

MULTI-CONCEPT ENTERTAINMENT VENUE

OFFERING MEMORANDUM

1115

VENTURA BLVD
STUDIO CITY, CA 91604

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Marcus & Millichap
BRANDON MICHAELS
GROUP

MULTI-CONCEPT ENTERTAINMENT VENUE

1115

VENTURA BLVD
STUDIO CITY, CA 91604

EXCLUSIVELY LISTED BY

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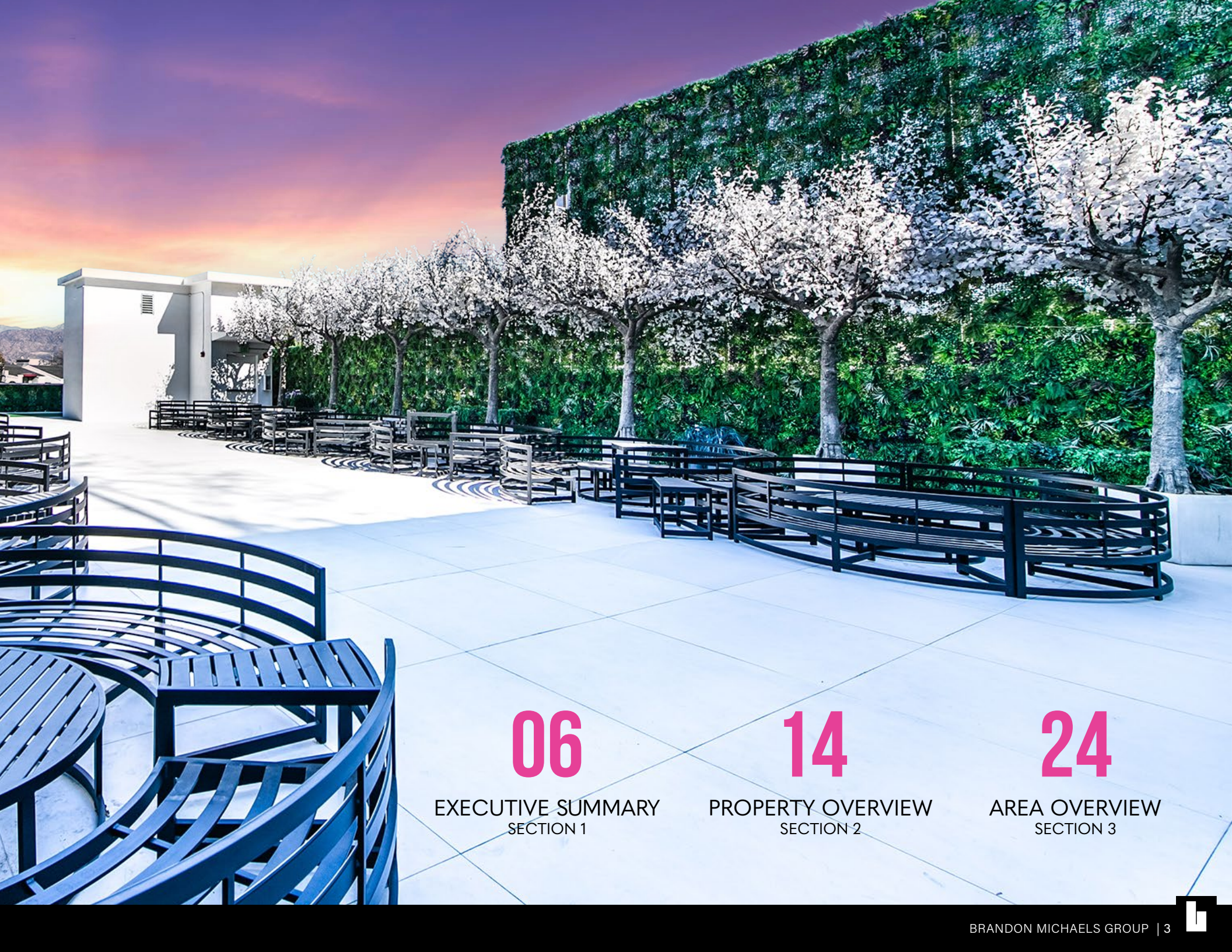
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EXECUTIVE SUMMARY
SECTION 1

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PROPERTY OVERVIEW
SECTION 2

24

AREA OVERVIEW
SECTION 3



MULTI-CONCEPT ENTERTAINMENT VENUE

115

VENTURA BLVD
STUDIO CITY, CA 91604



SPROUTS
FARMERS MARKET

CAV



VENTURA BLVD
STUDIO CITY, CA 91604





TRADER JOE'S

THE SHOPS AT
SPORTSMEN'S
LODGE

Radford
STUDIO CENTER

CBS
TELEVISION
STUDIOS

A

HomeGoods

ups
THE UPS STORE

Michaels

Marshalls

Callout box

Callout box

EXECUTIVE SUMMARY

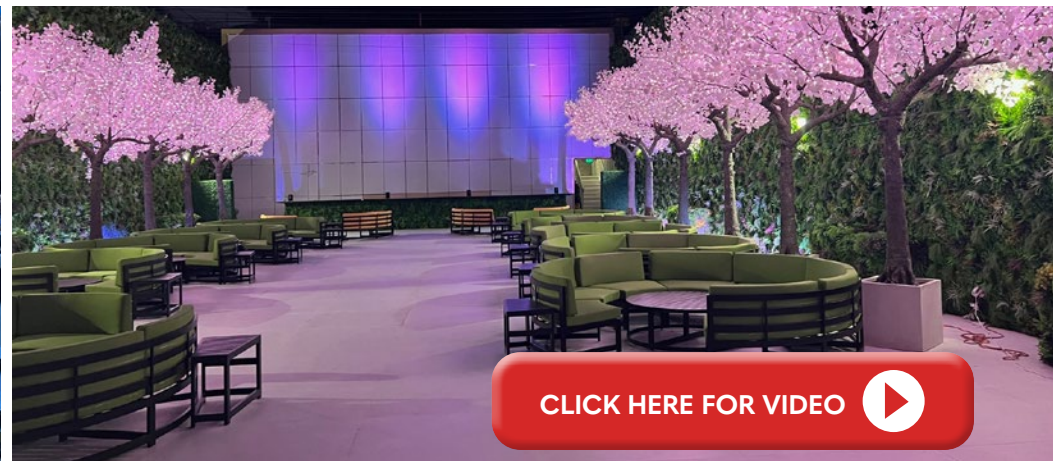
The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 11150 Ventura Blvd, a 15,000 square foot three-story, new construction, multi-concept entertainment venue situated on 0.14 acres of land (6,258 SF), on Ventura Blvd just east of the Silver Triangle, in Studio City, CA.

11150 Ventura Blvd offers the astute investor or operator a unique opportunity to create a one-of-a-kind experience. The building, constructed in 2023, was meticulously designed to offer an immersive dining and entertainment experience. The property is ideal for dinner and a show, events, banquets, or a social club, and can be transformed to accommodate different uses during the day and night.

The multilevel project offers different experiences on each floor's 5,500 SF floorplate. Interested parties should independently verify the square footage of the property. On the first-floor, patrons are greeted to a sanctuary to unwind, conduct meetings, and utilize lockers. The second floor offers a diverse range of entertainment, capable of hosting private events, live concerts, shows, and nightlife experiences. The site is approved for live entertainment and DJ, which, with over 200 mounted monitors, can create an indescribable captivating experience. The second floor is accompanied by its own dedicated kitchen with large walk-in cooler/freezer. The rooftop boasts

panoramic views of Universal City and San Gabriel Mountains. It's equipped with its own dedicated kitchen, 35' bar, large projector wall, and 16 LED trees to serve everything from a weekend brunch to open lounge use to private events. The subterranean level serves as the site's parking for patrons and employees, and can be configured by valet parking to fit 35 vehicles comfortably. An additional 50 parking spaces are made available across the street at Marshall's via a parking agreement.

11150 Ventura Boulevard is located just west of the SW signalized corner of Ventura Boulevard & Vineland Avenue, centrally positioned in Studio City, CA, beside the coveted Silver Triangle shopping district. The property enjoys excellent visibility, with approximately 50 feet of frontage along Ventura Boulevard. Ventura Boulevard is a highly trafficked east-west commercial thoroughfare with traffic counts in excess of 36,000 VPD.



[CLICK HERE FOR VIDEO](#) 

PROPERTY HIGHLIGHTS



Best Offer

PRICE



2023

YEAR BUILT



35 Spaces

PARKING



15,000 SF of Entertainment Space Plus an Additional 6,000 SF Subterranean Garage

BUILDING SF*



Vacant

OCCUPANCY



2.33 Spaces(s) Per 1000

PARKING RATIO



36,000 VPD

TRAFFIC COUNTS



Ventura Blvd & Vineland Ave

CROSS STREETS



0.14 Acres (6,258 SF)

LOT SIZE

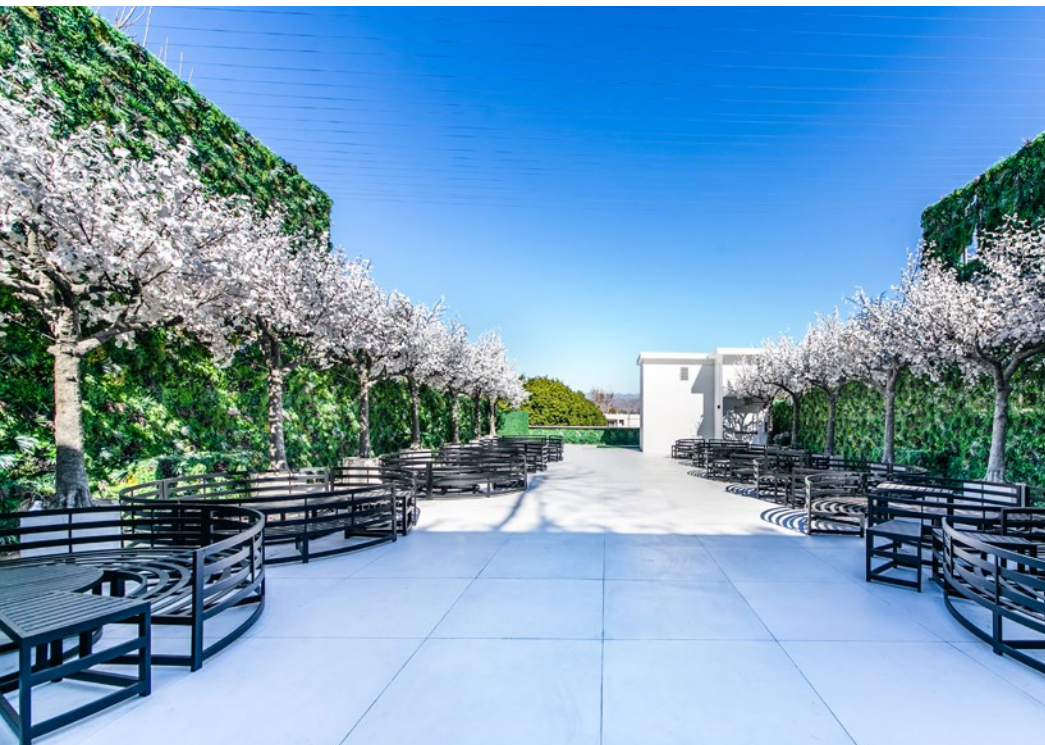
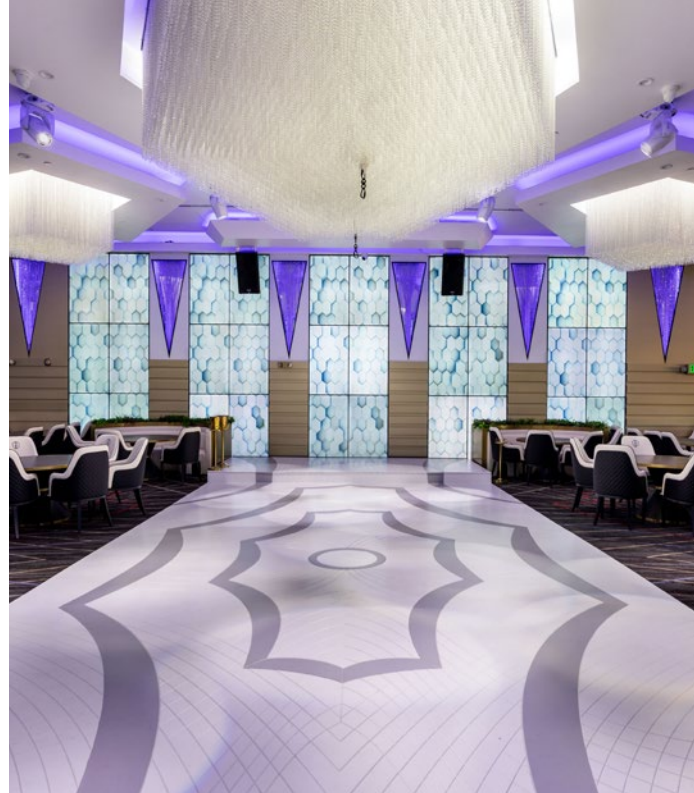
*All Square Footages Referenced are Approximate. The Los Angeles County Assessor References a Square Footage of 10,564 SF which does not include the rooftop and subterranean parking garage. The Buyer shall Verify the Square Footages During their Due Diligence Period and Shall Rely Solely on their Own Investigations.



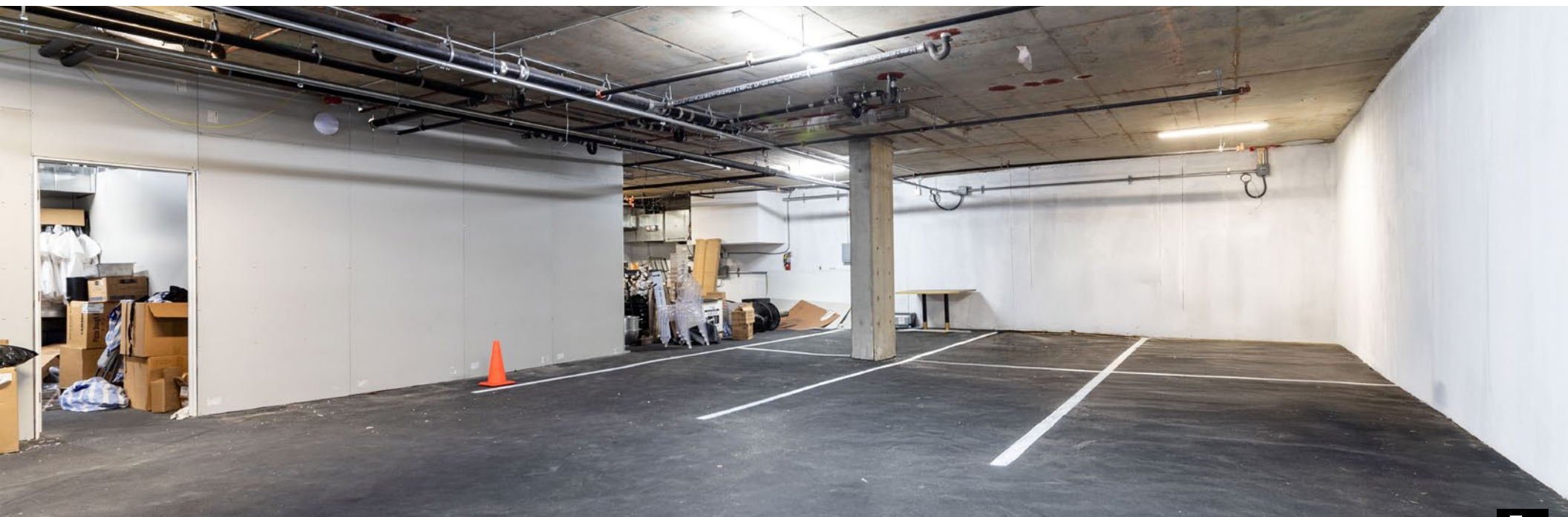












ONE-OF-A-KIND NEW CONSTRUCTION

Multi-Concept Entertainment Venue

New Construction

A 15,000 square foot property constructed in 2023. Interested parties should independently verify the square footage of the property

Potential Uses

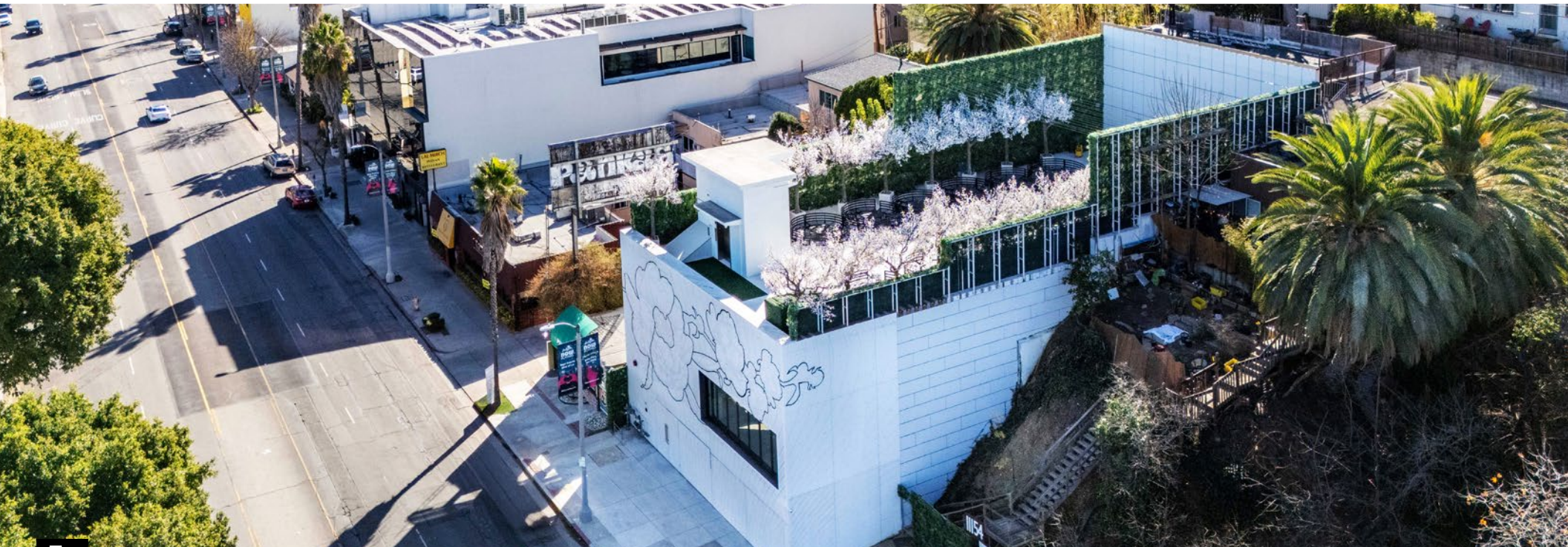
The property is ideal for dinner and a show, events, banquets, or a social club, and can be transformed to accommodate different uses during the day and night

Multi-Floor Commercial Destination

5,500 SF floor plates with three levels including a rooftop bar and restaurant space

Occupancy Load

An occupancy load of 752, one of the largest of its kind in Los Angeles



METICULOUSLY DESIGNED

Immersive Dining & Entertainment Experience

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First Floor Welcoming

Patrons are greeted to a sanctuary to unwind, conduct meetings, and utilize lockers

Second Floor Entertainment

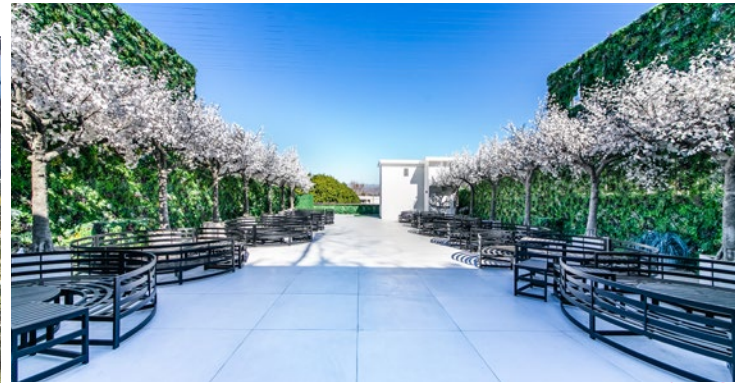
The second floor offers a diverse range of entertainment, capable of hosting private events, live concerts, shows, and nightlife experiences. The site is approved for live entertainment and DJ which, with over 200 mounted monitors, can create an indescribable immersive experience

Rooftop Restaurant with Expansive Views

The rooftop boasts panoramic views of Universal City and San Gabriel Mountains. It's equipped with its own dedicated kitchen, 35' bar, large projector wall, 16 LED trees to serve from a weekend brunch to open lounge to private events

Subterranean and Off-Site Parking

The subterranean level serves as the sites parking for patrons and employees and can be configured valet to maximize space. Additional parking is made available across the street at Marshall's via a parking agreement



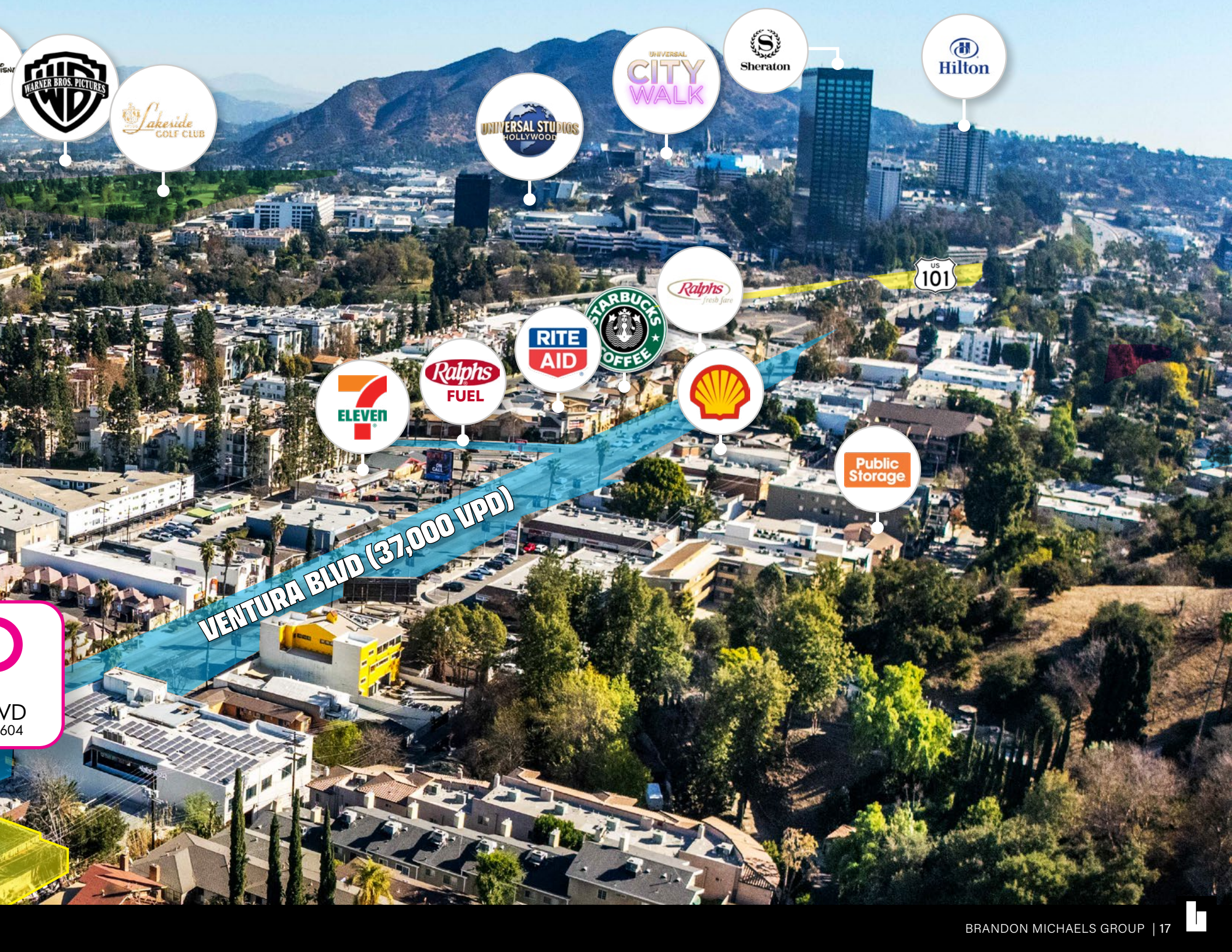


VINELAND AVE

LA DWP Los Angeles Department of Water & Power

115 VENTURA BL STUDIO CITY, CA 91





VENTURA BLVD (37,000 VPD)

VD
604



CENTRALLY POSITIONED

On Ventura Blvd in Studio City, CA

101 Freeway Access

Two (2) blocks west, or 0.4 miles, of the 101 Freeway on/off ramp at Campo De Cahuenga

Highly Trafficked Ventura Boulevard

Ventura Blvd is a highly trafficked east-west commercial thoroughfare with traffic counts in excess of 36,000 VPD

Access to Nearby Amenities

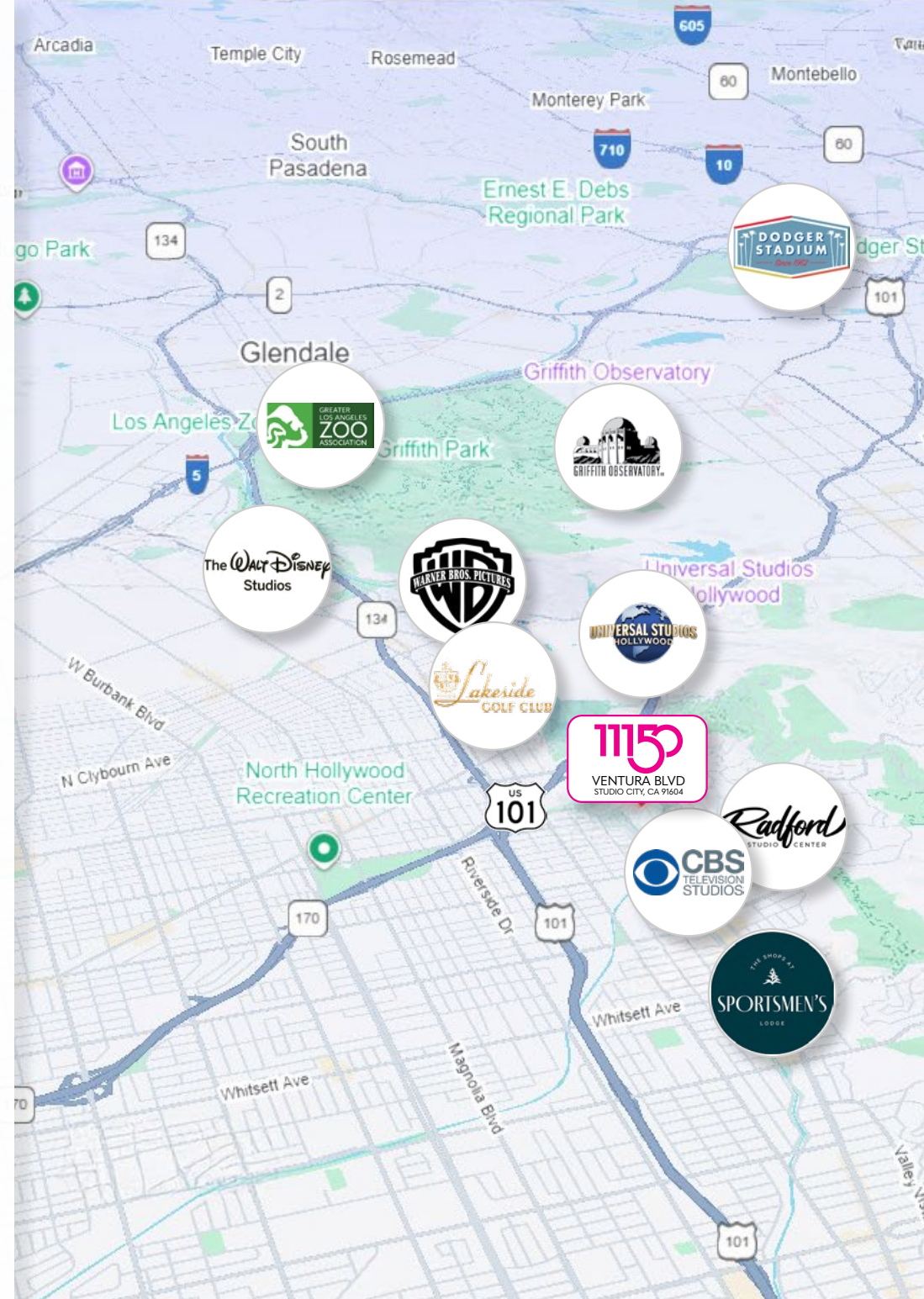
Proximate to major retail centers like the Shops at Sportsman's Lodge (2.6 miles) and Westfield Fashion Square (4.9 miles), Lakeside Golf Club (2.5 miles), and studios like CBS Studios (1.3 miles), Universal Studios (1.1 miles), Warner Brothers Studios (3.4 miles), and Walt Disney Studios (3.9 miles) State Freeway (Interstate 5) offers direct access to downtown Los Angeles and other parts of Southern California

Nearby Developments

Adjacent to major Studio City potential developments on or near Ventura Boulevard like The Residences at Sportsmen's Lodge (2.6 miles west) and Harvard Westlake River Park (2.1 miles west) expected to add more character to Studio City's already bustling commercial corridor

Access to Employment Hubs

Centrally positioned to major employment hubs of Universal City, Glendale and Burbank to the east and Encino and Sherman Oaks to the west, Beverly Hills to the south and Toluca Lake to the north



AFFLUENT SUBMARKET

With Dense Surrounding Population

Dense Nearby Population

Population of more than 24,100 people within one mile of the subject property, 185,300 people within three miles, and 611,800 people within five miles

Average Household Incomes

Immediate submarket boasts a strong average household income within one, three, and five miles is \$128,900, \$121,400, and \$109,600, respectively

Median Household Incomes

Median income within one, three, and five miles \$98,600, \$89,400, and \$78,700, respectively

Within a 5-Mile Radius



611,800
Population



\$109,600
Avg HH Income



\$78,700
Median HH Income

Household Density

12,000 HH

1-Mile

85,600 HH

3-Mile



\$422 MIL
Annual Spending
of 1,850 Businesses
Within 1-Mile Radius



\$1,078,000
Median Home Value



PROPERTY UPGRADES

Improvements, Features, Licenses, & CUPs

.....

Two (2) Bars (Venue and Rooftop)



Kone 4000
Gurney Approved Elevator



Approximately 26'x50'
Rooftop Projector Wall



Two (2) "A" Rated Kitchens



Subterranean Parking, Can
Accomodate 35 Vehicles



Over 200+ Monitors





Sixteen (16') Ceilings with Crystal Chandeliers



40 High Definition Cameras

Luxurious Bespoke Furniture with Approximately 650 Chairs

Improvements & Features

Total occupancy load of 752

Equipped with **Two Bars** and **Two "A" Rated Kitchens** (Main floor kitchen is equipped with **large walk-in cooler and freezer** and **rooftop kitchen comes with a pizza oven**)

Kone 4000, gurney approved, elevator, in addition to **2 separate sets of stairs** and **genie lift/dumb waiter** to carry prepared food between the floors

On site **subterranean parking** which can comfortably accommodate **35 valeted vehicles** and **50 overflow parking spaces available at the Marshall's retail center**

Sixteen (16') ceilings with crystal chandeliers, over 200+ monitors throughout the main floors, and accessory **moving lights** to create and enhance an immersive entertainment experience

Approximately **26'x50' rooftop projector wall** and **LED trees**

Luxurious bespoke furniture with approximately **650 chairs**

Paid for appliances to cater to any patron's need

40 high definition cameras

Licences & CUPs

Certificate of Occupancy **Issued 2023**

Type 47 Liquor and **Entertainment ABC License**

Condition use to **allow sale & dispensing of a full line of alcoholic beverages** for onsite consumption

Condition use to **allow dancing with live entertainment**

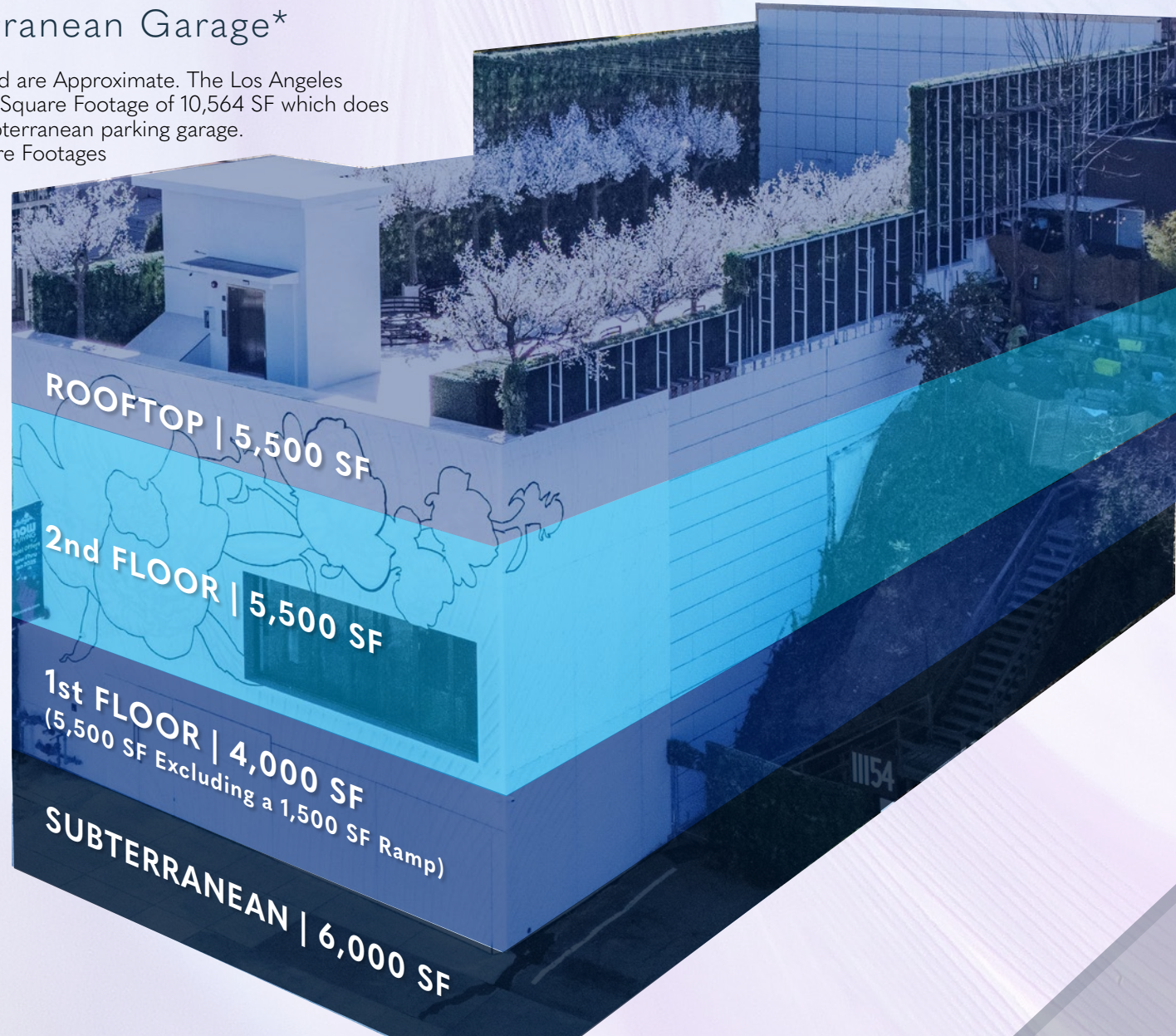


STACKING PLAN

11150 Ventura Boulevard

15,000 SF of Entertainment Space Plus an Additional
6,000 SF Subterranean Garage*

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11150

VENTURA BLVD
STUDIO CITY, CA 91604

Best Offer

PRICE

Vacant

OCCUPANCY

**15,000 SF of
Entertainment
Space Plus an
Additional 6,000 SF
Subterranean Garage**

BUILDING SF*

36,000 VPD

TRAFFIC COUNTS

35 Spaces

PARKING

0.14 Acres (6,258 SF)

LOT SIZE

2.33 Spaces(s) Per 1000

PARKING RATIO

2023

YEAR BUILT

**Ventura Blvd
& Vineland Ave**

CROSS STREETS

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STUDIO CITY, CALIFORNIA

Studio City is in the eastern part of the San Fernando Valley and is bordered by the Los Angeles neighborhoods of North Hollywood to the north, Sherman Oaks to the west, Toluca Lake and Burbank to the east and the Hollywood Hills to the south. The neighborhood is part of the City of Los Angeles and has a population of around 40,000 people. The subject property is ideally near Ventura Boulevard, a major thoroughfare connecting the San Fernando Valley from Universal City to Calabasas.

Less than 1.0 miles to the west of the property is the Silver Triangle, one of Studio City's most sought after neighborhoods, beginning at the intersection of Laurel Canyon and Ventura Boulevard. This area is known not only for its homes, but also its walkable retail environment with popular shops, restaurants, and other retailers like Vons, Trader Joes, CVS, Urban Outfitters, Mendocino Farms, Chipotle, and many others. Beside the Silver Triangle is the 37-acre production campus of CBS Studios, one of many production companies in Studio City and a subsidiary of an industry leading supplier of television programming, Paramount Global.

West of the Silver Triangle are two of Studio City's most anticipated developments: the Residences at Sportsmen's Lodge (1.0 miles west) and the Harvard Westlake River Park (0.6 miles west). The Residences calls for razing its namesake 190-room hotel, clearing the way for the construction of a new mixed-use, three building complex, ranging from three to seven stories in height, containing a combined total of 520 apartments. The complex is intended to blend into the adjacent Shops at Sportsmen's Lodge, an Erewhon-anchored retail center built on the hotel's former conference center. The Harvard Westlake River Project is a conversion of the recently purchased 16-acre Weddington Golf and Tennis facility. Since the River Park project's first draft release in 2019, efforts have been to show its community benefit by redesigning the existing facility to include two sports fields, two gyms, eight tennis courts, a 50-meter pool, 500 car underground parking lot, walking trails, and water recapture systems.



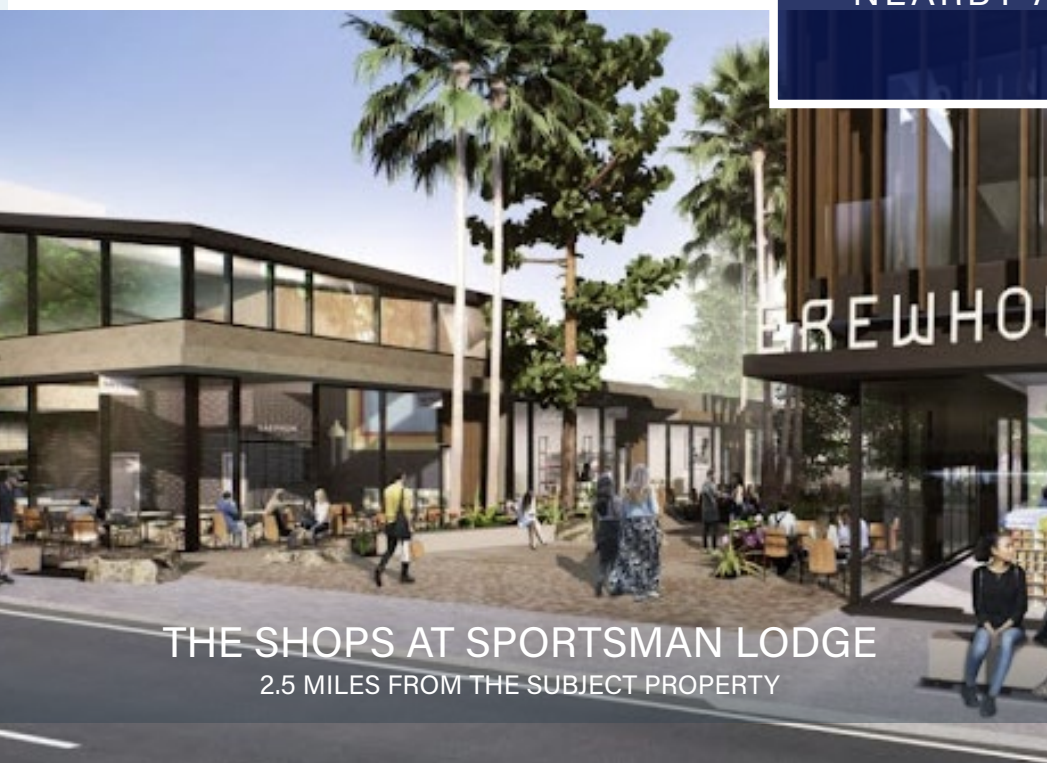


UNIVERSAL STUDIOS
1.1 MILES FROM THE SUBJECT PROPERTY

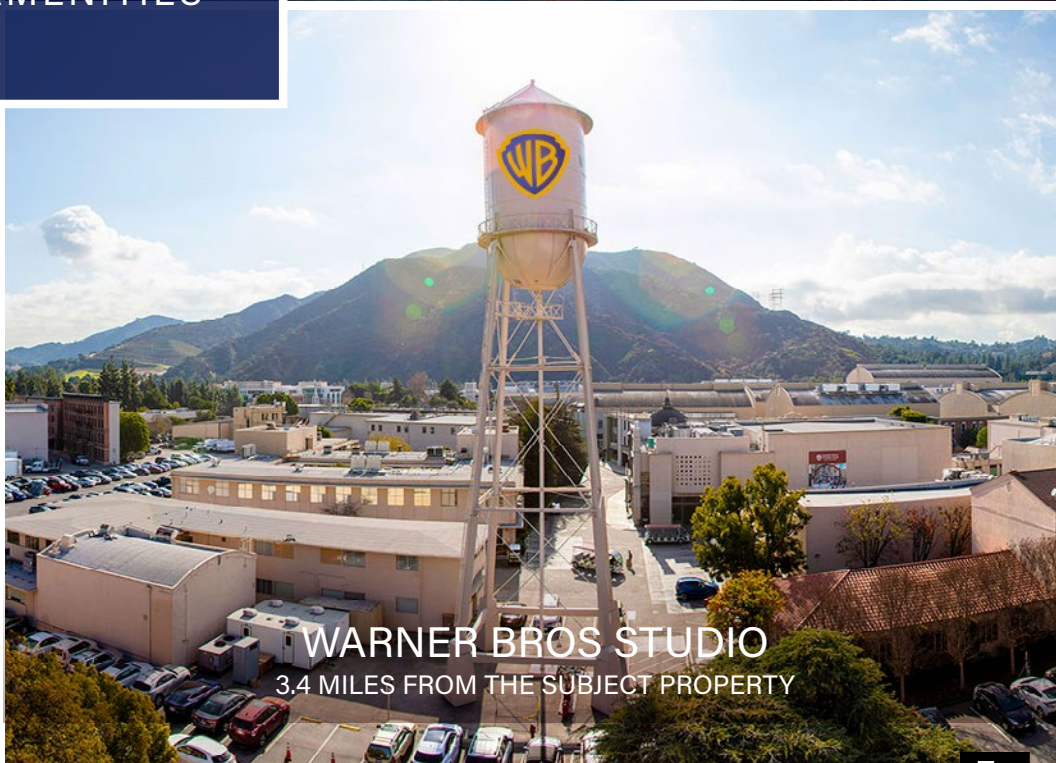


RADFORD STUDIOS
1.3 MILES FROM THE SUBJECT PROPERTY

NEARBY AMENITIES



THE SHOPS AT SPORTSMAN LODGE
2.5 MILES FROM THE SUBJECT PROPERTY



WARNER BROS STUDIO
3.4 MILES FROM THE SUBJECT PROPERTY





HOLLYWOOD

4.0

MILES FROM
SUBJECT PROPERTY



BURBANK AIRPORT

4.9

MILES FROM
SUBJECT PROPERTY

BEVERLY HILLS



8.4

MILES FROM
SUBJECT PROPERTY

DTLA



10.9

MILES FROM
SUBJECT PROPERTY

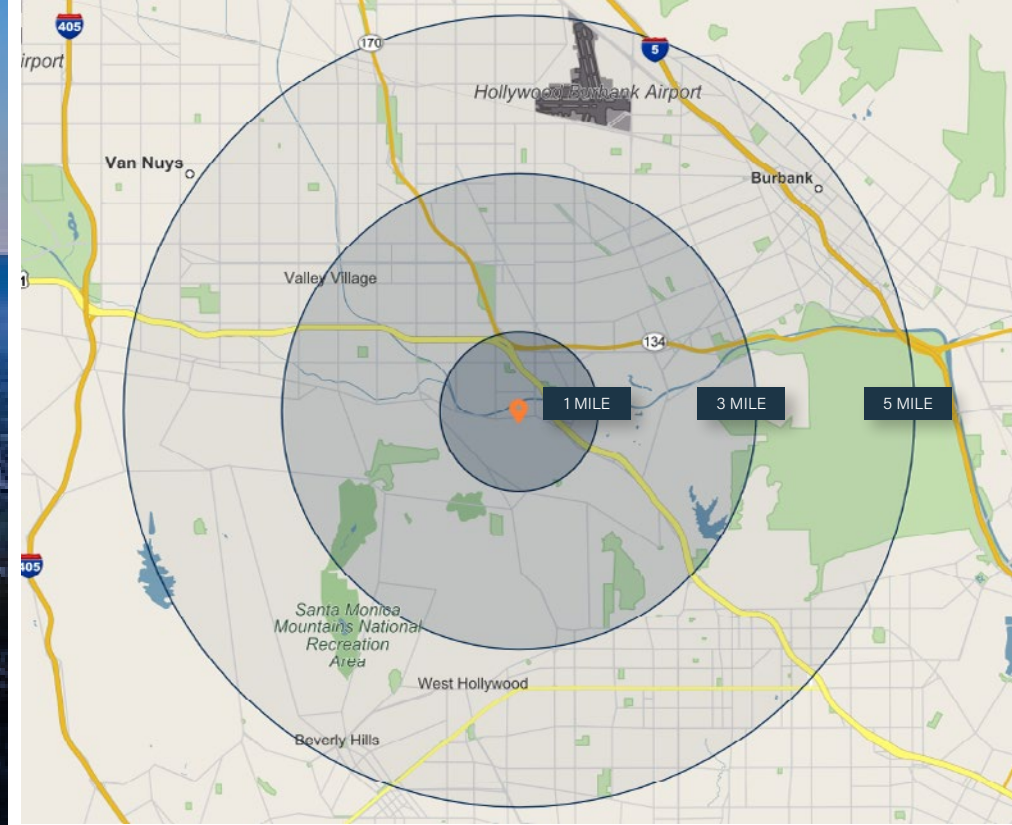


DEMOGRAPHICS STUDIO, CA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	24,100	185,300	611,800
 Households	12,000	85,600	279,700
 Average Household Income	\$128,900	\$121,400	\$109,600
 Median Household Income	\$98,600	\$89,400	\$78,700

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	24,100	185,300	611,800
Households	12,000	85,600	279,700
Average Household Size	2	2.1	2.1
Median Age	0.7%	1.0%	1.2%
Owner Occupied Households	40	40	39.8
Renter Occupied Households	4,100	30,200	81,900
Average Household Income	7,500	53,100	191,000
Median Household Income	\$128,900	\$121,400	\$109,600
Businesses	\$98,600	\$89,400	\$78,700



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11150

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BLOSSOM

Marcus & Millichap
BRANDON MICHAELS
GROUP

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