



11222
VENTURA BLVD
STUDIO CITY, CA 91607

Unique Development Opportunity Consisting of .22 Acres of Land Zoned C2-1VL-RIO on Ventura Boulevard with Traffic Counts in Excess of 45,000 Vehicles per Day in the Affluent San Fernando Valley Submarket of Studio City, CA.

11222

VENTURA BLVD

STUDIO CITY, CA 91604

EXCLUSIVELY LISTED BY

BRANDON MICHAELS

Senior Managing Director Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685

STEVEN SCHECHTER

First Vice President Investments
Tel: 818.212.2793
steven.schechter@marcusmillichap.com
CA License: 01089464

BMG TEAM

EMIN GABRIMASSIHI

Associate

DANIEL GAMBOA

Associate

GARY WINFIELD

Associate



TABLE OF

CONTENTS

EXECUTIVE SUMMARY	6
DEVELOPMENT STANDARDS	20
AREA OVERVIEW	22
DEMOGRAPHICS	24





TOLUCA LAKE



11222
VENTURA BLVD
STUDIO CITY, CA 91604

VENTURA BLVD (45,340 VPD)



UNIVERSAL

LAKESIDE
GOLF COURSE



1222
VENTURA BLVD
STUDIO CITY, CA 91604

Unique Development Opportunity Consisting of .22 Acres of Land Zoned C2-1VL-RIO on Ventura Boulevard with Traffic Counts in Excess of 45,000 Vehicles per Day in the Affluent San Fernando Valley Submarket of Studio City, CA.



EXECUTIVE SUMMARY

THE OFFERING

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 11222 Ventura Boulevard, a 9,370 square foot (.22 acres) lot zoned C2-1VL-RIO in the affluent San Fernando Valley submarket of Studio City, CA.

11222 Ventura Boulevard is two parcels of unimproved land along the Boulevard most notably between Tujunga and Vineland Avenues. Plans have been drafted for a mixed-use project utilizing the property's excellent 68' of frontage along Ventura boulevard and its alleyway to the rear. If executed, the project calls for twenty (20) surface parking spaces with a roughly 7,400 square foot retail/office space above. This unique land development opportunity also incorporates two, two-bedroom apartment units above the commercial space with their own dedicated two-car covered garages and large outdoor patio space overlooking Ventura Boulevard and Studio City.

11222 Ventura Boulevard falls under the boundaries of the Ventura/Cahuenga Boulevard Corridor Specific Plan. Currently classified in the neighborhood and general commercial subarea, the property is restricted to a by-right height of 30 feet and a 1.00 FAR however these development standards have potential to change with the adoption of the highly anticipated Ventura/Cahuenga Boulevard specific plan amendment. While the date of release for the updated specific plan is not yet known, the goal is to modernize regulations and speed up the project review process in order to support small businesses along the Valley's premier commercial corridor. In addition, the property enjoys a by-right density of 1 unit per 400 square feet of land, providing the ability to develop up to 24 units. While not currently in a City of Los Angeles Transit Oriented Community (TOC) zone, new developments at 11222 Ventura

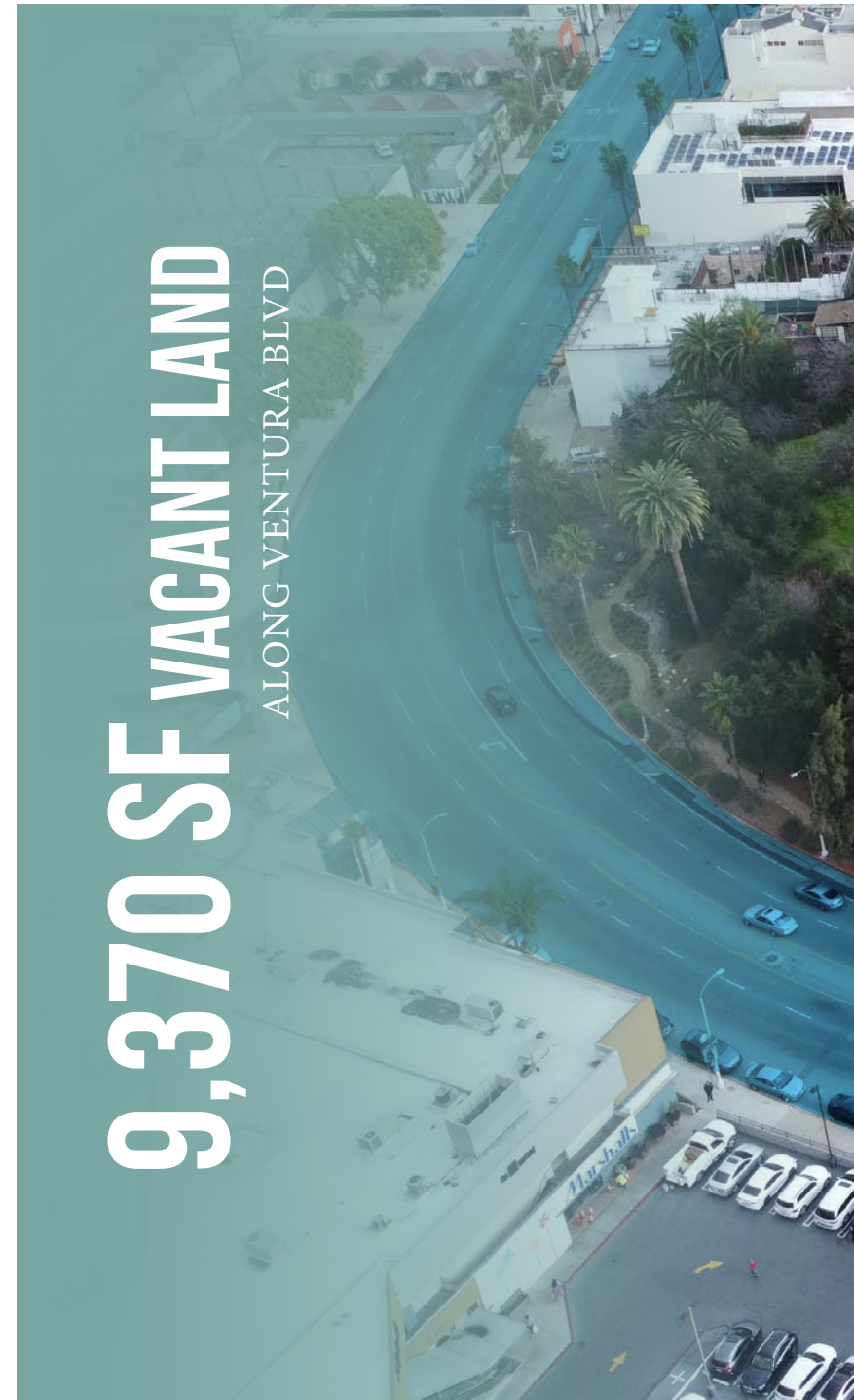
Boulevard can take advantage of California state density bonuses, providing a menu with a variety of development incentives.

The property benefits from excellent access to the 101 and 170 Freeways, offering broader contact to all reaches of the San Fernando Valley as well as Hollywood and Downtown Los Angeles. This unique land development opportunity enjoys more than 68' of visibility and frontage and daily traffic counts exceeding 45,000 vehicles per day along Ventura Boulevard.



PROPERTY SUMMARY

Address	11222 Ventura Boulevard Studio City, CA 91604
Price	\$1,600,000
Lot Size	9,370 SF
Price/SF Land	\$171
Zoning	C2-1VL-RIO
Specific Plan	Ventura/Cahuenga Boulevard Corridor
Specific Plan Designation	Neighborhood and General Commercial
Number of Parcels	2
APN #'s	2378-010-013 2378-010-012





11222
VENTURA BLVD
STUDIO CITY, CA 91607

VENTURA BLVD (45,340 VPD)

INVESTMENT HIGHLIGHTS

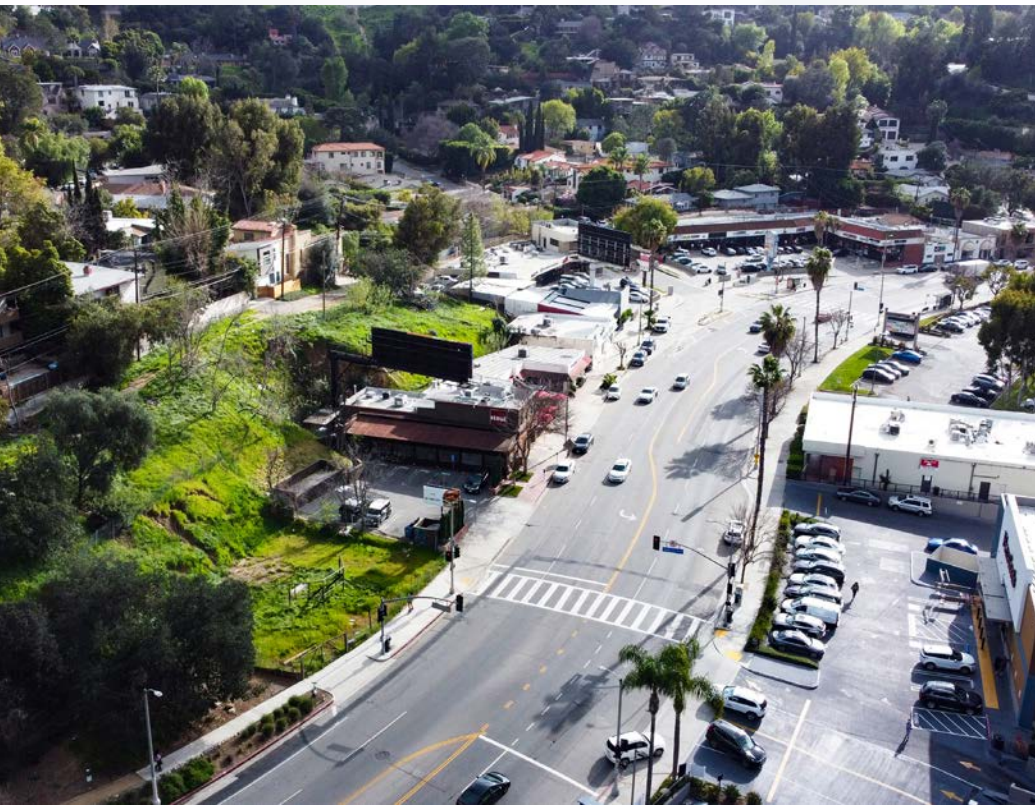
PRIME VENTURA BOULEVARD, STUDIO CITY LAND OPPORTUNITY

- 9,370 square foot (.22 acres) of land
- Zoned C2-1VL-RIO
- Excellent visibility and frontage along Ventura Boulevard
- Daily traffic counts north of 45,000 vehicles per day along Ventura Boulevard
- Direct access to the 101 and 170 Freeways
- Walk score of 76 (“very walkable”)



IDEALLY LOCATED ON WORLD-RENOWNED VENTURA BOULEVARD IN STUDIO CITY, CA

- Nestled between major cross streets of Tujunga and Vineland Avenues
- Adjacent to major Studio City potential developments on or near Ventura Boulevard like The Residences at Sportsmen’s Lodge and Harvard Westlake River Park expected to add more character to Studio City’s already bustling commercial corridor
- Proximate to nearby points of interest like CBS Studios, Universal Studios, Lakeside Golf Club, and the Silver Triangle
- Within walking distance to the key shopping centers Studio City Place and Studio Plaza with retailers Ralphs, Starbucks, Rite Aid, Marshalls, Michaels, and HomeGoods



INVESTMENT HIGHLIGHTS

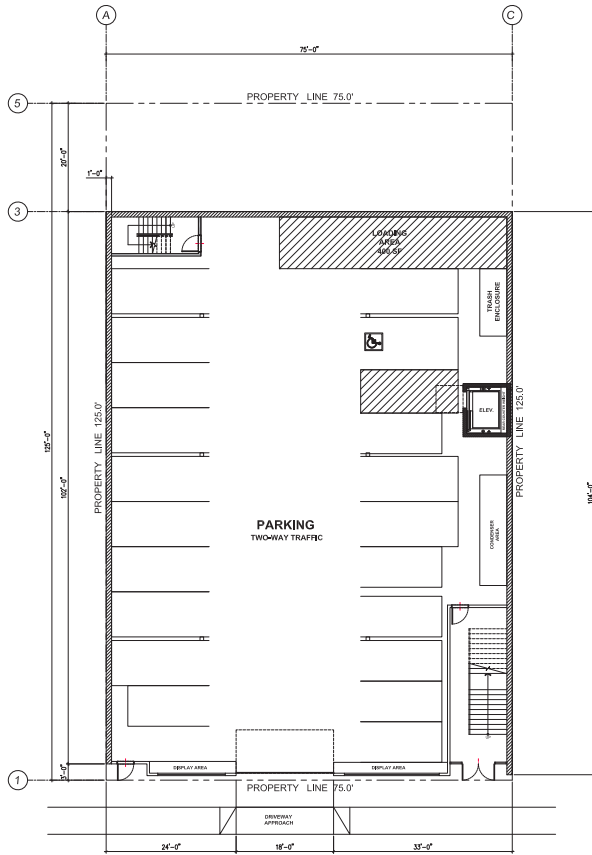
DRAFTED PLANS CALL FOR MIXED USE DEVELOPMENT

- 7,400 square feet of commercial space
- Ground floor 20-space parking garage
- Two (2), two-bed apartment units with individual 2 car garages
- Large top floor patio space with wide views of Ventura Boulevard and Studio City
- Classified as Neighborhood and General Commercial subarea in Ventura/Cahuenga Boulevard Corridor Specific Plan
- Alternative development allows for density up to 24 units

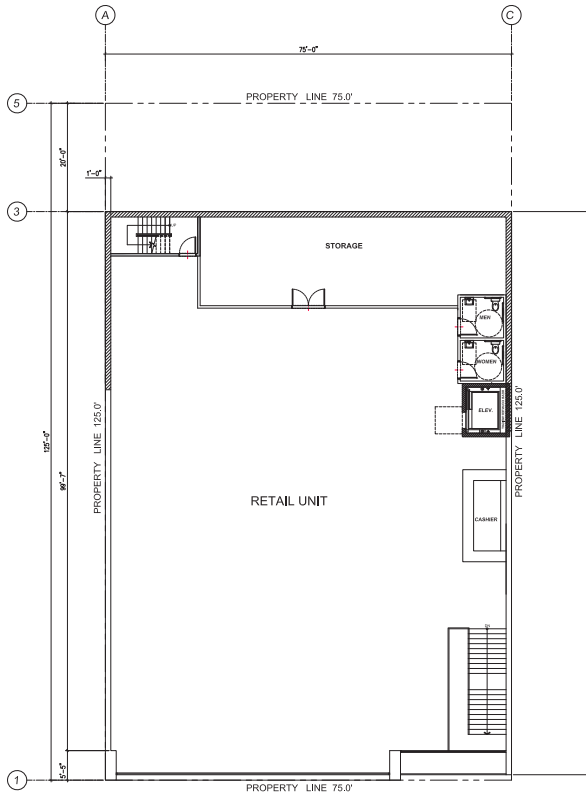
EXCELLENT EAST SAN FERNANDO VALLEY LOCATION

- Over 23,244 people within one mile of the subject property, 182,694 people within three miles, and 612,286 people within five miles
- The immediate submarket boasts an average household income within one, three, and five miles of \$134,046, \$119,734, and \$108,289, respectively
- A median income within one, three, and five miles of \$105,558, \$88,010, and \$76,989, respectively
- There are over 11,959 households within one mile of the subject property, and over 84,224 households within three miles
- The median home value in the immediate area is \$1,062,324

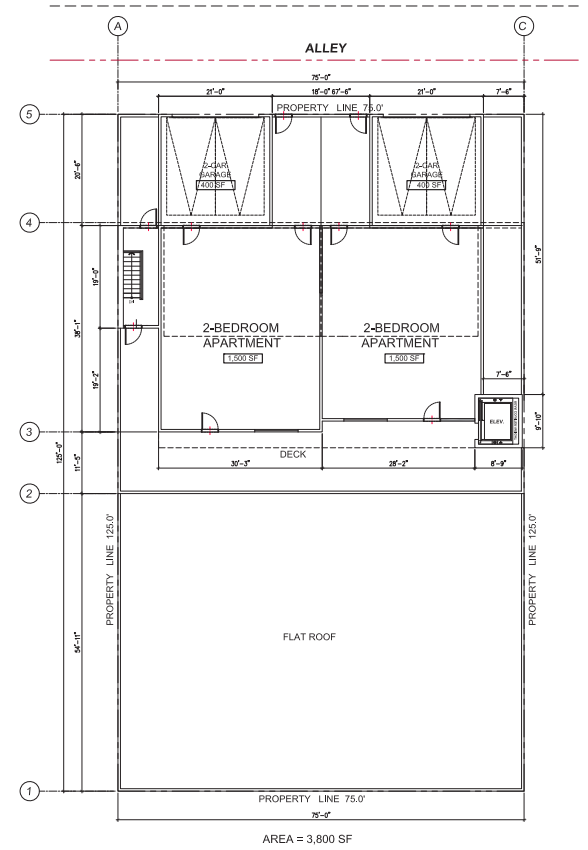
FLOOR PLANS



VENTURA BLVD.
1st FLOOR PLAN
SCALE 1/8" = 1'-0"

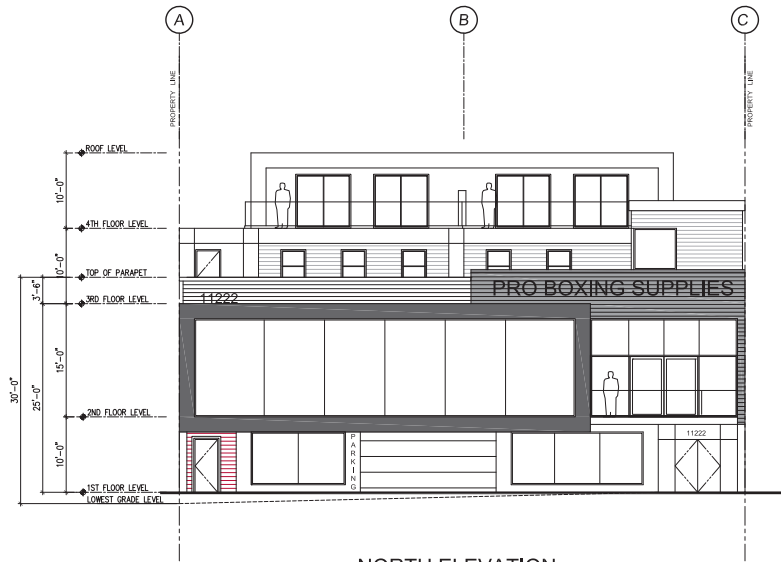


2nd FLOOR PLAN
SCALE 1/8" = 1'-0"

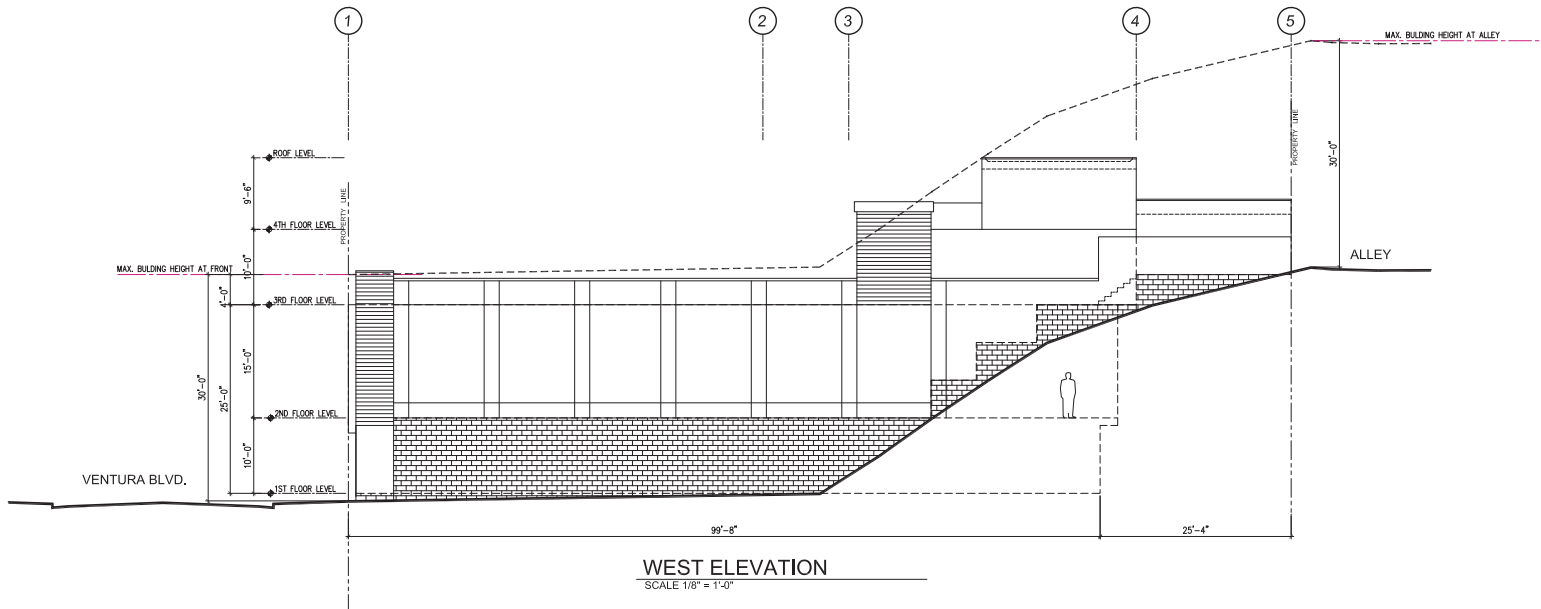


AREA = 3,800 SF

FLOOR PLANS

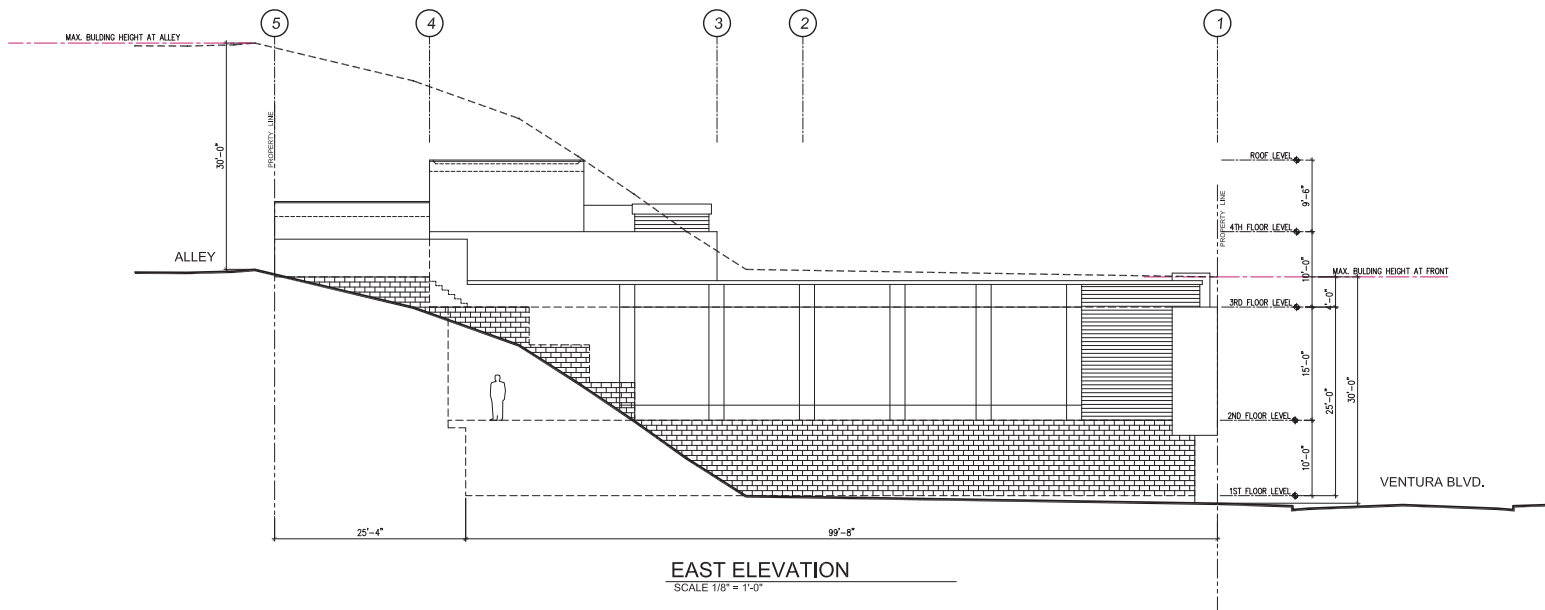
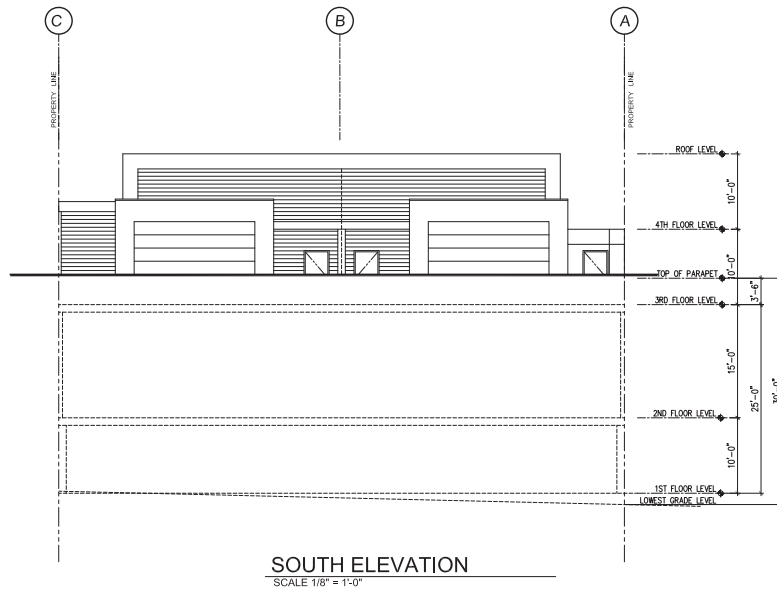


NORTH ELEVATION
SCALE 1/8" = 1'-0"

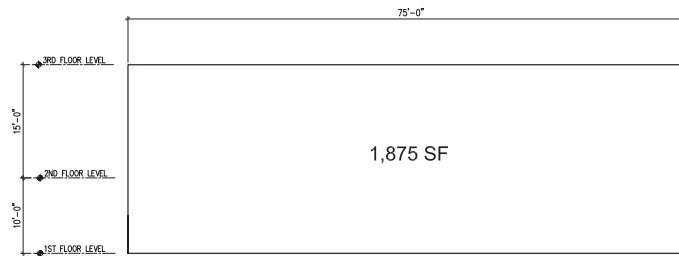
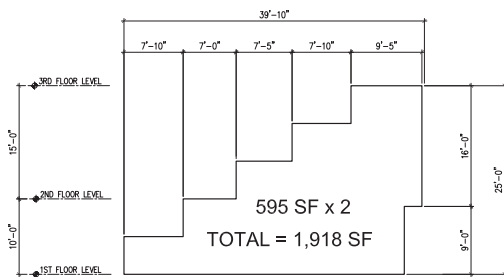
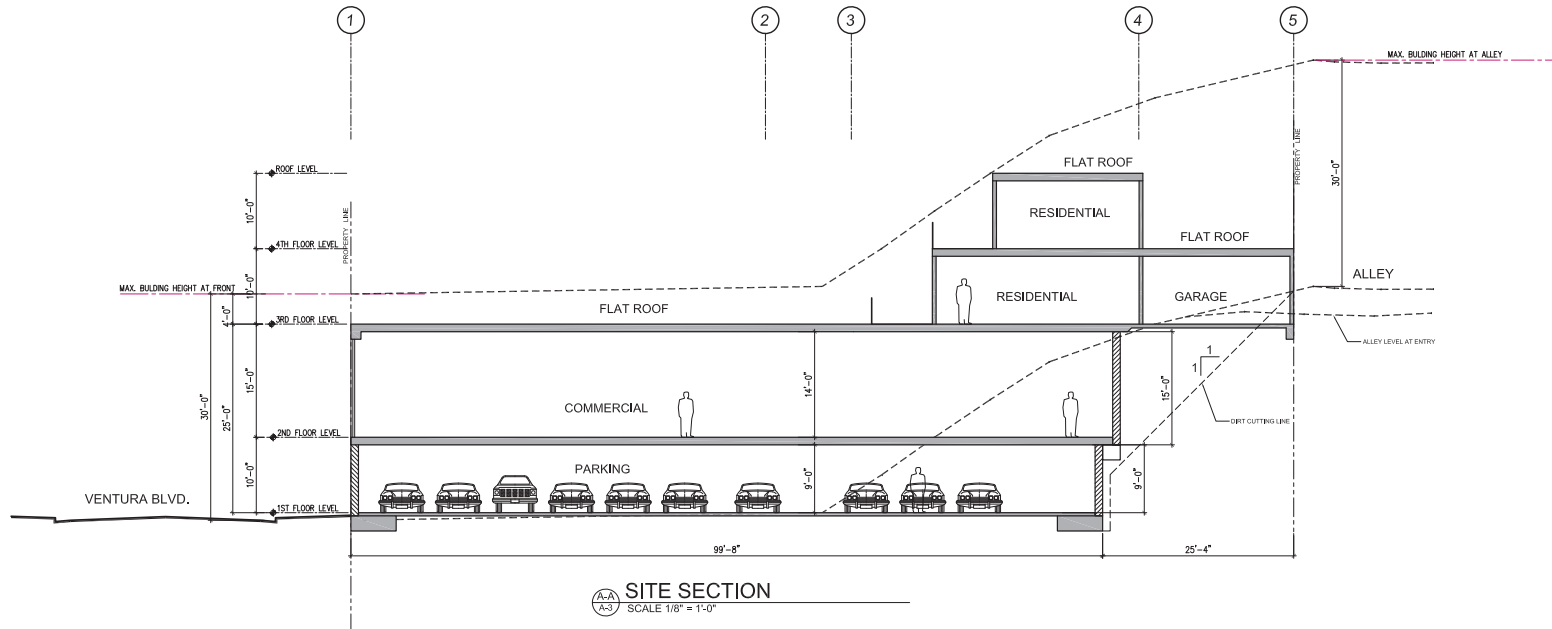


WEST ELEVATION
SCALE 1/8" = 1'-0"

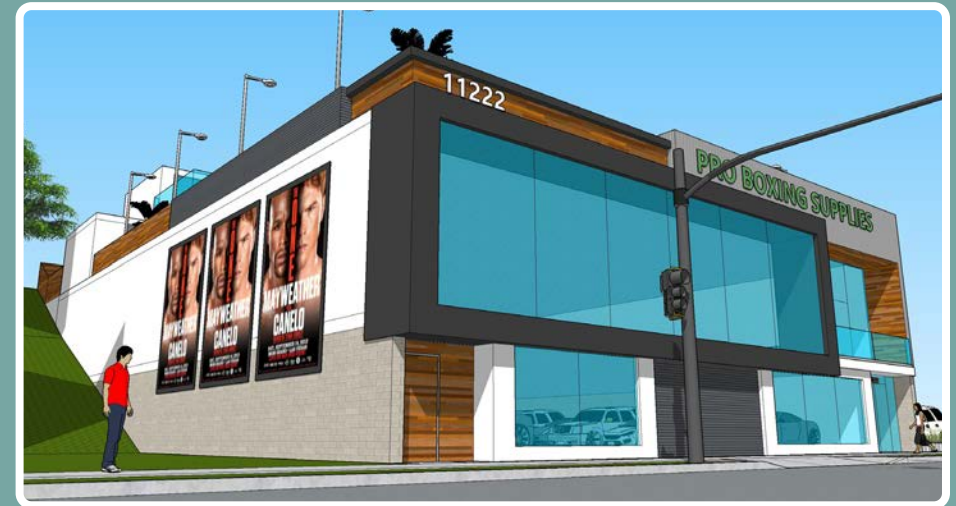
FLOOR PLANS



FLOOR PLANS



DEVELOPMENT RENDERINGS



DEVELOPMENT RENDERINGS



DEVELOPMENT RENDERINGS





11222
VENTURA BLVD
STUDIO CITY, CA 91604



VENTURA BLVD (45,340 VPD)

11222

VENTURA BLVD

STUDIO CITY, CA 91604



DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS SUMMARY

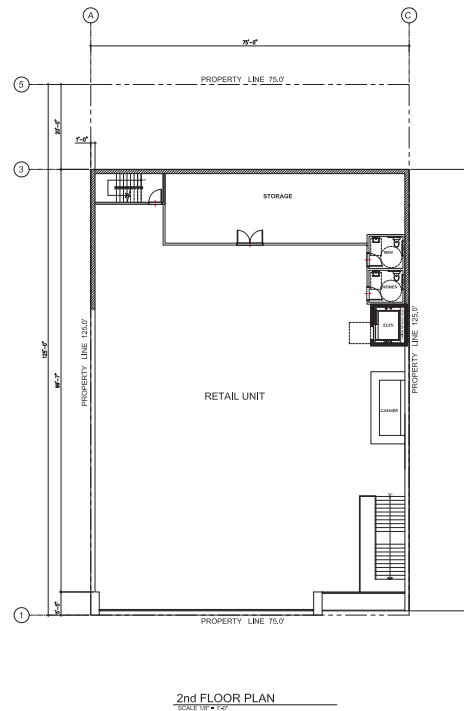
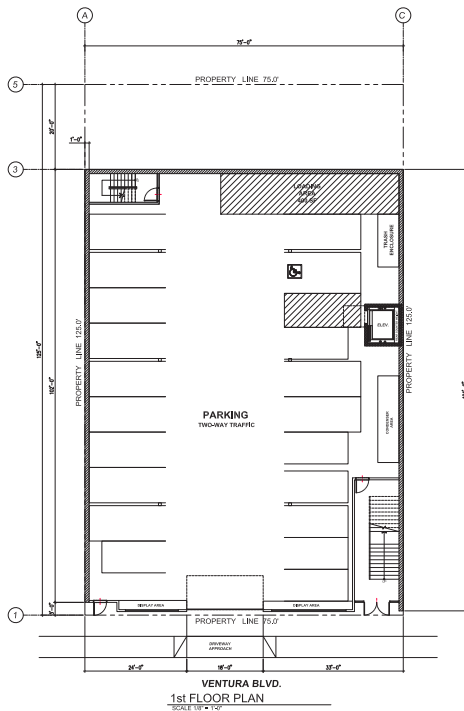
DEVELOPMENT DETAILS

Parking	20 Spaces
Commercial Space	7,400 SF
Included Units	Two (2), Two-Bed Apartments
Amenities	Elevator, Large Outdoor Patio, Separate 2-Car Garage for Apartments



PROPERTY DESCRIPTION

Plans have been drafted for a mixed-use project utilizing the property's excellent 68' of frontage along Ventura boulevard and its alleyway to the rear. If executed, the project calls for twenty (20) surface parking spaces with a roughly 7,400 square foot retail/office space above. This unique land development opportunity also incorporates two, two-bedroom apartment units above the commercial space with their own dedicated two-car covered garages and large outdoor patio space overlooking Ventura Boulevard and Studio City.



LOCATION OVERVIEW | STUDIO CITY, CA

Discover the perfect blend of luxury, entertainment, and community in the heart of the San Fernando Valley - Studio City, where tree-lined streets and upscale homes meet world-renowned attractions and a thriving cultural scene.

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 positioned along Ventura Boulevard, a major thoroughfare connecting the San Fernando Valley from Universal City to Calabasas.

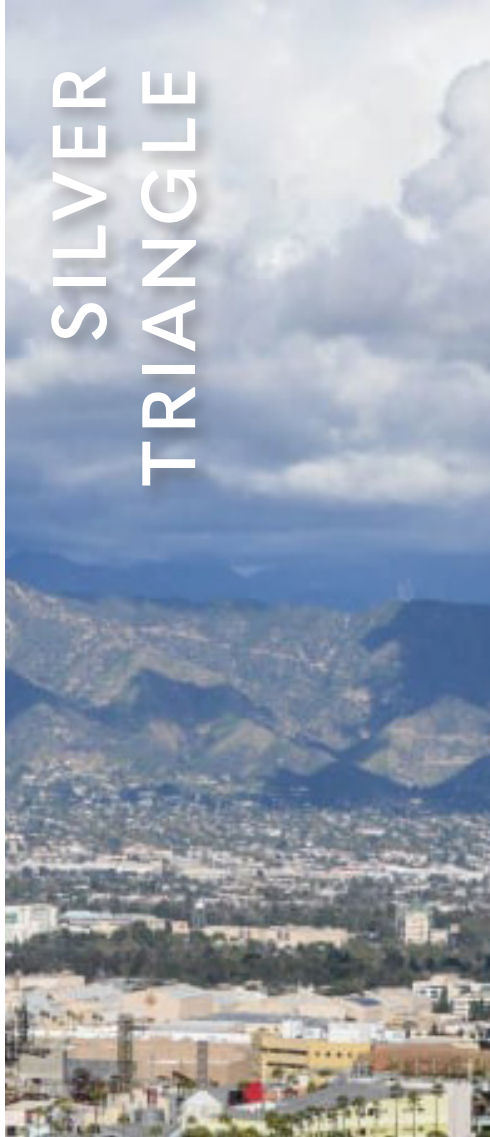
Less than 1.5 miles to the west of the property is the Silver Triangle, one of Studio City's most sought after neighborhoods, beginning at the intersection of Laurel Canyon and Ventura Boulevard. This area is known not only for its homes, but also its walkable retail environment with popular shops, restaurants, and other retailers like Vons, Trader Joes, CVS, Urban Outfitters, Mendocino Farms, Chipotle, and many others. Just beside this corridor on their 37-acre production campus is CBS Studios, one of many production companies in Studio City and a subsidiary of an industry leading supplier of television programming, Paramount Global.

Further west of the Silver Triangle are two of Studio City's most anticipated developments: the Residences at Sportsmen's Lodge and the Harvard Westlake River Park. 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.

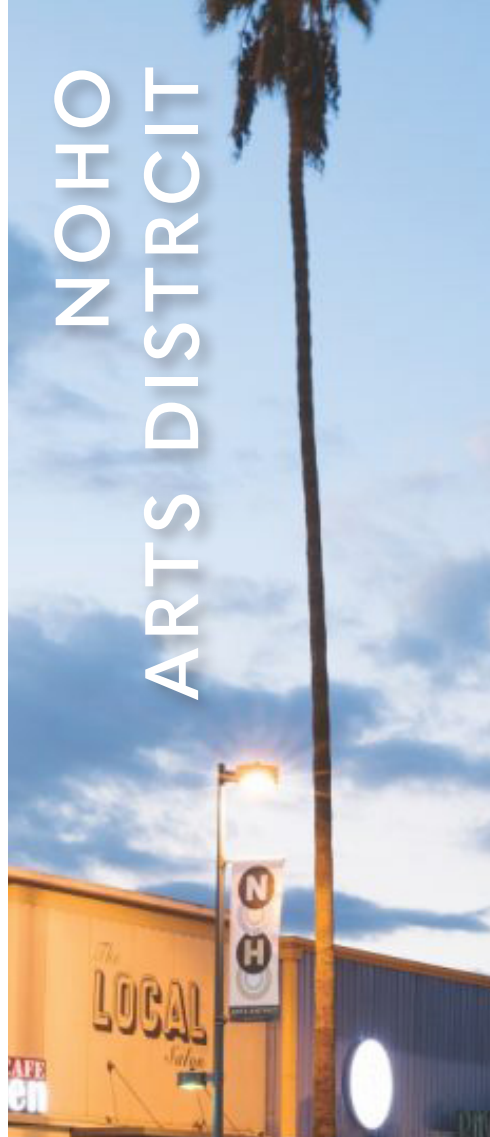
The subject property benefits from a dense population in the immediate area, with 23,244 people within one mile of the subject property, 182,694 people within three miles, and 612,286 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles of \$134,046, \$119,734, and \$108,289, respectively, with a median income within one, three, and five miles of \$105,558, \$88,010, and \$76,989, respectively. There are over 11,959 households within one mile of the subject property, and over 84,224 households within three miles. The median home value in the immediate area is \$1,062,324.



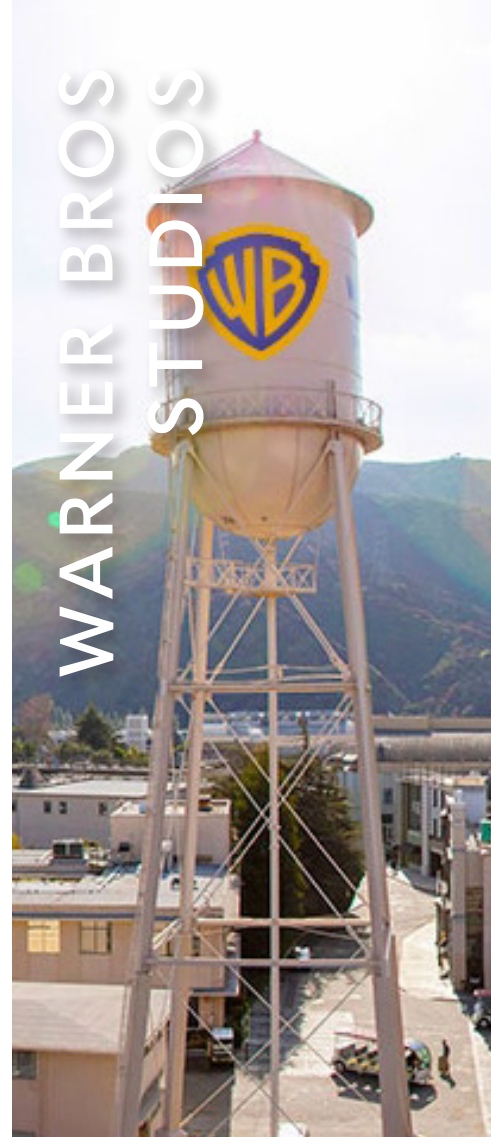
UNIVERSAL
STUDIOS HOLLYWOOD



SILVER
TRIANGLE



NOHO
ARTS DISTRICT



WARNER BROS
STUDIOS

CLOSE PROXIMITY



1.3
MILES



1.6
MILES







2.2
MILES



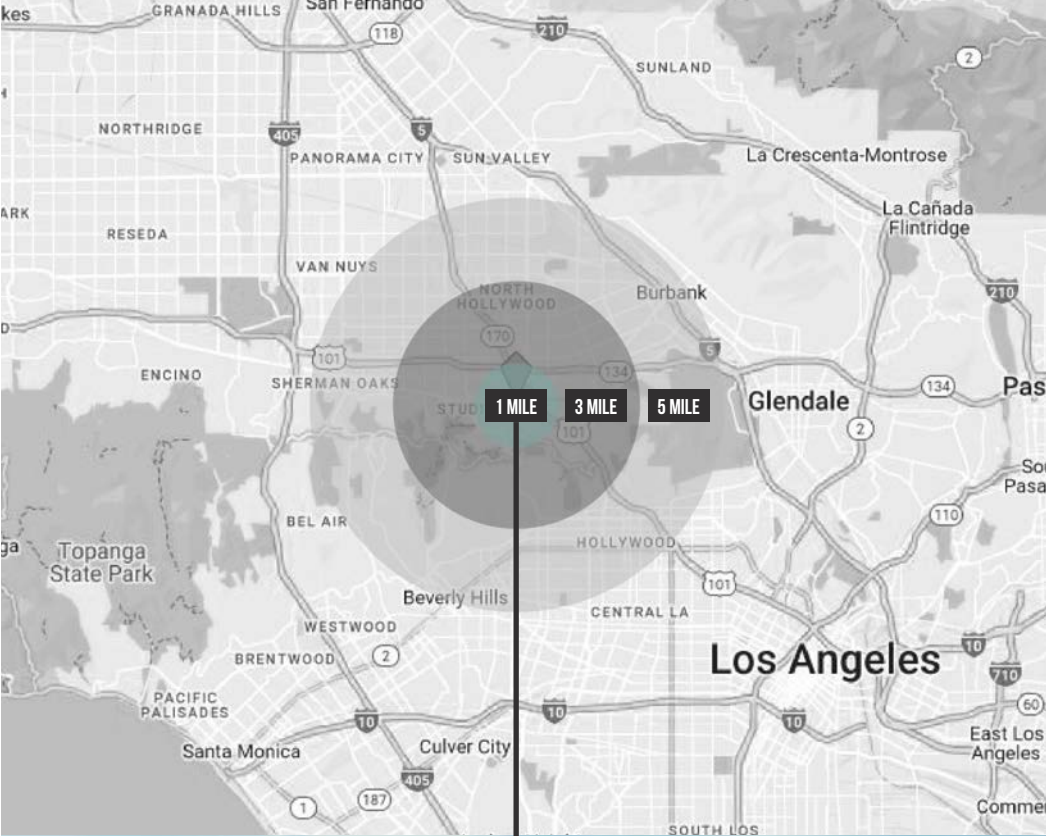
3.7
MILES

Studio City

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	23,244	182,691	612,286
 Households	11,959	84,224	272,911
 Average Household Income	\$134,046	\$119,734	\$108,289
 Median Household Income	\$105,558	\$88,010	\$76,989

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	23,244	182,691	612,286
Households	11,959	84,224	272,911
Average Household Size	1.9	2.1	2.2
Annual Growth 2017-2022	0.4%	0.5%	0.4%
Median Age	43.4	42.1	41.2
Owner Occupied Households	4,346	31,610	85,936
Renter Occupied Households	7,512	52,012	184,762
Average Household Income	\$134,046	\$119,734	\$108,289
Median Household Income	\$105,558	\$88,010	\$76,989
Businesses	1,667	11,326	42,105



11222

VENTURA BLVD

STUDIO CITY, CA 91604

PRO BOXING SUPPLIES

11222

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant/lessee information about this listing to prospective customers.

Marcus & Millichap
BRANDON MICHAELS
GROUP