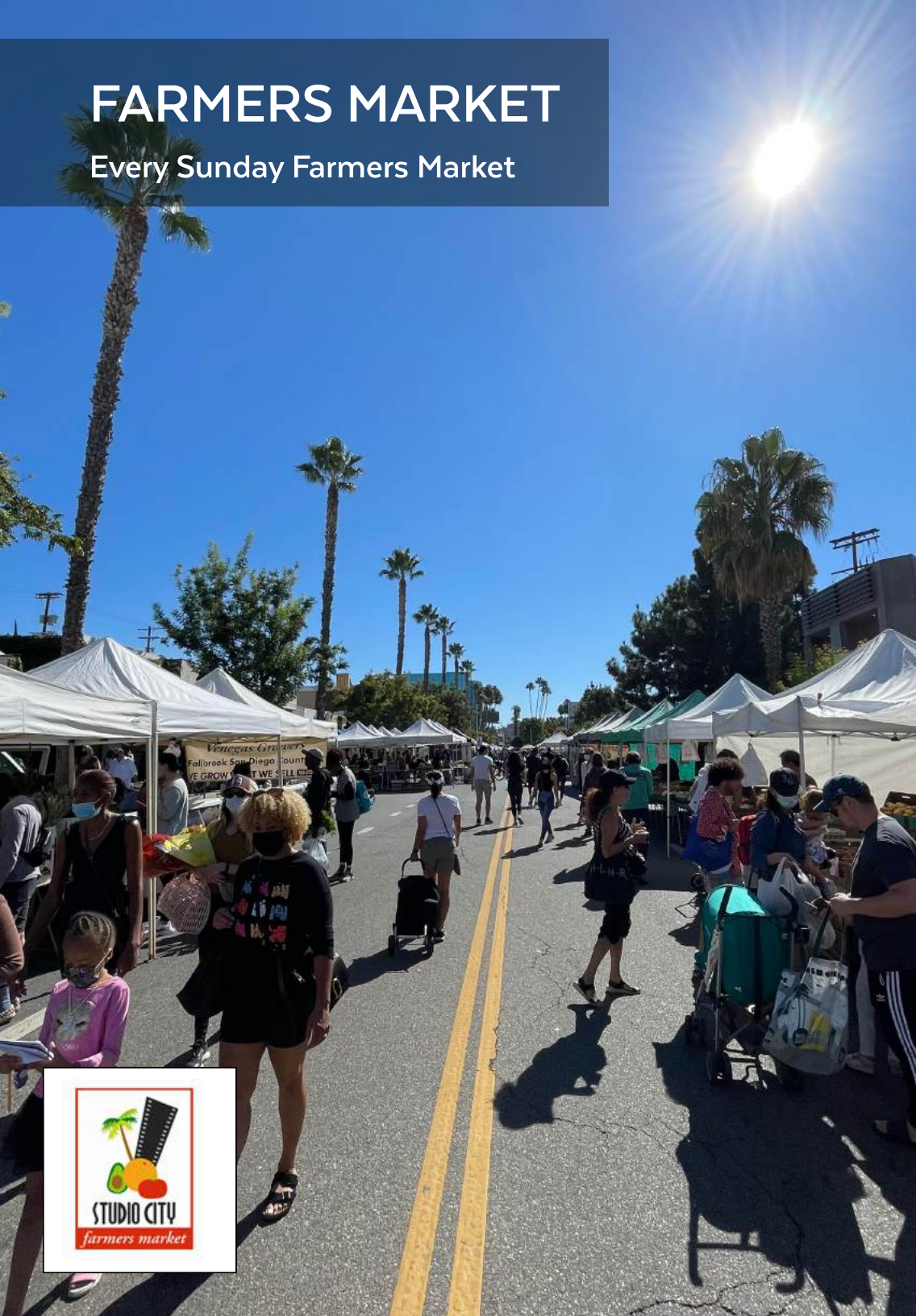


AMPLE PARKING SURROUNDS
THE AREA WITH FREE PARKING
ON SUNDAYS



FARMERS MARKET

Every Sunday Farmers Market



PRIME RETAIL FOR LEASE

12109 VENTURA PL

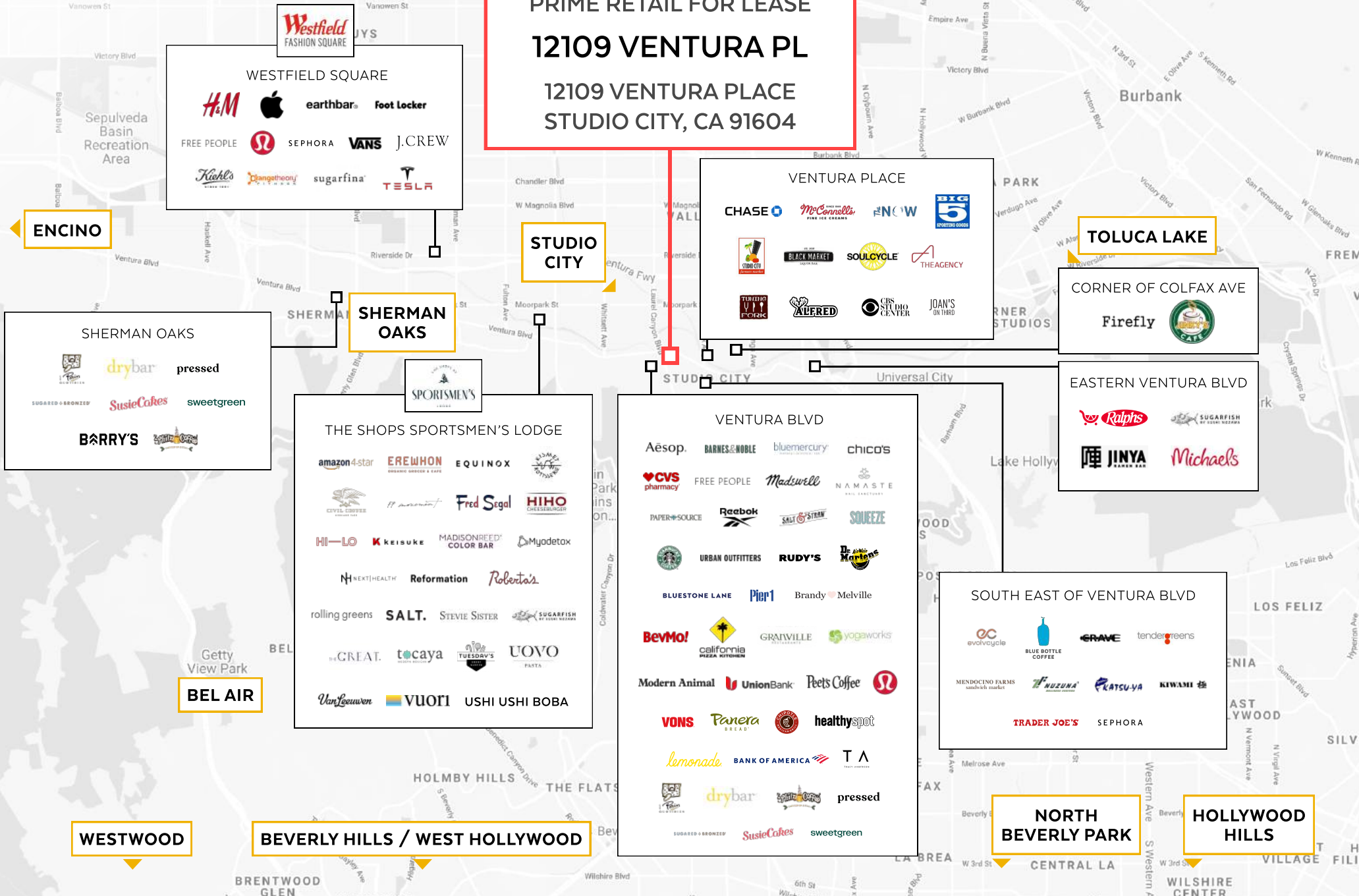
12109 VENTURA PLACE
STUDIO CITY, CA 91604



AREA MAP

Co-Tenancy Within 5 Miles

PRIME RETAIL FOR LEASE
12109 VENTURA PL
12109 VENTURA PLACE
STUDIO CITY, CA 91604



Westfield FASHION SQUARE

WESTFIELD SQUARE

H&M Apple earthbar Foot Locker

FREE PEOPLE Sephora VANS J.CREW

Kiehl's Olantheology sugarfina TESLA

VENTURA PLACE

CHASE McCovella F&NW BIG 5

BLACK MARKET SOULCYCLE THE AGENCY

FORK ALFRED CBS RADIO CENTER JOAN'S ON THIRD

CORNER OF COLFAX AVE

Firefly SUGARFISH CAFE

SHERMAN OAKS

drybar pressed

SUGARED + BRONZED SusieCakes sweetgreen

BARRY'S

SHERMAN OAKS

SPORTSMEN'S LODGE

THE SHOPS SPORTSMEN'S LODGE

amazon4-star EREWHON EQUINOX

CIVIL COFFEE Fred Segal HIHO CHEESEBURGER

HI-LO Keisuke MADISON REED COLOR BAR Myodetox

NEXT HEALTH Reformation Roberta's

rolling greens SALT. STEVIE SISTER SUGARFISH BY LOAN SOZAN

THE GREAT. tocaya TUESDAY'S UOVO

VanLauren VUORI USHI USHI BOBA

VENTURA BLVD

Aesop. BARNES & NOBLE bluemercury chico's

CVS pharmacy FREE PEOPLE Madewell NAMASTE

PAPER SOURCE Reebok SALT & STRAIN SQUEEZE

Starbucks URBAN OUTFITTERS RUDY'S DeMott's

BLUESTONE LANE Pier1 Brandy Melville

BevMo! CALIFORNIA PIZZA KITCHEN GRANTVILLE yogaworks

Modern Animal UnionBank Peets Coffee

VONS Panera healthy spot

lemonade BANK OF AMERICA T.A.

drybar pressed

SUGARED + BRONZED SusieCakes sweetgreen

EASTERN VENTURA BLVD

Ralphs SUGARFISH

JINYA Michaels

SOUTH EAST OF VENTURA BLVD

OC evocycle BLUE BOTTLE COFFEE GRAVE tendergreens

MENDOCINO FARMS MULLINA RATSUYA KIYASHI

TRADER JOE'S SEPHORA

WESTWOOD

BEVERLY HILLS / WEST HOLLYWOOD

NORTH BEVERLY PARK

HOLLYWOOD HILLS



URBAN
OUTFITTERS

CVS
pharmacy

BARNES & NOBLE

Studio City Plaza
TRADER JOE'S
SEPHORA
tendergreens
GRAVE

Dr. Martens

lemonade

EQUINOX

EREWHON

California Pavillion
california PIZZA KITCHEN
BUROSO
Beynet Box
Green Apple China Bistro

MENDOCINO FARMS
sandwich market

BLACK MARKET
LIQUOR BAR

KIWAMI 極

FATAMORGANA
GELATO

Studio City Inn

Firefly

CARLTON
MOTOR LODGE

LALA'S
argentine

Sushi Stop

VENTURA BLVD

OMANO
RESTAURANT

RAIN
BAR & LOUNGE

lululemon athletica

VONS

CHIPOTLE
MEXICAN GRILL

LAUREL CANYON BLVD

Panera
BREAD

BevMo!

STUDIO CITY
farmers market

Studio City

CBS
STUDIO CENTER
38 ACRE CAMPUS
1,655,280 SF CAMPUS


COLFAX AVE

MOORPARK ST


-  SUBJECT
-  AMENITIES
-  ENTERTAINMENT
-  LODGING

TRAFFIC COUNTS


Car Count and Parking Details

 48,106


PRIME RETAIL FOR LEASE
12109 VENTURA PL
12109 VENTURA PLACE
STUDIO CITY, CA 91604


 51,041


 40,597

 **FREE 2 HOUR PARKING**

**CBS STUDIO CENTER**
38 ACRE CAMPUS
1,655,280 SF CAMPUS

 37,096

 36,330

 40,771

MAP KEY

-   **METERED PARKING**
-   **FREE 2 HOUR PARKING**
-   **4 DEDICATED SPOTS FOR TENANTS/DELIVERY**

FREE STREET PARKING EVERY SUNDAY

FLAGSHIP RETAIL/RESTAURANT AVAILABLE

12109 VENTURA PL

12109 Ventura Place, Studio City, CA 91604

BRANDON COHAN
President,
Brandon Cohan Real Estate

+1 310.654.0200
Brandon@bcre.la
LIC. #01903949



BRANDON COHAN
REAL ESTATE