

# Big Box and Small Shop Leasing Opportunities



11211  
VENTURA BOULEVARD

*Studio City*  
PLACE

STUDIO CITY, CA





# THE AREA

Studio City's affluent trade area, high household incomes, and entertainment hub offer a unique and appealing draw.

Studio City Place stands out as one of few big box centers in the coveted neighborhood of Studio City, catering to pent up demand.



✦ **1.3M**  
Visits to Studio City Place  
per year

✦ **376K**  
Visitors flock to Studio  
City Place

Source: Placer.AI



Average household income  
**\$147,060**



Average home value  
**\$1.3 Million**



Daytime population  
**195,319**



College educated  
**66%**  
Associate/Bachelor's/Graduate



Median age  
**40**



Retail spending  
**\$1B**



Average household income  
**\$131,722**



Average home value  
**\$1.2 Million**



Daytime population  
**697,030**



College educated  
**60.6%**  
Associate/Bachelor's/Graduate



Median age  
**39.2**



Retail spending  
**Over \$3B**



# CROWD DRAWING TENANTS



Prime location:  
**Highly visibility**  
along Ventura  
Boulevard



High barrier  
to entry:  
**Local retail**  
vacancy is at  
historic lows



Popular anchor  
tenants:  
**Top performing**  
tenants in their  
respective chains



Affluent  
customer base:  
**High-earning**  
residents



Parking:  
**± 400 free**  
spaces covered  
& uncovered



Studio City  
PLACE

Michaels

Marshalls

salonrepublic

HomeGoods

37,643 cars per day

SPROUTS  
FARMERS MARKET



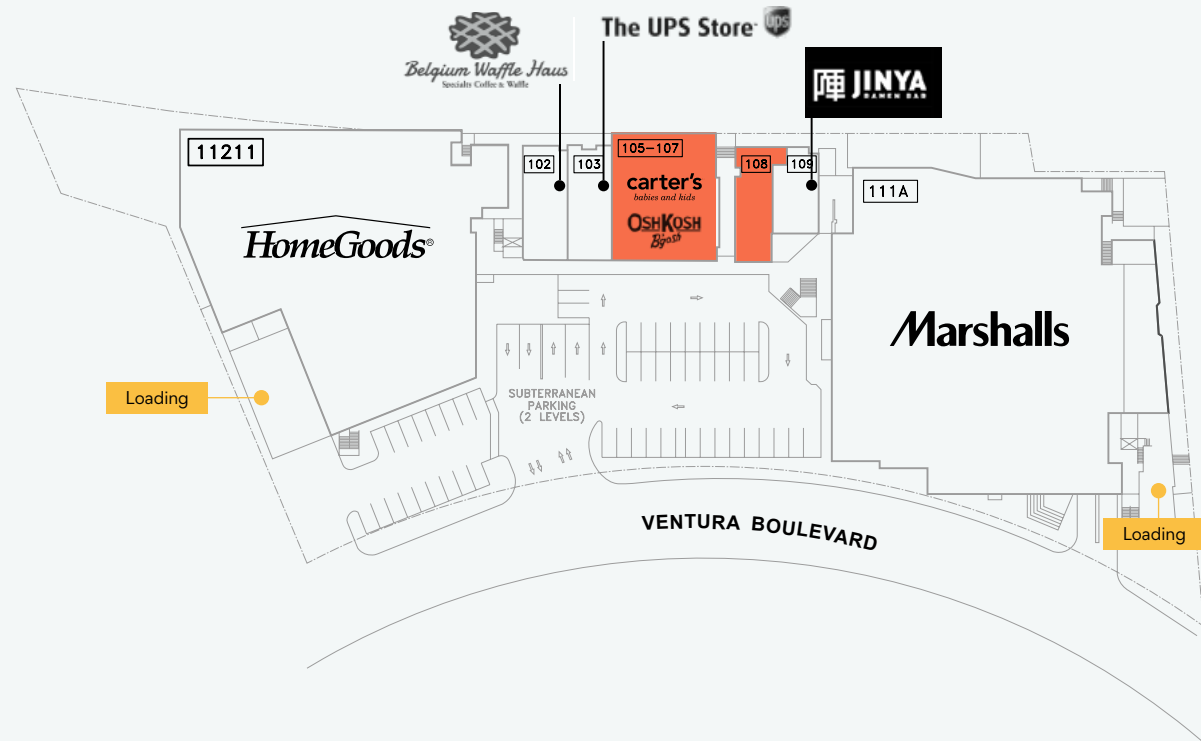
# SITE PLAN

## FIRST FLOOR

Available

**Suite 105-107:**  
4,793 SF | Available

**Suite 108:**  
1,200 SF | Available

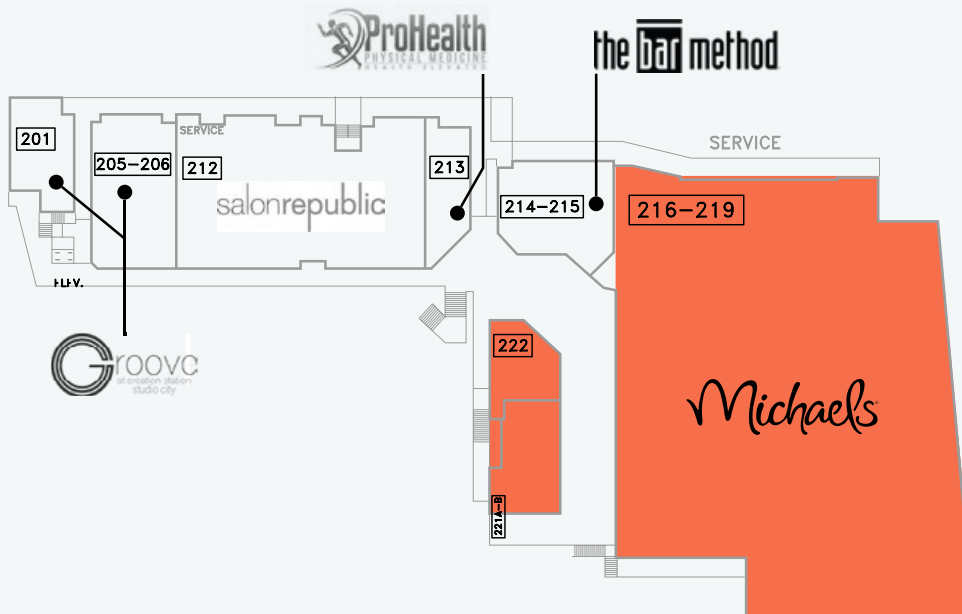


## SECOND FLOOR

Available

**Suite 222:**  
1,076 SF | Available

**Suite 216-219:**  
34,019 SF | Available







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