

Studio Plaza

Former Rite Aid

*10989 Ventura Blvd.,
Studio City, CA 91604*

13,530 SF
AVAILABLE ANCHOR
SPACE FOR LEASE



Property Highlights

This rare anchor opportunity situated in the heart of Studio City boasts unparalleled visibility from the bustling intersection of Ventura Blvd. and Vineland Ave.

Studio City's trendy boutiques, upscale restaurants, and proximity to major entertainment studios, ensure a constant flow of high-income residents, celebrities, and tourists.

This ~13,500 SF unit offers retailers a unique opportunity to co-tenant with a prominent grocery operator and maximize exceptional branding potential in an extremely competitive retail market.



13,530 SF
+1,470 SF of basement storage
Equipped with Elevator for
employee entrance to the space



+/- 497
parking spaces



Now
Available



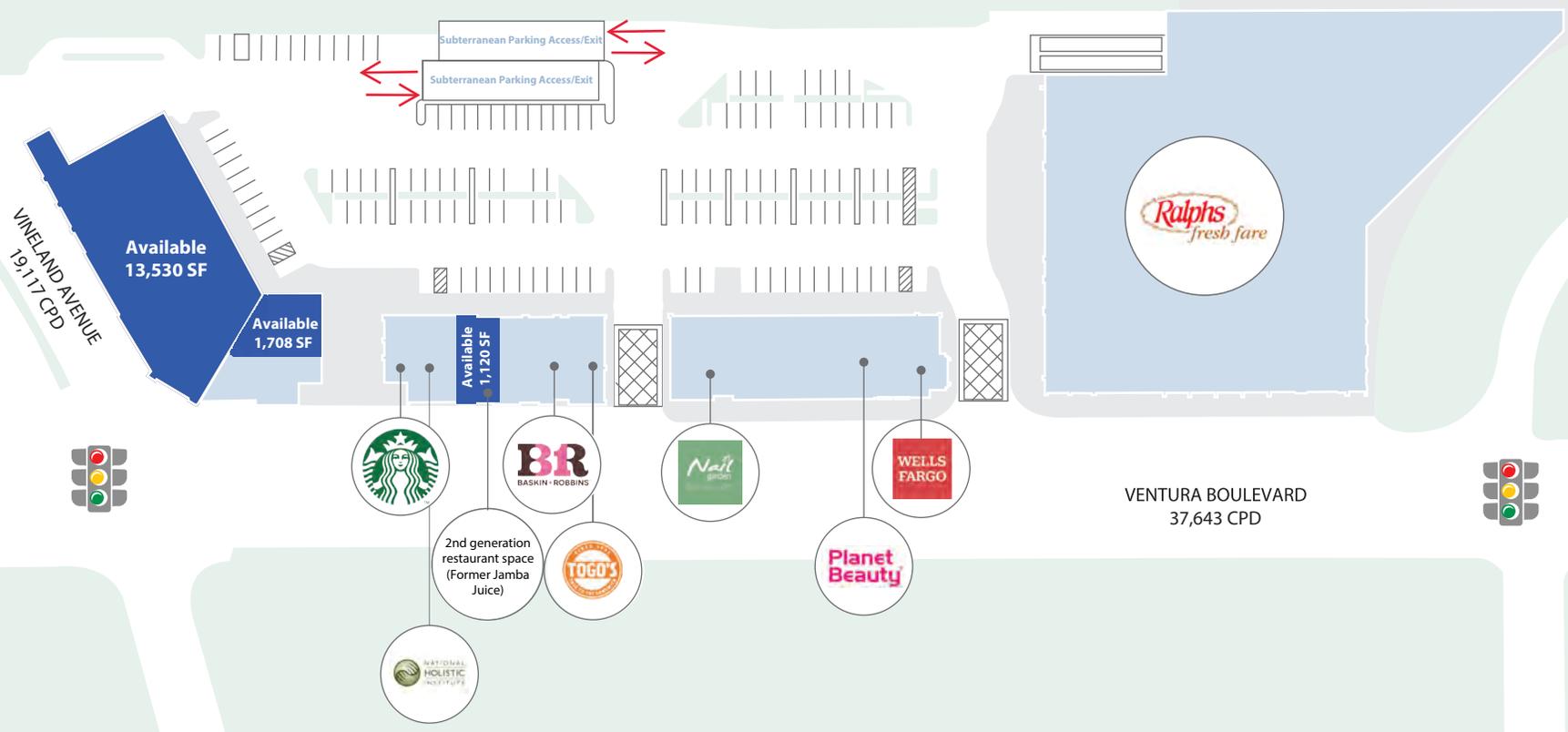
56,761 CPD
at the intersection of
Ventura Blvd & Vineland Ave

Site Plan

■ Available ■ Occupied

Parking
Upper Deck: 137 stalls
Lower Deck: 360 stalls
Total: 497 stalls

Both shop space units have signage available off of Ventura Blvd.



VENTURA BOULEVARD
37,643 CPD

ROUTE 101 FREEWAY

VINELAND AVENUE
19,117 CPD



Market Demographics

	1 Mile	3 Miles	5 Miles
 <i>Total population</i>	21,556	186,249	616,877
 <i>Average household income</i>	\$154,377	\$146,227	\$130,879
 <i>Median home value</i>	\$1,290,383	\$1,198,666	\$1,096,242
 <i>Daytime population</i>	22,060	203,319	715,530
 <i>Median age</i>	40.6	40.0	39.4
 <i>Consumer Retail Spending</i>	\$4.93M	\$3.98B	\$11.7B

ESRI 2023

201K

*Daytime employees
within ten minute
drive time*

1.6M

*Annual visits to
the center*

45.6%

*of the population
over 25 have
earned a bachelor
degree or higher*

48.3%

*of all households have
a combined income of
\$100,000 or more*

Property Photos





SCOTT BURNS
RE License #01237652
Senior Managing Director
scott.burns@jll.com
+1 310 694 3188

SHAUNA MATTIS
RE License #01071320
Managing Director
shauna.mattis@jll.com
+1 310 694 3190

CAYLIE BONTZ
RE License #02198135
Senior Associate
caylie.bontz@jll.com
+1 316 213 4371



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