

11366 Ventura Blvd.



700 SF AVAILABLE FOR IMMEDIATE MOVE IN!!

11366 Ventura Blvd.
Studio City, CA 91604



PINNACLE
ESTATE PROPERTIES, INC.

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HIGHLIGHTS

- Prime Ventura Blvd location
- 2 Units available 700 & 1550 SF
- Newly renovated downstairs Unit
- Upstairs Unit - 1,550 SF office
- Close proximity to Hwy. 101, 134, & 170
- Minutes from Vons, Trader Joe's, and Village Market.



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
11366	Vacant	1	700	\$45.60	Modified Gross	Landlord responsible for Water.
11372	Vacant	2	1550	\$29.42	Modified Gross	Executive Office suites



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
23,724	178,119	603,275



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$151,562	\$130,336	\$114,414

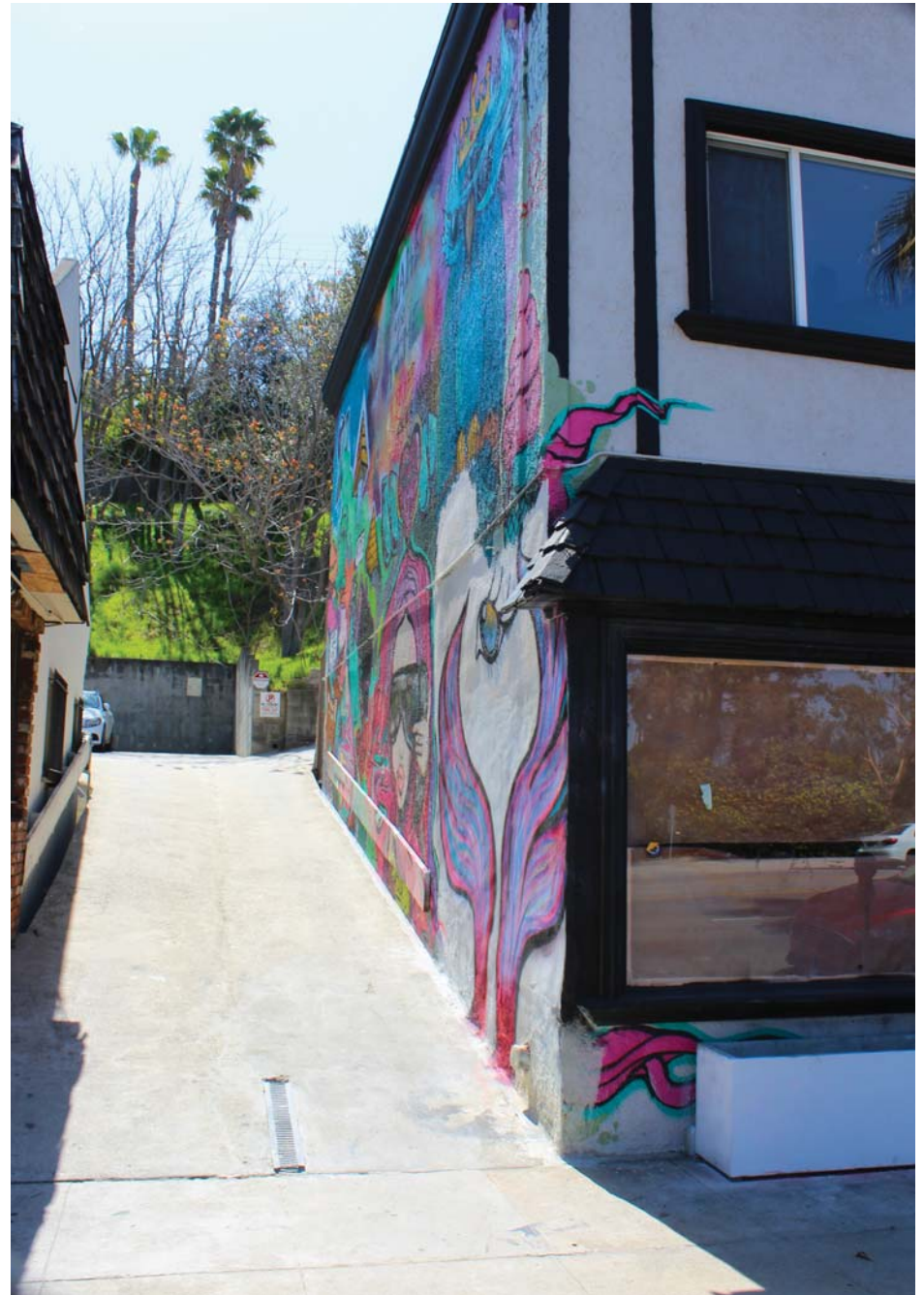


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
12,000	82,536	270,045

PROPERTY FEATURES

CURRENT OCCUPANCY	28.00 %
TOTAL TENANTS	3
BUILDING SF	3,132
GLA (SF)	2,250
LAND SF	6,098
LAND ACRES	.014
YEAR BUILT	1946
ZONING TYPE	LAC2
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
WALK SCORE	70- Very Walkable
TRANSIT SCORE	45- Some transit
HVAC	Individual



Area Overview

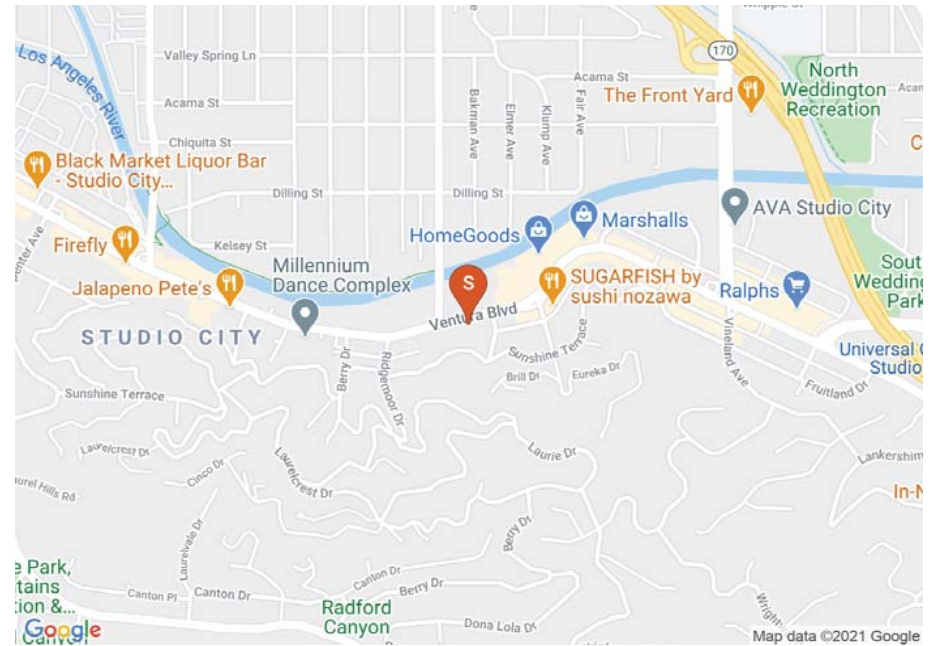
- Studio City is an extremely affluent neighborhood in the San Fernando Valley. The surrounding communities are also all affluent and include: Beverly Crest, The Hollywood Hills, North Hollywood Arts District, Toluca Lake, Universal City and Valley Village.

Ventura Boulevard, which is just a few steps away from this property, is the San Fernando Valley's premier commercial corridor. In Studio City, this corridor is lined with high-end boutique retailers, and fine dining and entertainment.



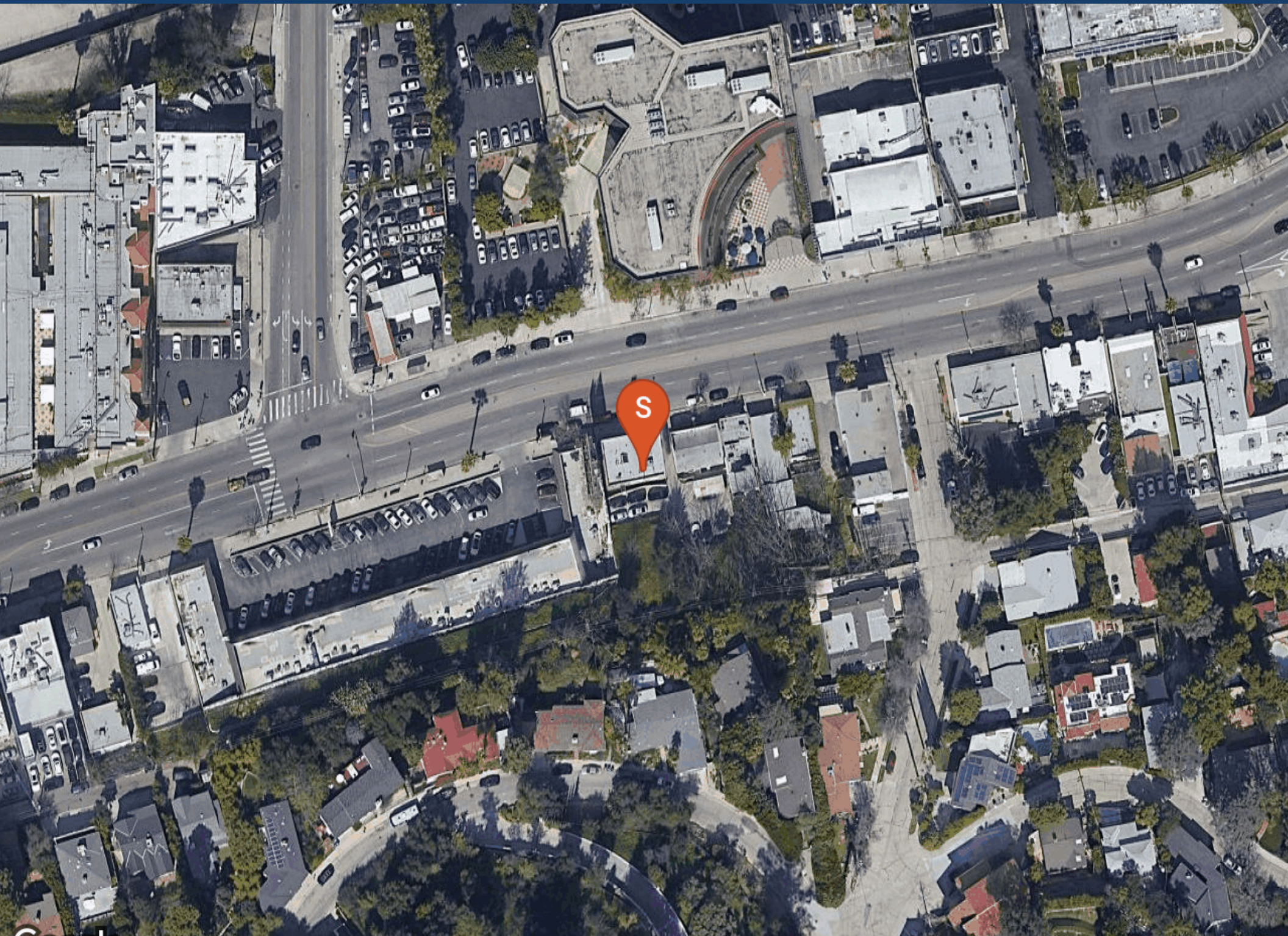
Additional Parking on Tropical Dr.

Locator Map



Regional Map

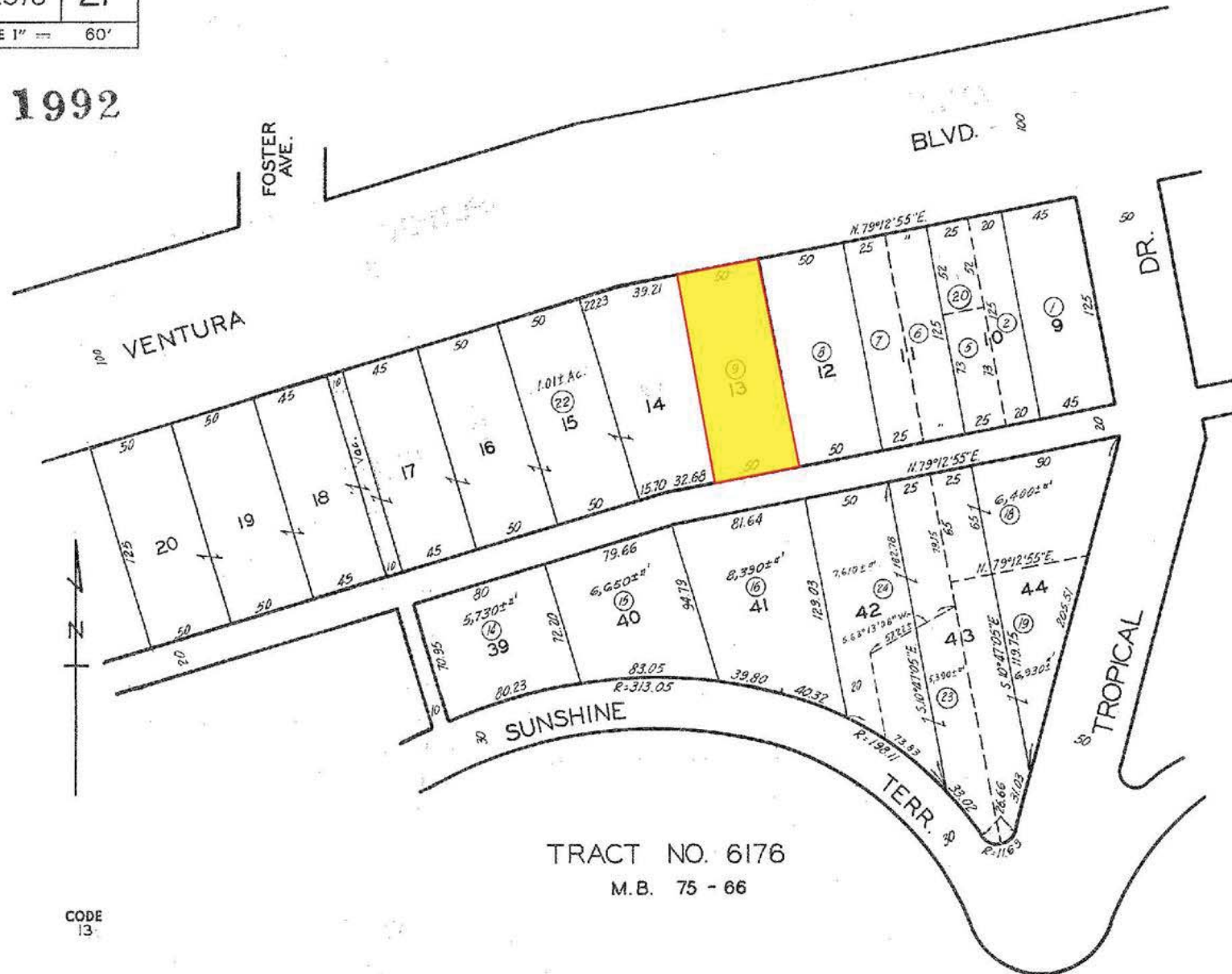


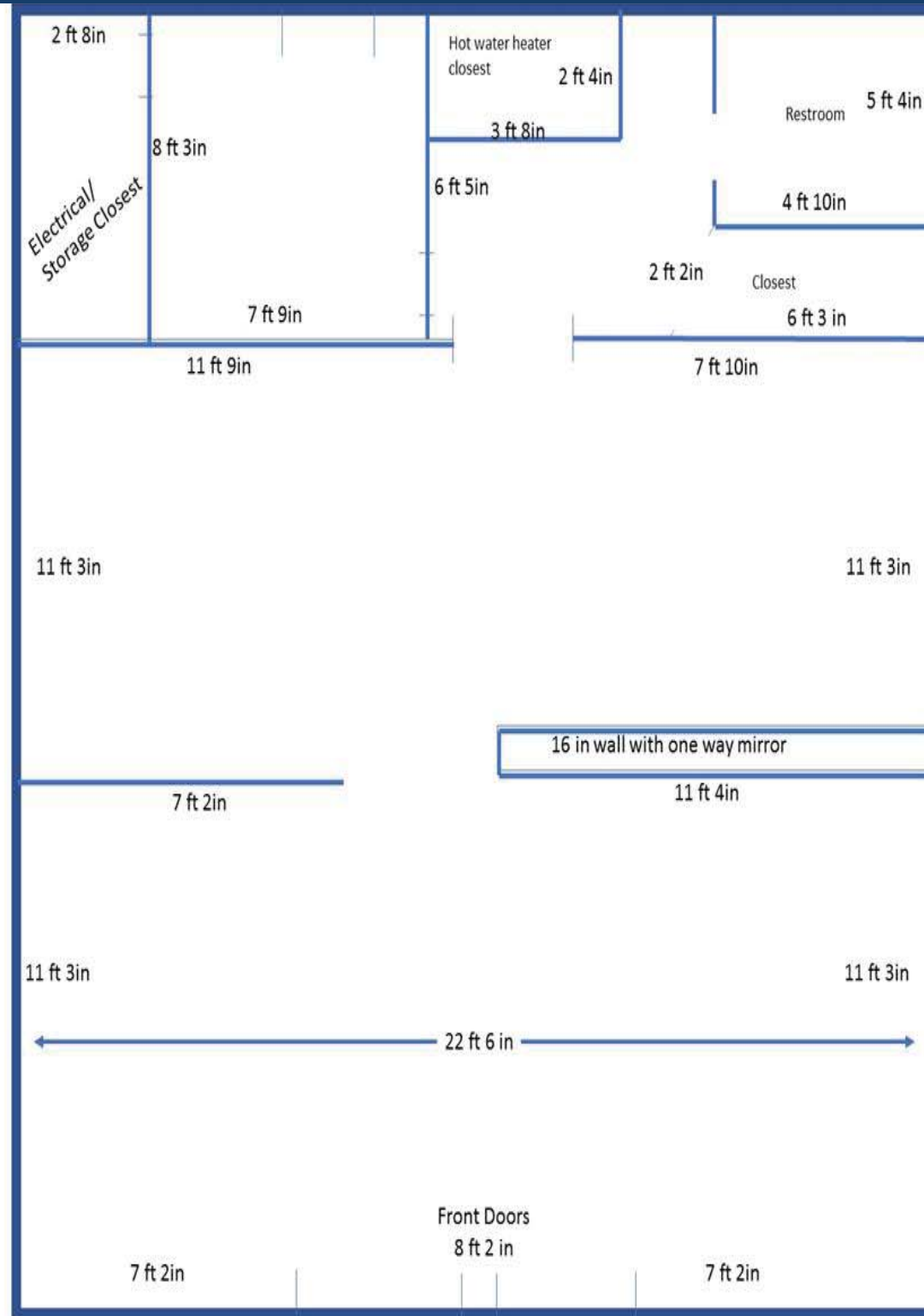


2378 | 21
SCALE 1" = 60'

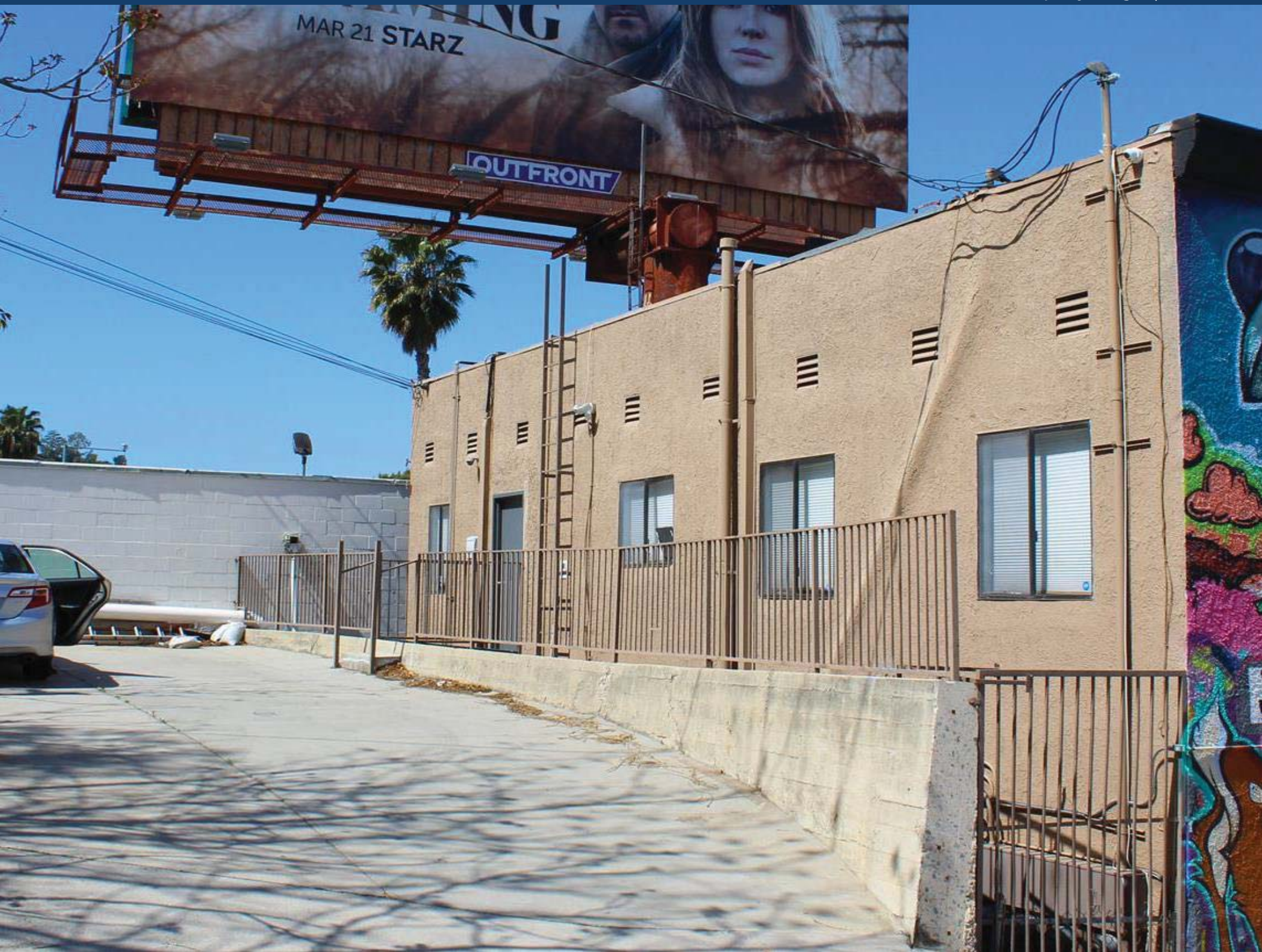
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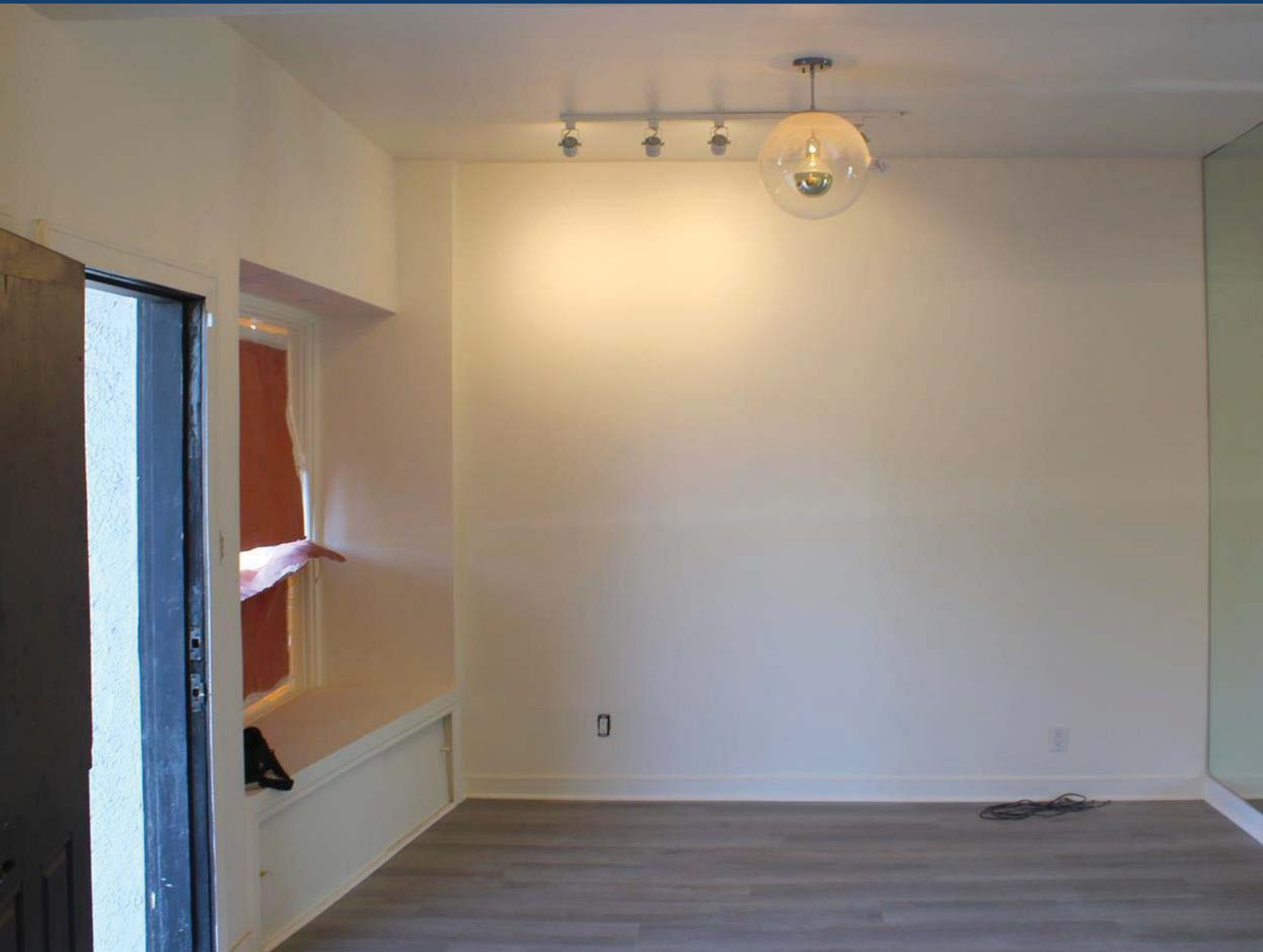
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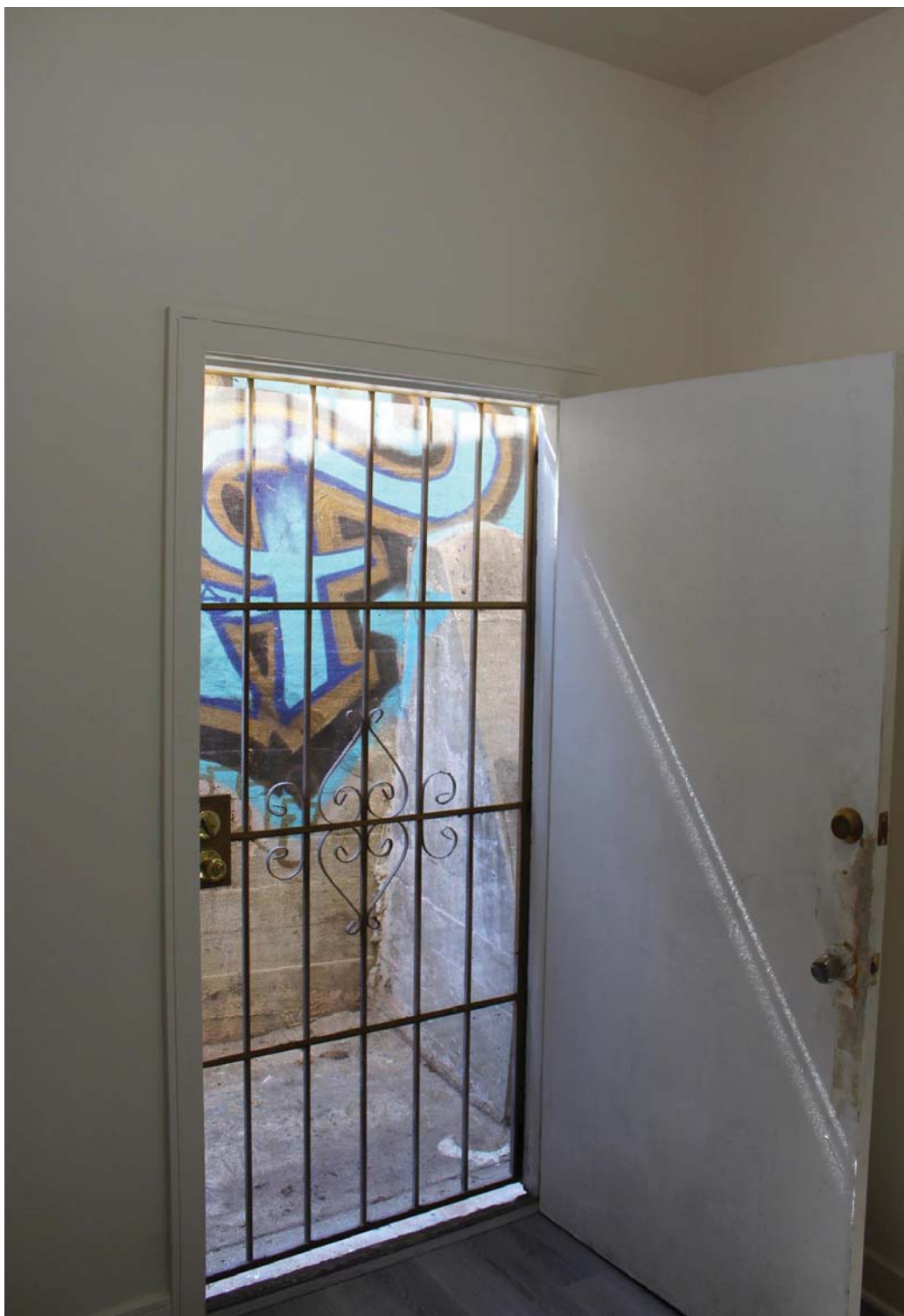
















BUILDING SF	3,116
LAND SF	5,227
YEAR BUILT	1951
OCCUPANCY	100.00 %
LEASE TYPE	MG
RENT PSF (YEARLY)	\$56.40
RENT PSF (MONTHLY)	\$4.70
DISTANCE	1.3 miles


ANNUAL RENT PSF \$39 - \$60

LOW  HIGH

OCCUPANCY 28 % - 100 %

LOW  HIGH

BUILDING SF 2,250 - 3,725

LOW  HIGH

BUILDING SF	2,649
LAND SF	6,969
YEAR BUILT	1940
OCCUPANCY	100.00 %
LEASE TYPE	FS
RENT PSF (YEARLY)	\$60.00
RENT PSF (MONTHLY)	\$5.00
DISTANCE	1.7 miles

ANNUAL RENT PSF \$39 - \$60

LOW HIGH

OCCUPANCY 28 % - 100 %

LOW HIGH

BUILDING SF 2,250 - 3,725

LOW HIGH

BUILDING SF	3,725
LAND SF	2,613
YEAR BUILT	1938
OCCUPANCY	95.00 %
LEASE TYPE	FS
RENT PSF (YEARLY)	\$46.20
RENT PSF (MONTHLY)	\$3.85
DISTANCE	1.2 miles

ANNUAL RENT PSF \$39 - \$60

LOW HIGH

OCCUPANCY 28 % - 100 %

LOW HIGH

BUILDING SF 2,250 - 3,725

LOW HIGH

BUILDING SF	3,000
LAND SF	4,792
YEAR BUILT	1948
OCCUPANCY	100.00 %
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$58.20
RENT PSF (MONTHLY)	\$4.85
DISTANCE	1.0 miles

ANNUAL RENT PSF \$39 - \$60

LOW HIGH

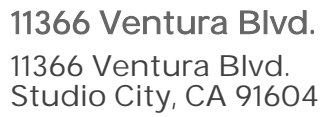
OCCUPANCY 28 % - 100 %

LOW HIGH


BUILDING SF 2,250 - 3,725

LOW HIGH


S




ANNUAL RENT PSF \$39 - \$60

LOW  HIGH

OCCUPANCY 28 % - 100 %

LOW  HIGH

BUILDING SF 2,250 - 3,725

LOW  HIGH



#	Address	City
S	11366 Ventura Blvd.	Studio City
1	12254-12258 Ventura Blvd	Studio City
2	12522-12528 Ventura Blvd.	Studio City
3	12206 Ventura Blvd	Studio City
4	12063-12067 Ventura Pl	Studio City

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,256	163,602	576,463
2010 Population	22,631	169,816	575,625
2020 Population	23,724	178,119	603,275
2025 Population	24,005	180,950	617,185
2020 African American	1,267	9,162	25,624
2020 American Indian	73	813	2,774
2020 Asian	2,211	14,189	50,837
2020 Hispanic	2,921	42,136	187,051
2020 Other Race	805	16,840	81,291
2020 White	18,069	127,487	410,580
2020 Multiracial	1,277	9,450	31,469
2020-2025: Population: Growth Rate	1.20 %	1.60 %	2.30 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	694	6,984	29,254
\$15,000-\$24,999	618	5,090	20,010
\$25,000-\$34,999	559	5,039	18,447
\$35,000-\$49,999	779	7,108	26,225
\$50,000-\$74,999	1,689	12,221	41,779
\$75,000-\$99,999	1,604	10,124	31,562
\$100,000-\$149,999	2,088	14,019	42,279
\$150,000-\$199,999	1,102	6,935	21,345
\$200,000 or greater	2,867	15,015	39,136
Median HH Income	\$100,911	\$85,265	\$74,421
Average HH Income	\$151,562	\$130,336	\$114,414

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,843	80,863	268,133
2010 Total Households	11,645	79,452	259,014
2020 Total Households	12,000	82,536	270,045
2025 Total Households	12,080	83,543	275,962
2020 Average Household Size	1.95	2.15	2.21
2000 Owner Occupied Housing	4,525	30,900	85,334
2000 Renter Occupied Housing	6,898	46,398	171,999
2020 Owner Occupied Housing	4,452	29,952	82,255
2020 Renter Occupied Housing	7,549	52,584	187,790
2020 Vacant Housing	942	6,903	23,248
2020 Total Housing	12,942	89,439	293,293
2025 Owner Occupied Housing	4,556	30,489	83,819
2025 Renter Occupied Housing	7,524	53,054	192,143
2025 Vacant Housing	972	7,206	24,425
2025 Total Housing	13,052	90,749	300,387
2020-2025: Households: Growth Rate	0.65 %	1.20 %	2.15 %



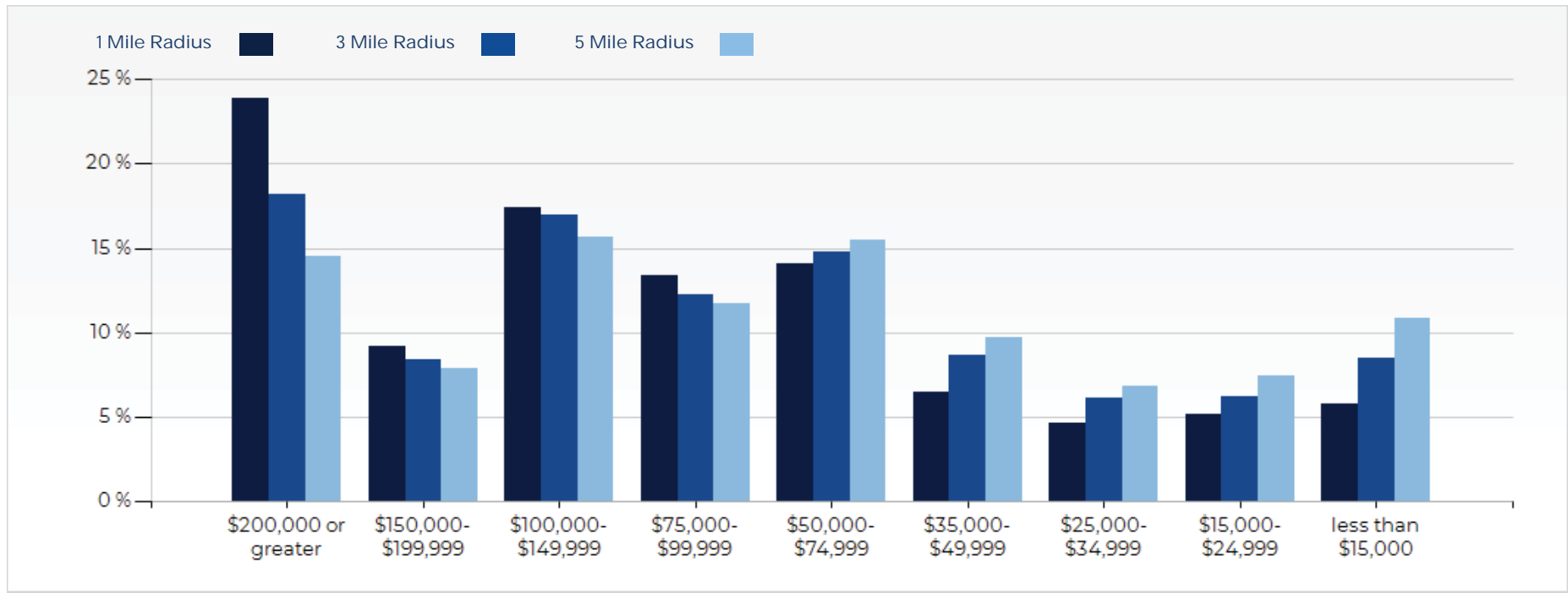
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,409	15,610	56,351
2020 Population Age 35-39	2,184	15,664	53,375
2020 Population Age 40-44	1,866	13,520	45,337
2020 Population Age 45-49	1,719	13,174	43,057
2020 Population Age 50-54	1,781	12,869	40,975
2020 Population Age 55-59	1,647	12,281	38,521
2020 Population Age 60-64	1,356	10,406	33,726
2020 Population Age 65-69	1,124	8,566	27,732
2020 Population Age 70-74	888	6,601	21,873
2020 Population Age 75-79	582	4,192	14,744
2020 Population Age 80-84	432	2,862	10,340
2020 Population Age 85+	555	3,368	12,644
2020 Population Age 18+	20,456	149,970	505,383
2020 Median Age	40	40	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,976	\$77,497	\$70,922
Average Household Income 25-34	\$110,939	\$98,718	\$92,609
Median Household Income 35-44	\$110,783	\$96,504	\$84,383
Average Household Income 35-44	\$162,043	\$142,081	\$125,359
Median Household Income 45-54	\$152,492	\$123,666	\$107,284
Average Household Income 45-54	\$210,326	\$179,679	\$156,059
Median Household Income 55-64	\$121,199	\$99,951	\$83,000
Average Household Income 55-64	\$181,711	\$153,274	\$132,963
Median Household Income 65-74	\$89,279	\$70,485	\$59,350
Average Household Income 65-74	\$132,746	\$106,918	\$93,811
Average Household Income 75+	\$94,491	\$77,208	\$66,978

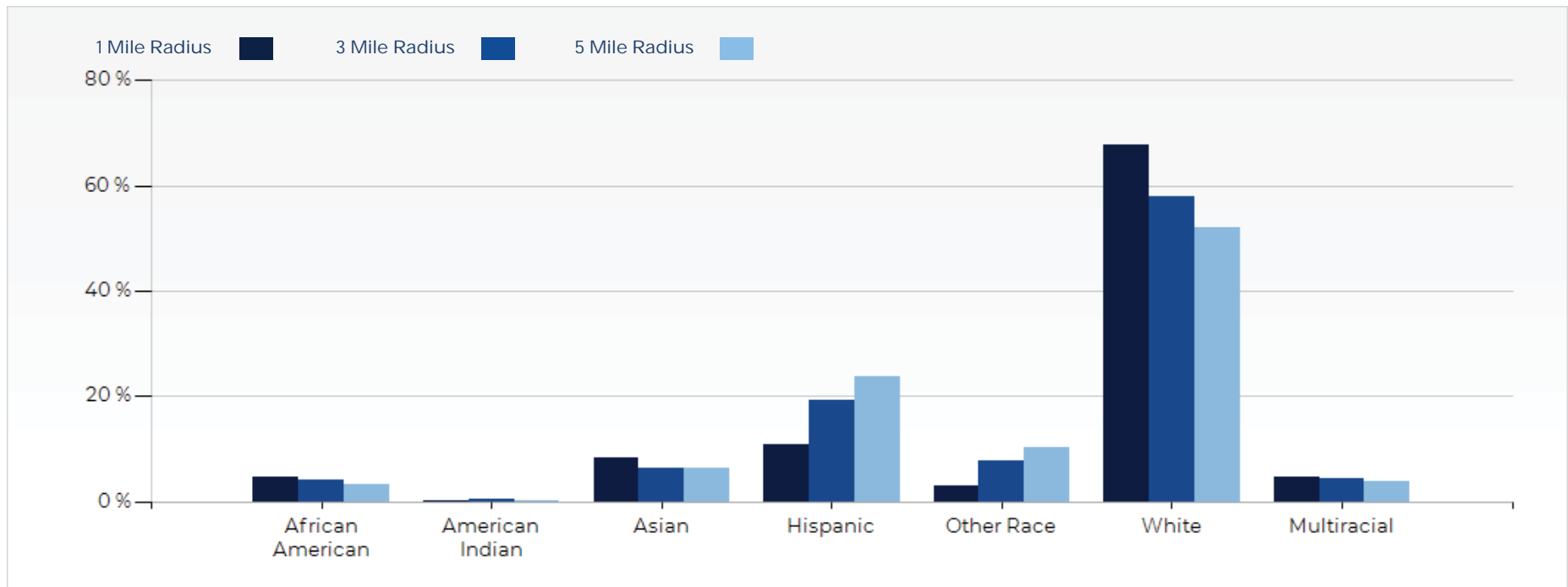
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,511	16,843	59,018
2025 Population Age 35-39	2,090	14,312	51,783
2025 Population Age 40-44	1,918	14,082	48,597
2025 Population Age 45-49	1,662	12,347	42,170
2025 Population Age 50-54	1,616	12,177	40,234
2025 Population Age 55-59	1,620	11,835	38,190
2025 Population Age 60-64	1,426	10,995	35,350
2025 Population Age 65-69	1,182	9,091	30,156
2025 Population Age 70-74	975	7,398	24,904
2025 Population Age 75-79	764	5,442	18,723
2025 Population Age 80-84	495	3,383	12,178
2025 Population Age 85+	577	3,491	13,160
2025 Population Age 18+	20,859	154,272	522,063
2025 Median Age	41	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,421	\$87,315	\$81,329
Average Household Income 25-34	\$130,647	\$114,781	\$107,364
Median Household Income 35-44	\$128,602	\$111,791	\$97,940
Average Household Income 35-44	\$184,763	\$165,418	\$144,736
Median Household Income 45-54	\$175,519	\$142,359	\$121,030
Average Household Income 45-54	\$232,878	\$204,048	\$177,443
Median Household Income 55-64	\$144,253	\$115,271	\$97,881
Average Household Income 55-64	\$209,041	\$177,116	\$152,625
Median Household Income 65-74	\$98,510	\$79,030	\$66,471
Average Household Income 65-74	\$153,828	\$124,604	\$108,089
Average Household Income 75+	\$112,840	\$90,314	\$77,919

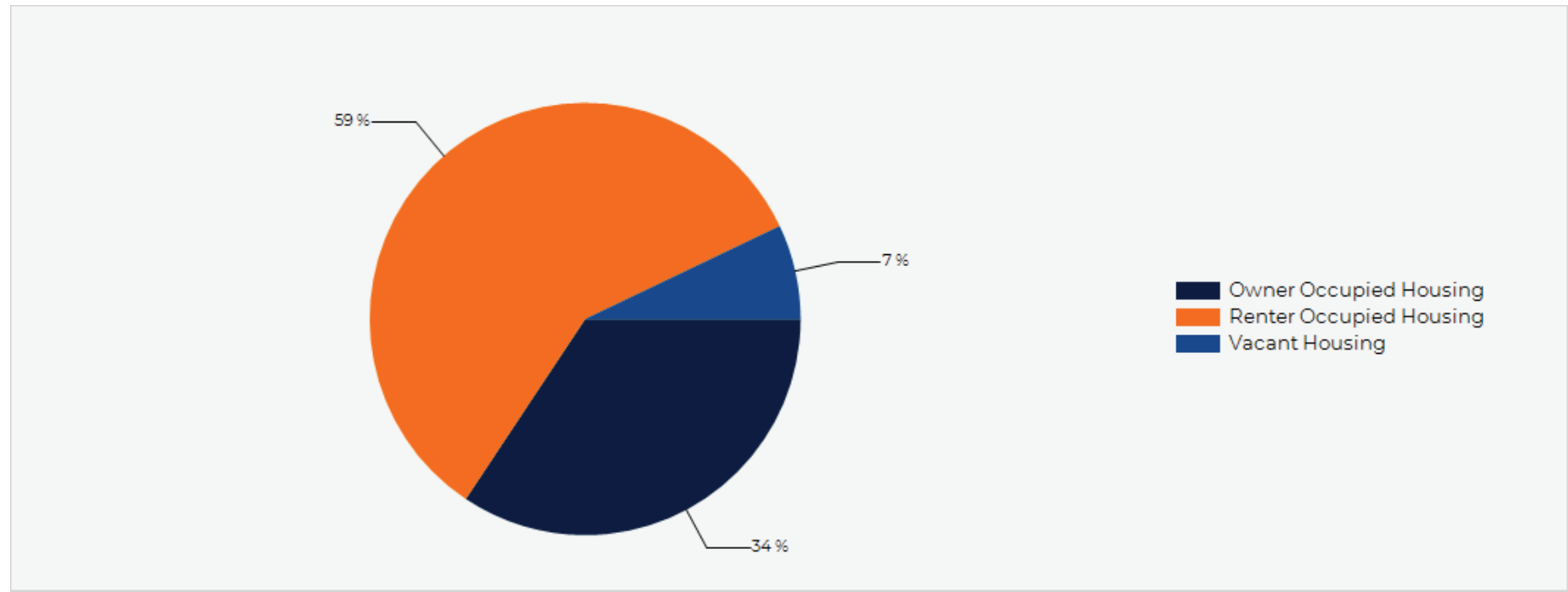
2020 Household Income



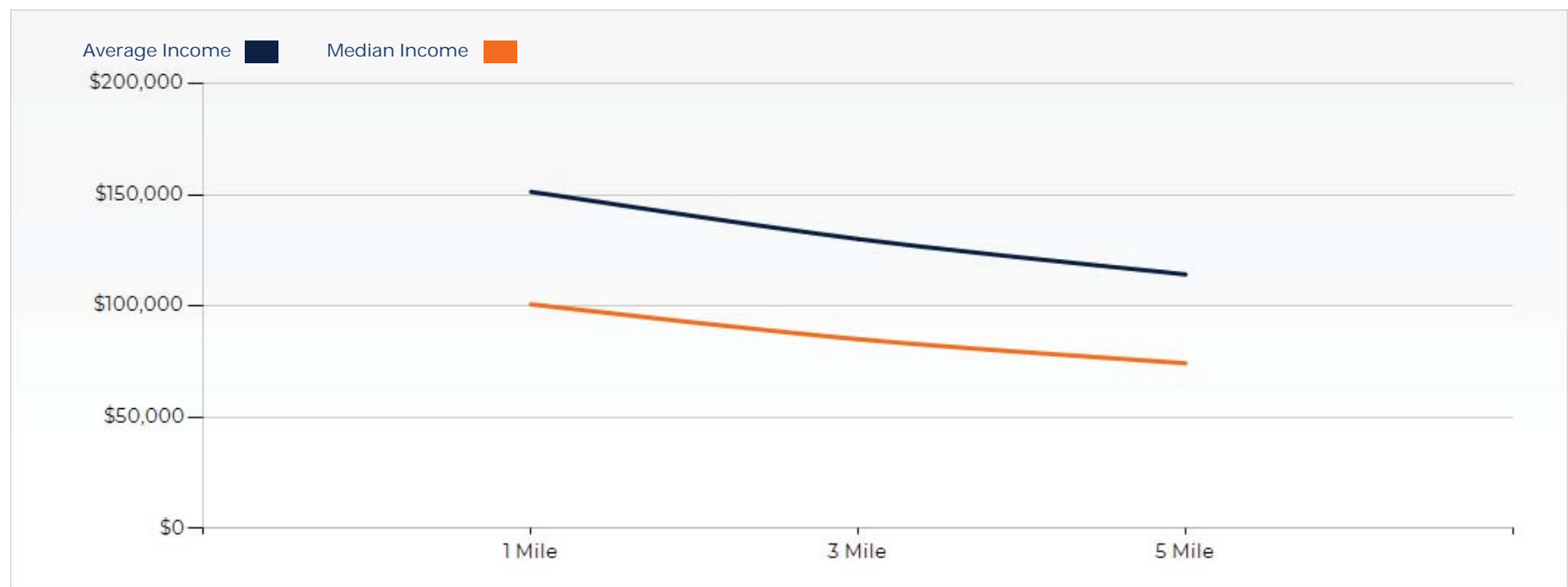
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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Whether you decide to buy, sell, or hold, please be assured that we are committed to helping you maximize your return on investment. Should you decide to sell, we will develop a marketing strategy that targets the most qualified, active investors throughout the world.

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