



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property

# FOR SALE OR LEASE: STUDIO CITY OWNER USER REHAB TO SUIT

13047 Ventura Blvd., Studio City, CA 91604



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# PROPERTY OVERVIEW

illi Commercial Real Estate is pleased to present 13047 Ventura Boulevard, a rare opportunity on a phenomenal block in Studio City, adjacent to everything on foot. Located in one of Los Angeles' most desirable retail corridors, this property offers unmatched walkability, visibility, and access to a dense, affluent residential population.

Positioned along Ventura Boulevard, a high-traffic arterial with over 30,000 vehicles per day, the site benefits from consistent consumer flow and proximity to iconic destinations such as CBS Radford Studios, Universal City, the Studio City Village area, The Shops at Sportsmen's Lodge, Erewhon Market, Equinox, and numerous other coffee, and restaurant stops such as Le Pain Quotidien, Pressed Juicery, Sweetgreen, Susie Cakes, Shake Shack, Iroha Sushi of Tokyo, Western Bagel, Alfred Coffee, and Il Tramezzino.

This offering presents an exceptional opportunity for retailers or investors to secure space in a high-performing, walkable corridor with long-term growth potential. With strong demographics, vibrant adjacent co-tenancy, and a location that blends charm and commerce, 13047 Ventura Blvd is a rare gem in Studio City's retail landscape.

## APPROX. SIZE



**± 5,000 SF GLA**  
±6,617 SF | SITE AREA

## SALE PRICE



**\$4,500,000**

## PROPERTY DETAILS

Address	13047 Ventura Blvd., Studio City, CA 91604
APN	2375-020-015
Year Built	1957
Year Renovated	2000
Zoning	C2
Use	Office / Retail
Parking	8 spaces



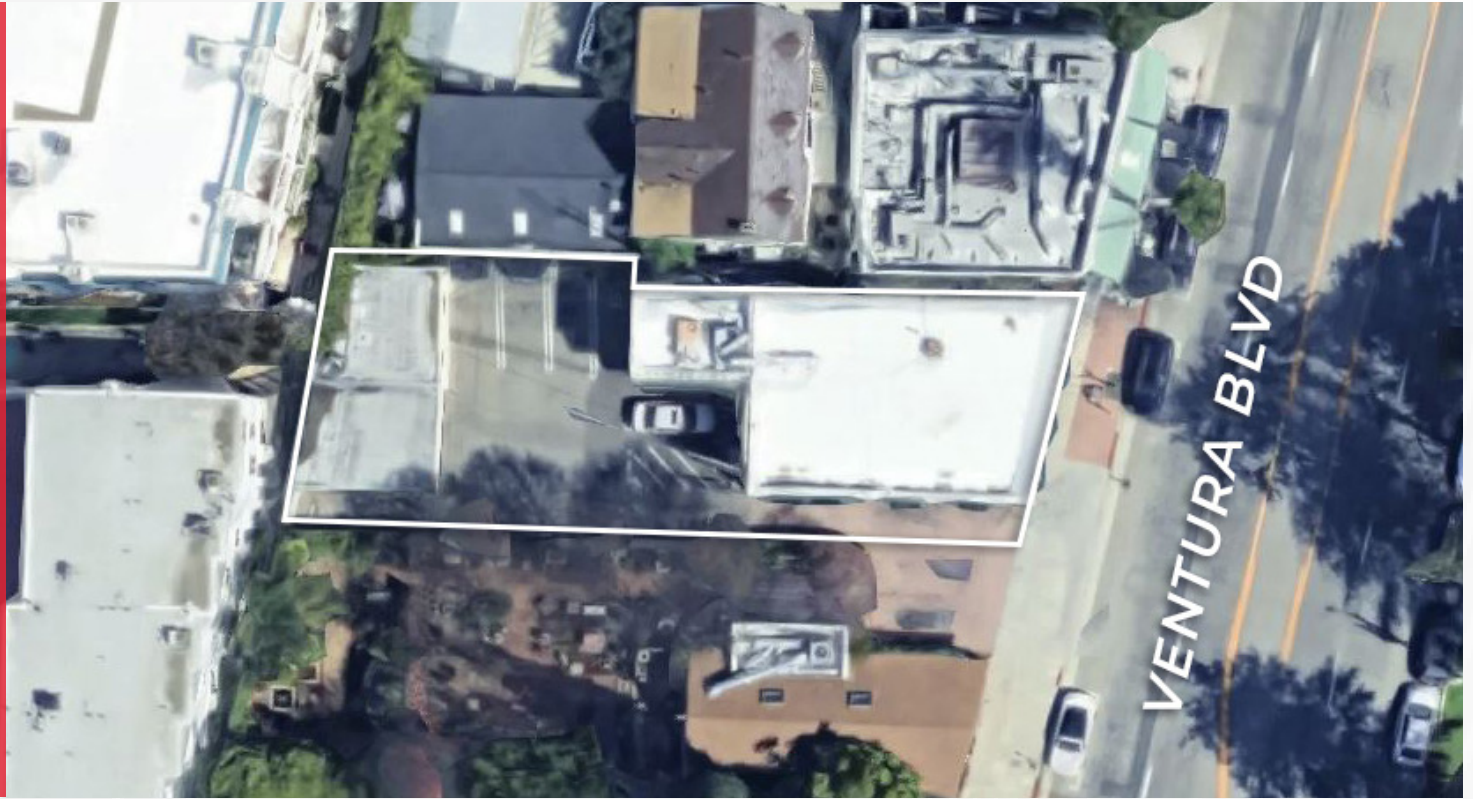
# PROPERTY PHOTOS



RENTABLE AREA  
±5,000 SF



SITE AREA  
±6,617 SF





**AVAILABLE**



**AERIAL MAP**

# LOCATION OVERVIEW

## Studio City, CA

Located in the southeast San Fernando Valley and within the Los Angeles metropolitan area, Studio City offers a unique blend of urban sophistication, residential stability, and accessibility, making it one of the most desirable business environments in the region. Studio City's foundation is built on its vibrant commercial corridors, strong entertainment industry presence, and affluent neighborhoods that continue to support thriving local and regional commerce.

Studio City provides its business community with a dynamic, lifestyle-oriented atmosphere. The area attracts high-quality businesses that want to grow, succeed, and engage with a customer base that values both convenience and quality. The retail sector features a healthy mix of trendy boutiques, national credit tenants, and popular dining destinations, creating a vibrant marketplace that appeals to residents, professionals, and visitors alike.

Studio City's prime location near the 101 and 134 Freeways makes it easy to do business throughout Los Angeles, with seamless access to Hollywood, Burbank, Sherman Oaks, and Beverly Hills. The area benefits from strong demographics, high household incomes, and consistent traffic from both locals and the surrounding entertainment hubs—all of which contribute to a sustainable and thriving business environment. Just a few of Studio City's quick-link business connections:

- 10 minutes to Universal Studios and Hollywood
- 10 minutes to Burbank Airport
- 15 minutes to Downtown Los Angeles
- Immediate access to the 101 and 134 Freeways
- Direct connection to Sherman Oaks, Toluca Lake, and Beverly Hills



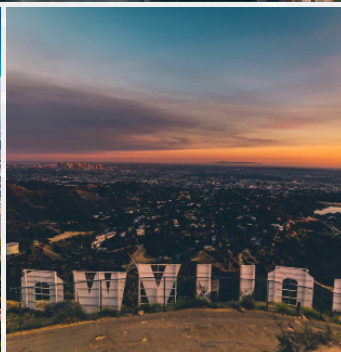
# LOCATION OVERVIEW

## Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



# DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	23,820	201,316	552,180
Daytime Population	26,075	68,233	216,442
Avg HH Income	\$150,613	\$122,939	\$114,714
Avg HH Size	2.10	2.20	2.30
Median Home Price	\$1,095,910	\$1,045,449	\$1,007,078

TRAFFIC COUNTS	VENTURA BLVD	ETHEL AVE
Cars per Day	± 32,390	± 3,899



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