

Studio Plaza

Former Rite Aid

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

13,530 SF ANCHOR
& SHOP SPACES
AVAILABLE 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



60,000 VPD
at the intersection of
Ventura Blvd & Vineland Ave

Site Plan

■ Available ■ Occupied



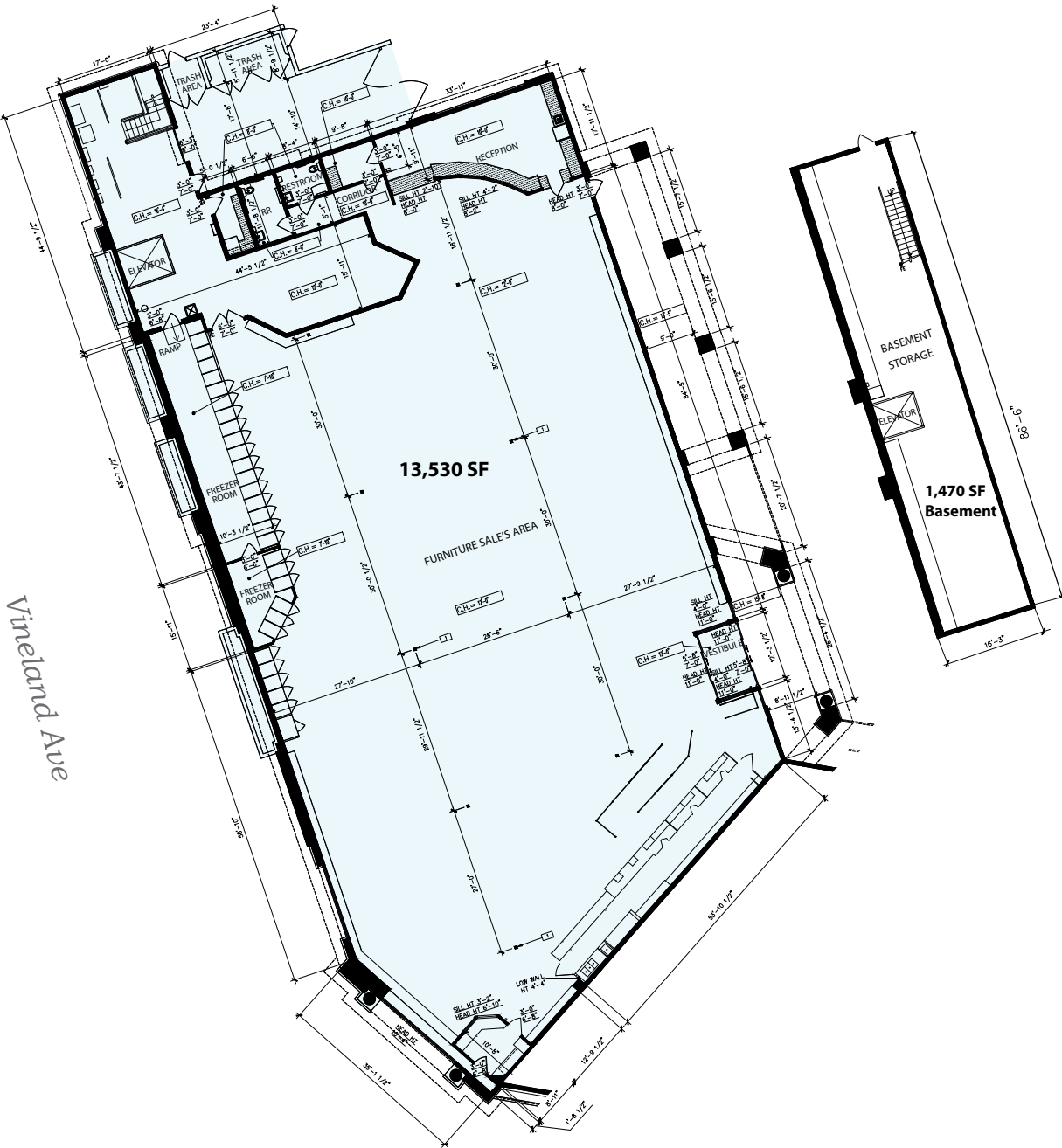
497 PARKING SPACES
Upper Deck: 137 stalls
Lower Deck: 360 stalls

SIGNAGE AVAILABLE
off of Ventura Blvd for
all shop spaces

Unit Number	Tenant	Size (SF)
10901	Ralph's Grocery	55,000
10911	Well's Fargo	2,395
10915	Available	1,954
10925	Roxy Cleaners	1,700
10933	The Nail Garden	1,649
10939	The Nail Garden	1,232
10941	Baskin Robbins	1,749

Unit Number	Tenant	Size (SF)
10949	City Wok	2,399
10955	Available	1,120
10965	Starbucks	1,616
10969	NHI (VDA)	6,790
10973	Available	1,708
10977	Additude Optometry	1,623
10989	Available	13,530

Floor Plan



Ventura Blvd



Market Demographics

	1 Mile	3 Miles	5 Miles
 <i>Total population</i>	20,804	184,969	620,473
 <i>Average household income</i>	\$180,247	\$170,789	\$152,015
 <i>Median home value</i>	\$1.48 M	\$1.42 M	\$1.36 M
 <i>Daytime population</i>	20,719	141,841	512,169
 <i>Median age</i>	39.2	39.5	39.4
 <i>Consumer Retail Spending</i>	\$548.56 M	\$4.49 B	\$13.98 B

1.6M
*Annual visits to
the center*

60%
*of the population
over 25 have
earned a bachelor
degree or higher*

25.2%
*of all households have
a combined income of
\$200,000 or more*

Area Map



Property Photos





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