

L.A. FITNESS IN PRIME STUDIO CITY AVAILABLE
11309 VENTURA BOULEVARD, STUDIO CITY, CA 91604



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DRE #00923779



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PROPERTY FEATURES

- + Unit #11317: ±2,550 SF Available
- + Unit #11309: ±925 SF Available
- + Unit #11303: ±1,219 SF Available
- + Unit #11301: ±16,743 SF Available
- + Units #11301 & #11303 are currently combined for a total of ±17,962 SF
- + National Tenants Including UPS, Verizon & State Farm
- + Vibrant Community Center
- + Diverse Tenant Mix
- + 150 Free Surface Spaces, Ratio of 3.95/1,000
- + 4 Designated Parking Spaces and Additional Shared Parking

AREA AMENITIES

- + Surrounded by Other Strong National and Regional Tenants: Starbucks, Trader Joe's, Sephora, Michael's, Katsu-Ya, and Stout Burgers
- + Near by CBS, NBC & Warner Studios With Impressive Daytime Work Force
- + Young, Professional Demographic
- + Strong Residential Population With Average Household Incomes Above \$115,000 in 1 Mile Radius



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POPULATION

1-mile	22,914
3-mile	177,688
5-mile	600,266



AVERAGE HOUSEHOLD INCOME

1-mile	\$118,974
3-mile	\$108,988
5-mile	\$95,516



DAYTIME POPULATION

1-mile	9,879
3-mile	87,587
5-mile	352,273



TRAFFIC COUNTS
 ±46,358 cars per day

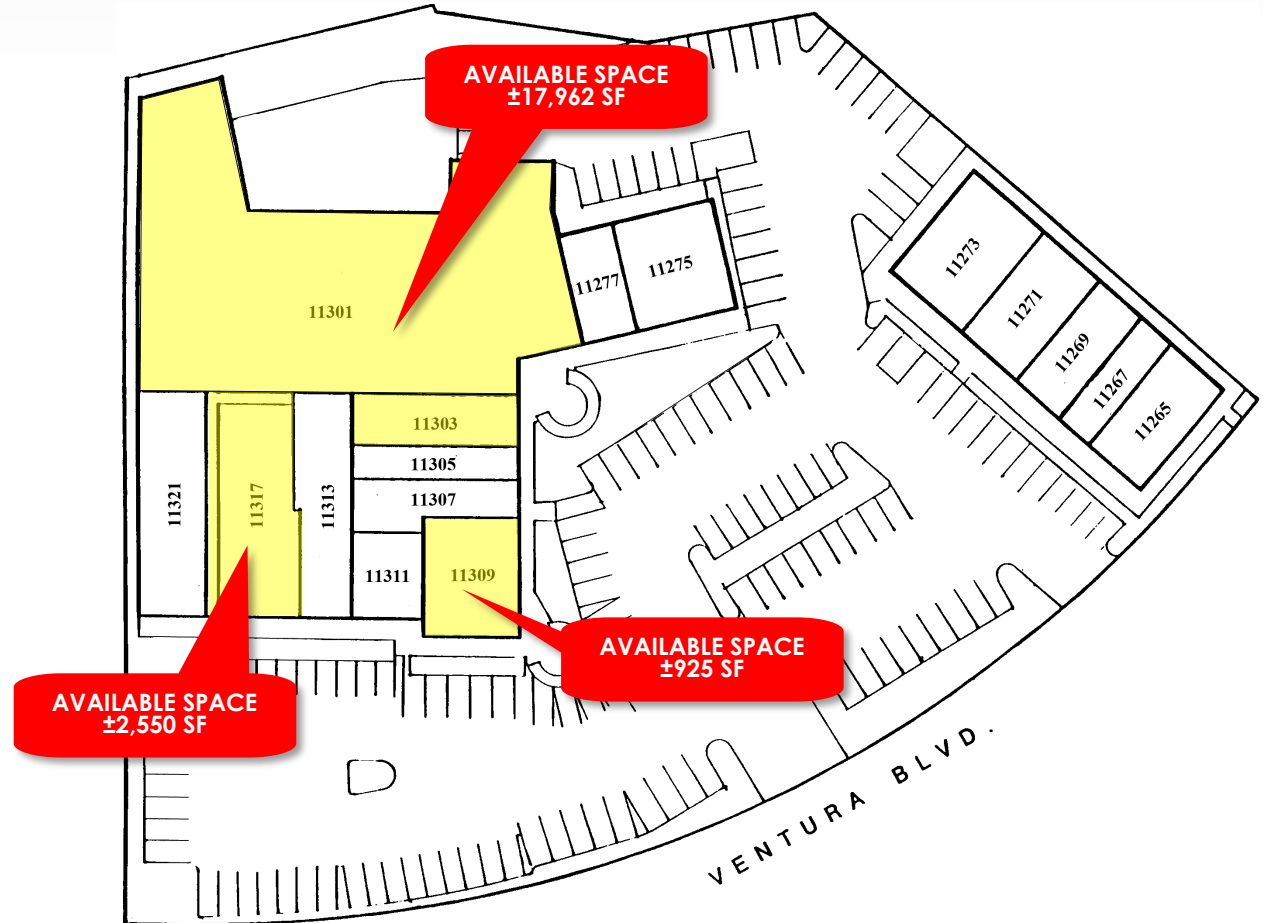
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UNIT	TENANT
11265	Verizon Wireless
11267	State Farm
11269	Asian Restaurant
11271	The UPS Store
11273	8 oz Poke
11275	Cleaners
11277	H&R Block
11301	LA Fitness - ±16,743 SF
11303	LA Fitness - ±1,219 SF
11305	Vitamin Store
11307	Optometry
11309-A	Salon
11309	Pharmacy - ±925 SF
11311	Lash Bar & Boutique
11313	Spa
11317	Zydeco Studios - ±2,550 SF
11321	Beauty Solutions



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