



Welcome to Your New Office

OWNER/USER—INVESTMENT OR REDEVELOPMENT

13273 Ventura Blvd., Studio City, CA 91604

AVAILABLE FOR PURCHASE
OFFERING MEMORANDUM

Owner/User on Ventura Blvd

Prime Corner Location

Existing Billboard Income

No Traffic Congestion

Multiple Access Routes To Vital Destinations

Potential Multifamily or Retail Development

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COMMERCIAL REAL ESTATE SERVICES

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13273 VENTURA BOULEVARD
STUDIO CITY CA 91604

A Distinctive Choice

WITH THE OPPORTUNITY TO CREATE
SOMETHING NEW

Excellent Signage

Private Outdoor Space

Easy Accessible Parking

Ability For Customization

Existing Billboard Income

Independent HVAC units for Self Control

EAT, DRINK, SHOP
STEPS FROM YOUR FRONT DOOR

Unrivaled Exposure

EAT



DRINK



SHOP



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Interested buyers should be aware that the owner (the "Seller") of the property known as 13273 Ventura Blvd., Studio City, CA 91604 ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing.

Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as the (i) the quality, nature, adequacy and physical condition of the Property including, but not limited to the structural element, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances. (ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, the zoning or the legal status of the Property, (v) the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vi) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. Although Seller's predecessors may have performed work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/ or third parties.

The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties. The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker unless agreed to in a separate commission agreement between all parties.

SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.



13273 Ventura Blvd., Studio City, CA 91604

PROPERTY HIGHLIGHTS

Location

The Property benefits from being centrally located on the famous Ventura Blvd. where Studio City meets Sherman Oaks, thereby gaining the advantages, benefits and perks of both areas. Studio City is the most affluent area in the San Fernando Valley with some of the best restaurants, bars and stores in Los Angeles. Known as one of the most vibrant and bustling parts of the Valley, the Studio City / Sherman Oaks area is sought after with demand in excessive supply. This location has multiple routes to and from the west side with easy access to all parts of the San Fernando Valley, Glendale/Pasadena, Hollywood and Beverly Hills. This pocket is amongst an active community of businesses, retail amenities and multi-million dollar homes and anchored by the famous Sherman Oaks Galleria.

Demographics

13,633 and 45,698 employees within a 1 mile and 2 mile radius respectively. 25,000± residents within 1 mile.



OWNER/USER PROPERTY BENEFITS

Rare Chance

- Own an office property on prime Ventura Boulevard. Only 3 buildings in the 10,000 - 20,000 SF range have sold in the last 10 years!
- Ability to occupy up to the entire ±11,687 square feet now or occupy a portion and obtain a steady income stream on the leased office suites.
- Create a beneficial advantage through ownership vs a lease scenario, with tax benefits, equity and property
- Prominent building identity and signage exposure to pedestrian and vehicle traffic
- Pride of Ownership

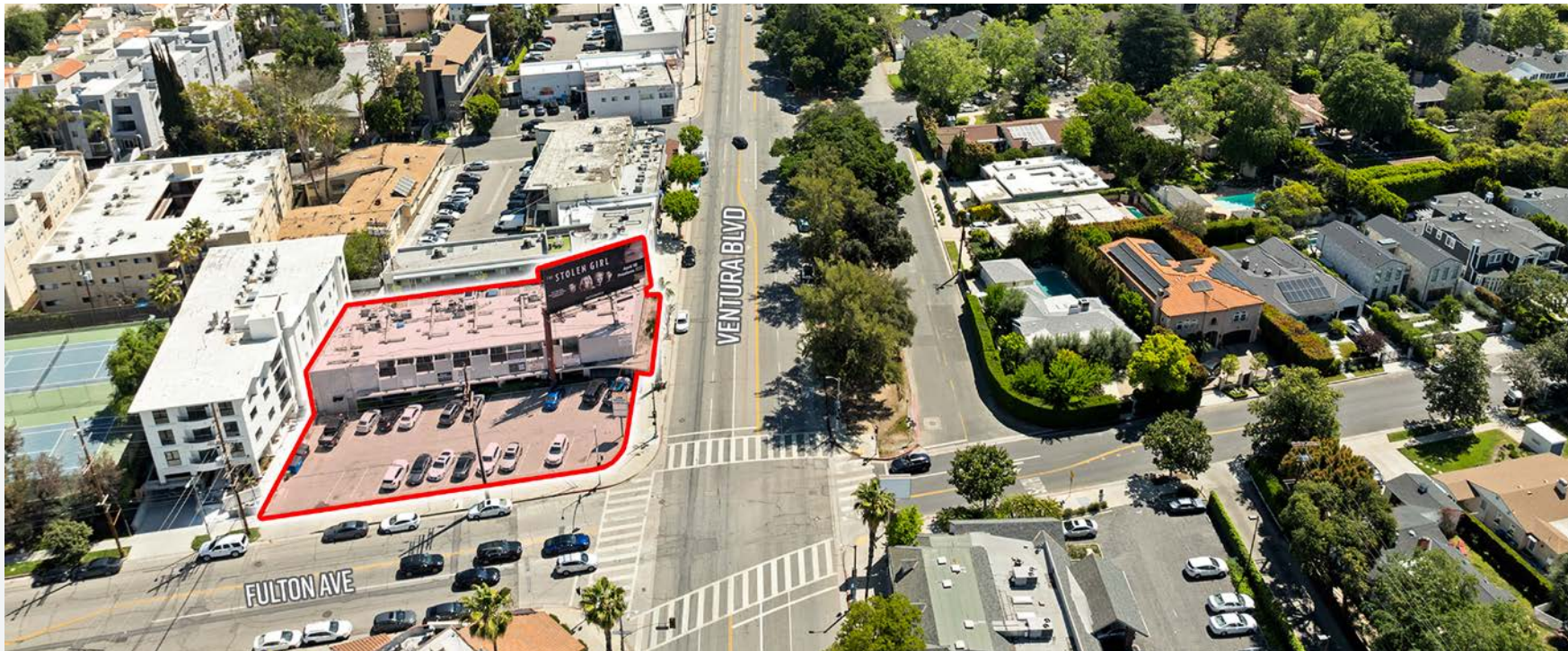
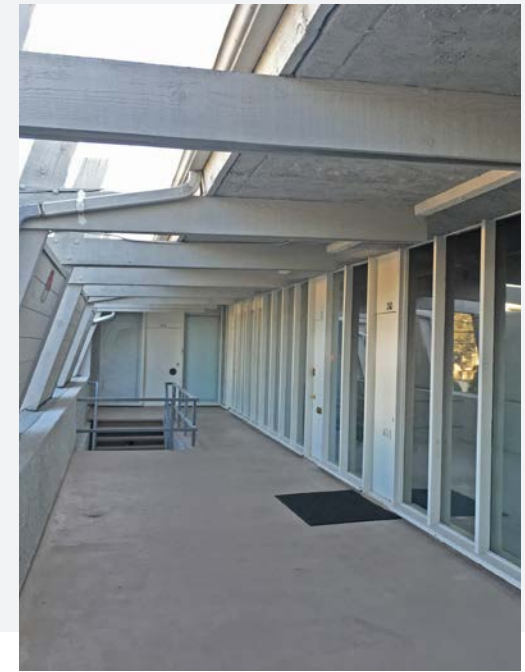
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The Offering

List Price	\$5,799,000
Property Address	13273 Ventura Blvd. Studio City, CA 91604
Property Type	Commercial Office Building
Assessor's Parcel	2375017002 & 2375017003

Site Description

Seize the chance to own a distinguished 11,687-square-foot commercial property on a prominent 14,866-square-foot corner lot in the heart of Studio City. This offering presents unparalleled flexibility for both investors and owner-users.



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Key Features

Strategic Location: Situated on bustling Ventura Boulevard, the property offers exceptional visibility and accessibility, surrounded by high-end dining and retail establishments.

Versatile Usage Options: With month-to-month tenants currently in place, a new owner has the freedom to implement a comprehensive renovation plan to enhance rental income. The demand for quality, easily accessible spaces in low-rise, renovated buildings is on the rise, making this an opportune moment for modernization.

Development Potential: The property's C2 zoning permits various redevelopment possibilities. Options include transforming the space into a mixed-use development with office spaces on the upper floor and retail on the ground level. For multifamily developers, the zoning allows for the construction of a 38-unit, three-story residential building.

Owner/User Advantage: The building's size and location are ideal for local business owners seeking to establish a presence in a prime area. Ownership offers significant financial benefits over leasing, providing long-term stability and potential appreciation. Whether you're an investor aiming to capitalize on Studio City's growth or a business owner seeking a flagship location, 13273 Ventura Boulevard offers an unmatched opportunity.

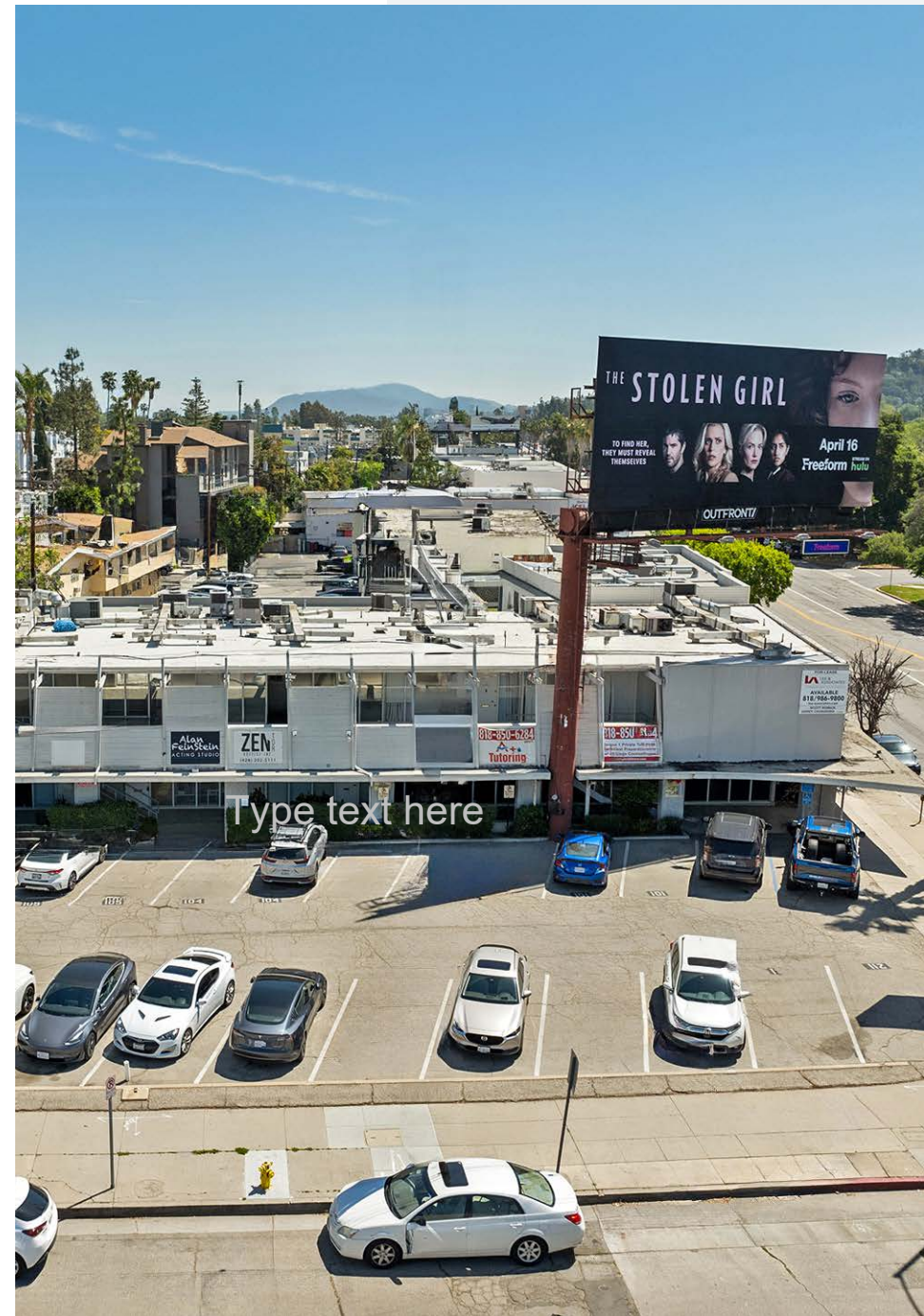
Additional Highlights

First Time on Market in Over 40 Years

Grandfathered Signage: The property includes a grandfathered monument sign and billboard, features no longer permitted on Ventura Boulevard, offering valuable advertising opportunities.

This property embodies a rare blend of strategic location, flexible usage, and significant development

For detailed information and to arrange a viewing, please contact the listing broker.





SITE SUMMARY

Gross Building Area	11,687 SF
Parcel Size	14,866 SF (.343 AC)
Zoning	C2-1VL-RIO
Floor Area Ratio (FAR)	1.5:1
Parking	±7,400 SF with 25 Surface Spaces
Street Frontage	±187 of Street Frontage
Ingress/Egress	Property driveway entrance on Ventura Blvd with a second entrance on Fulton.
Building Access	Ground floor direct access from parking. Two open staircases to the second floor.
Highway Access	Short distance to 101 Freeways entrance/exits at Coldwater Cyn and Woodman Ave. with easy route to the 405, 170 and 134 Freeways for easy access to all parts of the city.
Traffic Count	±27,000 (based on 2022 data)

PROPERTY DETAIL

Year Built	1956
Foundation	Reinforced Concrete
Structural Frame	Concrete Tilt Up
Windows	Tempered Glass
Roof	Build Up Composition
Facade	Wood Frame with Stucco

INTERIOR DETAILS

Number of Stories	2 Floors connected by two (2) exterior staircases
Number of Suites	10
HVAC	Each Suite has a HVAC package system ranging from 2 – 3 Tons
Water & Power	Department of Water & Power
Gas	Southern California Gas Company
Elevators	None
Restrooms	Each unit has a private restroom
Kitchens	Each unit has a private kitchenette

Tenant Lease Information

UNIT	SIZE*	TENANT	RENT MONTH/RSF	EXPIRATION
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CALL BROKER FOR DETAILS



*Sizes are as per Current Leases and not current BOMA measurements.

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AERIALS



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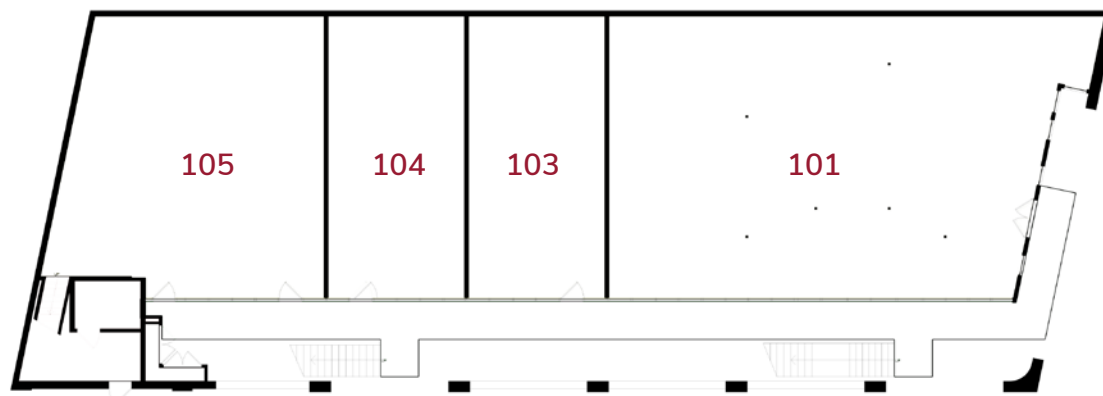
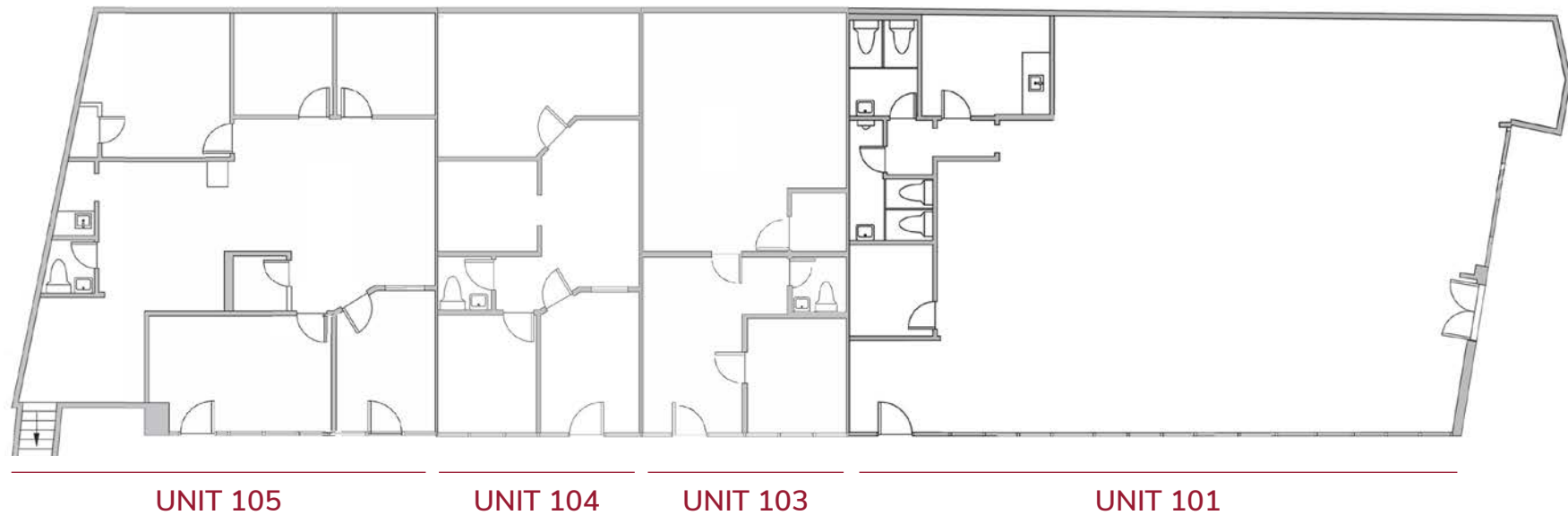


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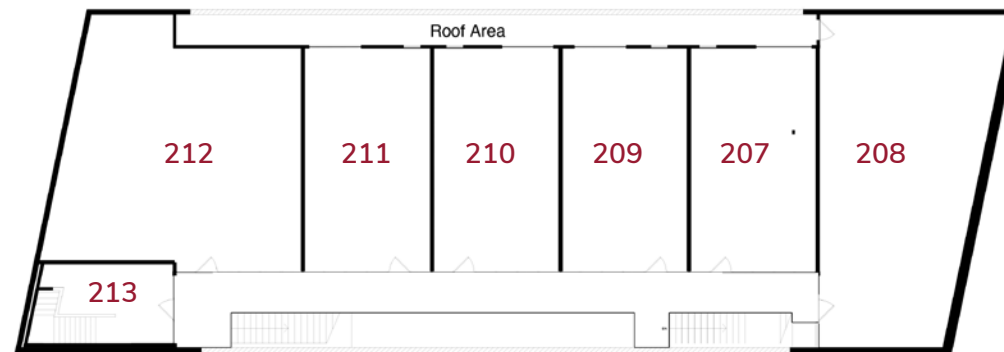
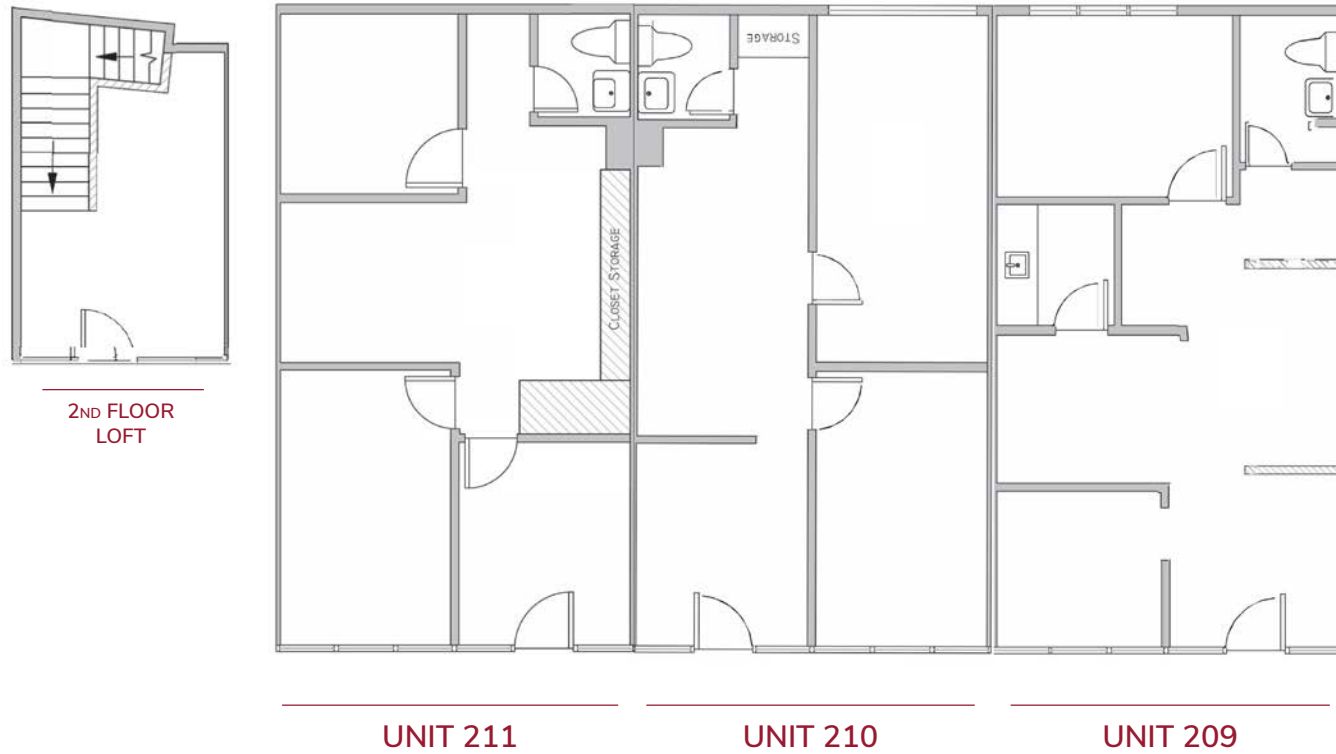
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1ST STORY FLOOR PLAN



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2ND STORY FLOOR PLAN



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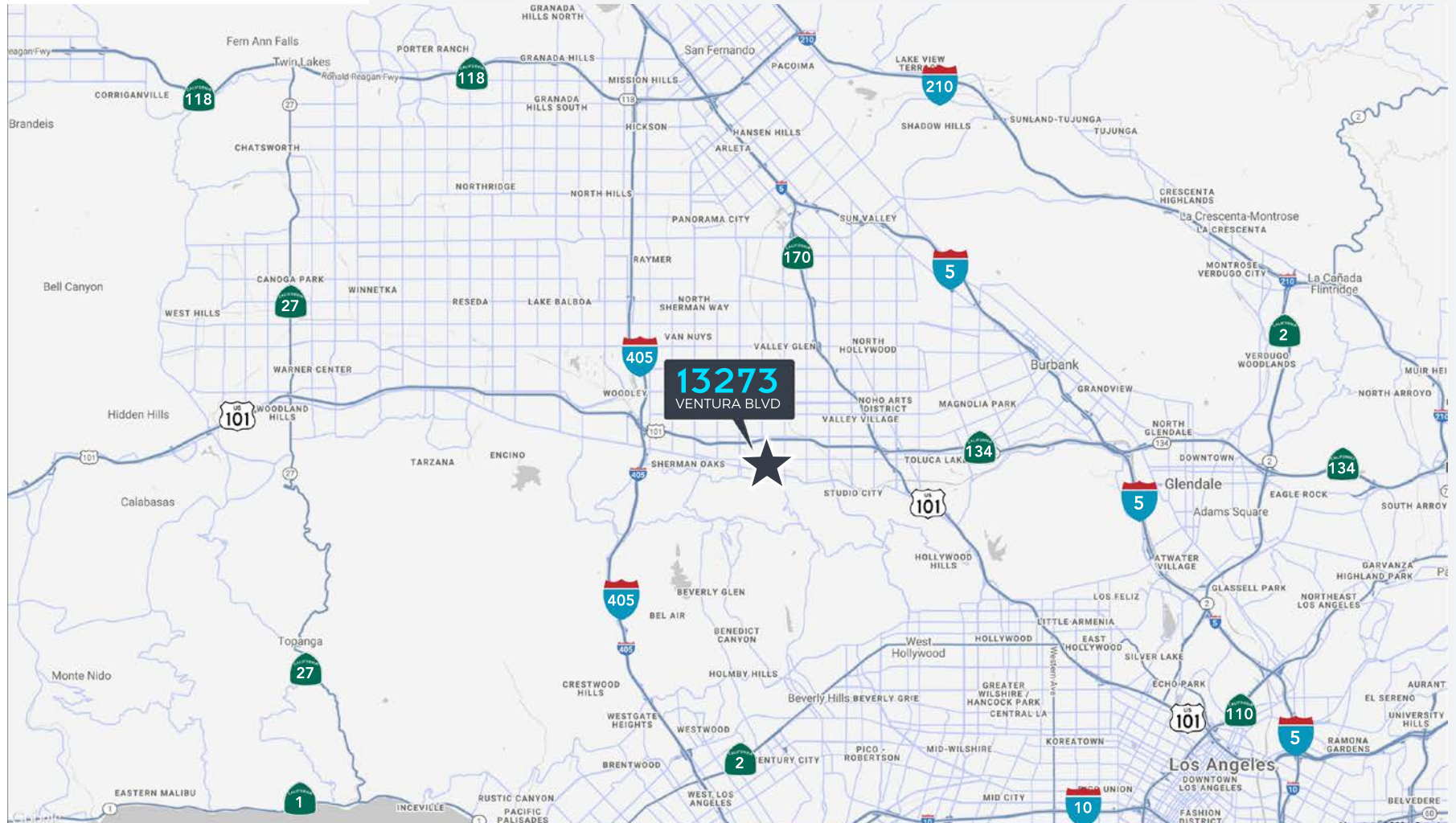
AREA AMENITIES





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DRIVING DISTANCE



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Workplace Environment Highlights

It's not all about being in the office all day. Operate in a thriving and active commercial, retail and residential community in Sherman Oaks that enjoys a superb location in the heart of the business corridor of the San Fernando Valley.

USABLE/FUNCTIONAL OUTDOOR SPACE

Open exterior hallways allows for functional design seating for your business and leisure

SHOPPING

Within one-half mile, a large collection of high-end stores await you, including the Shops @ Sportsmen's Lodge and the Westfield Mall to the west, a short drive away.

HIKING TRAILS

Multiple trails from the local River Walk around the corner, to the Dixie Canyon hike to Mulholland, Tree People, Franklin Canyon and the ever popular Fryman Canyon.

HUNGRY

Within walking distance there are over 30 places to eat.

FITNESS

Many fitness options in the area from private training to spinning to large gyms such as Equinox (opening soon).

EXCELLENT WALKABILITY

Walk to restaurants, coffee houses, theatres, music venues, gyms and parks within a safe and pedestrian friendly neighborhood. Over 300 businesses in the area that serve the community.

BANKING

Most major banks within 1 mile

TO DO LIST/ERRANDS

Within a 5 minute walk there are two major shopping centers and numerous retail service stores to accommodate all needs.



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Just 6.31 square miles in size, Studio City sits north of Hollywood and Beverly Hills in the San Fernando Valley of Los Angeles. It is bordered on the east by Universal City and Toluca Lake, on the west by Sherman Oaks with North Hollywood and Valley Village to the north. Ranked as one of the more desirable places to live in Los Angeles, Studio City (often called the “Jewel of the Valley”) is dedicated to keeping itself pristine and updated, this lively city boasts its own Beautification Association and has continual renovations and new construction.

CBS Studio Center, a full service production facility including 18 sound stages and over 210,000 square feet of supporting office space, is located here, and, along with the many post production companies and related film services businesses peppered throughout the area, defines Studio City as an entertainment industry hub. The community is affluent, with a median household income of \$75,657 and a higher-than-average percentage of college educated residents – 49.4 percent.

Since the entertainment industry outside of the major studios is mostly made up of small businesses, the tenants here tend to be users of less than 10,000 square feet of office space. Studio City’s inventory of office buildings is exceedingly limited, but it is also highly valued for its creative space – warehouse type offices that can be transformed into chic, urban spaces. There are also many bungalow-style work spaces that provide a live-work atmosphere this industry values. The Village, a short stretch along Ventura Boulevard from Coldwater Canyon to Laurel Canyon, is a favored shopping area frequented by both residents and entertainment industry stylists. In keeping with the overall ambiance of the community, these shops are mostly independently owned, single establishment enterprises.

- The Valley’s hub for the social scene... Extraordinary dining, nightlife, galleries and chic boutiques along famed Ventura Boulevard
- Varied mix of recreational options... 17-acre Golf and Tennis Club, 44-acre Coldwater Canyon Park with hiking trails adjacent to the Santa Monica Mountains
- Home to the Stars... The city many Hollywood celebrities call home, it also houses the CBS Studio Center and is adjacent to the world-famous Universal Studios.

EREWTHON

SEPHORA

TRADER JOE’S

CBS

CITY OF
**STUDIO
CITY**



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The community of Sherman Oaks occupies approximately 9 square miles at the intersection of the San Diego (405) and Ventura (101) Freeways in the San Fernando Valley of Los Angeles. Once known almost exclusively for the Sherman Oaks Galleria, the mall that gave birth to the iconic Valley girl image in music and film in the 1980s, Sherman Oaks is now a modern commercial hub and sophisticated residential community ideally located a short distance from the Westside of Los Angeles and central to all San Fernando Valley communities.

A family-oriented community, Sherman Oaks has a population of 65,500 residents with a median household income of \$70,000. A higher than average percentage of residents have four-year college degrees and work in professional fields.

Some of the largest institutional investors and developers have long recognized the advantages of Sherman Oaks' central location. Douglas Emmett (NYSE: DEI) is a major stakeholder in the community owning a majority of the high rise office towers and redeveloping the Sherman Oaks Galleria into a regional entertainment center; Westfield some years back acquired Sherman Oaks Fashion Square, and has continuously made improvements and expanded its services; Whole Foods just completed a two-year renovation of its new location down the street, creating a shopping and eating experience with such features as exposed ceilings and a dining patio; and IMT Capital has recently started construction on the Sunkist building site for its new a mixed use multifamily and retail project.

Professional services dominate the employer base of Sherman Oaks. Numerous accounting and law firms have more recently been joined by entertainment, technology, digital media companies, recording studios and marketing firms. Most of the major banking and financial institutions maintain a regional headquarters in or near Sherman Oaks, and the growing daytime population has fueled the opening of many restaurants and shops from franchisees such as Panera Bread to independents such as the just-opened upscale oyster bar and seasonal seafood restaurant Tipple & Brine.

- Endless recreational activities... Sherman Oaks Galleria, a popular dining, shopping and theatre venue that also houses several office complexes; the newly revamped Westfield Fashion Square Mall; numerous boutiques and plazas lining Ventura Boulevard.

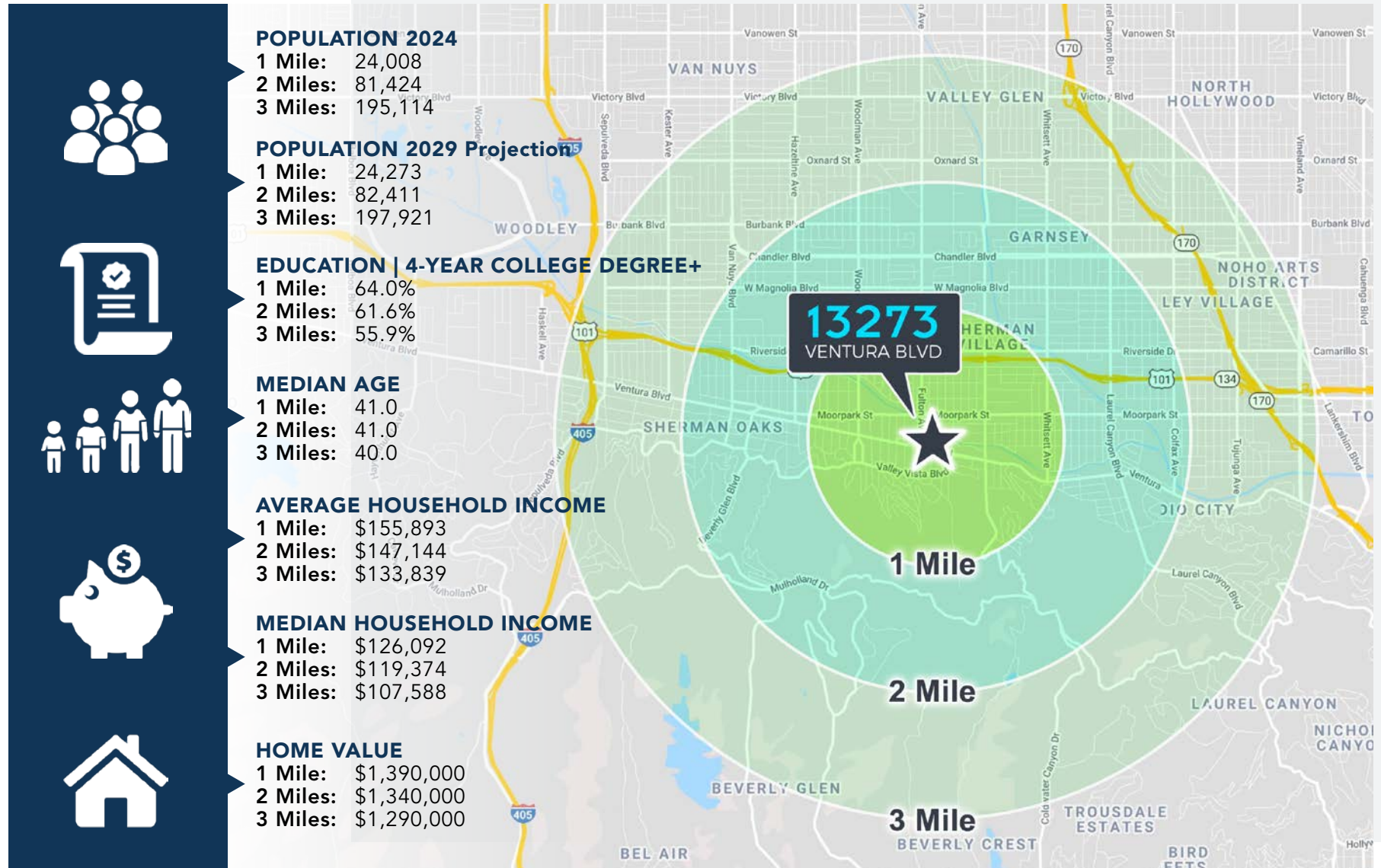


MENDOCINO FARMS
sandwich market

CITY OF
**SHERMAN
OAKS**

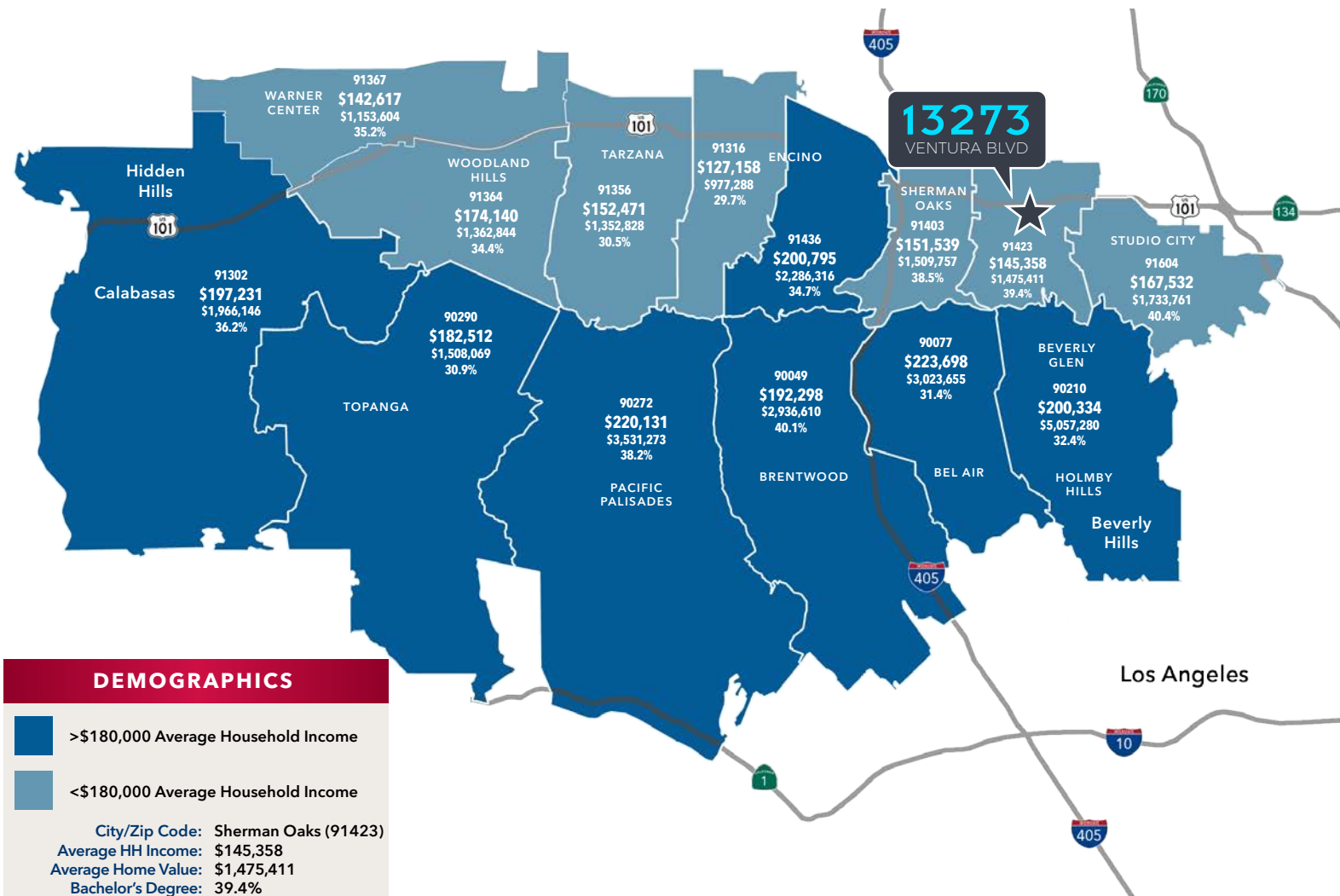


AREA DEMOGRAPHICS



13273 Ventura Blvd., Studio City, CA 91604

EXECUTIVE HOUSING PROXIMITY



**FOR FURTHER
INFORMATION ON
THIS OPPORTUNITY,
PLEASE CONTACT
EXCLUSIVE AGENTS**

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