



PROJECT FACTS

- GLA: 114,500 SF**
- ▶ 2-level community center located in trendy Studio City, along the Ventura Boulevard corridor
 - ▶ Ample parking including complimentary valet service for customers
 - ▶ The center has prime signage visibility and exposure

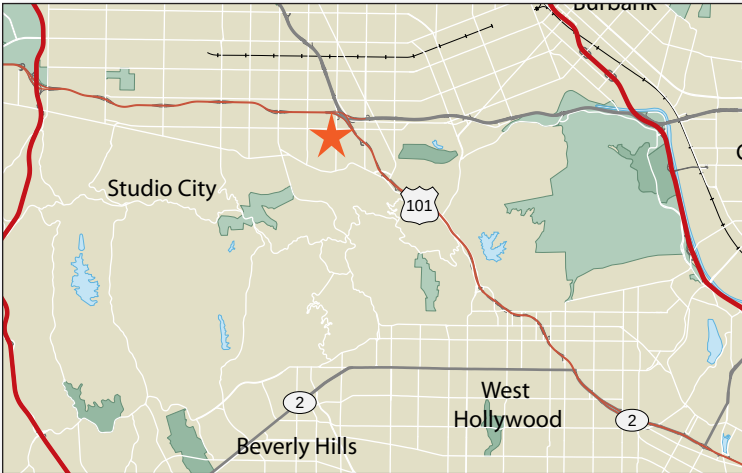
FEATURED TENANTS

Marshalls, Michaels, Styles 4 Less, Bar Method, Ramen Jinya, Salon Republic, Sally Beauty Supply

2016 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	23,347	\$115,396	12,038
3 mile	181,941	\$107,419	83,411
5 mile	610,753	\$ 94,386	271,063

2016 ESRI



LOCATION

11211 Ventura Boulevard - Studio City, CA

LEASING CONTACT

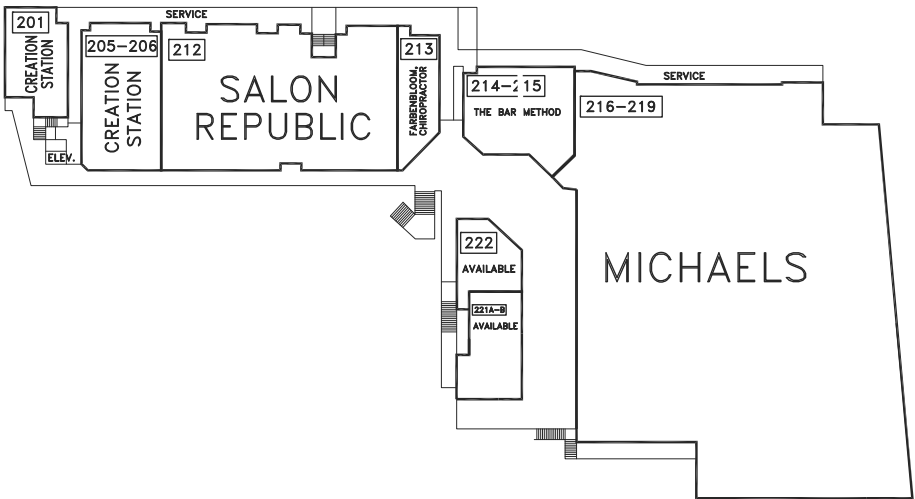
Nadia Gilmore | 310.205.9616 | NGilmore@combined.biz
CA DRE ID 00956690

Grace Imamura | 310.228.2965 | GImamura@combined.biz
CA BRE ID 01171923

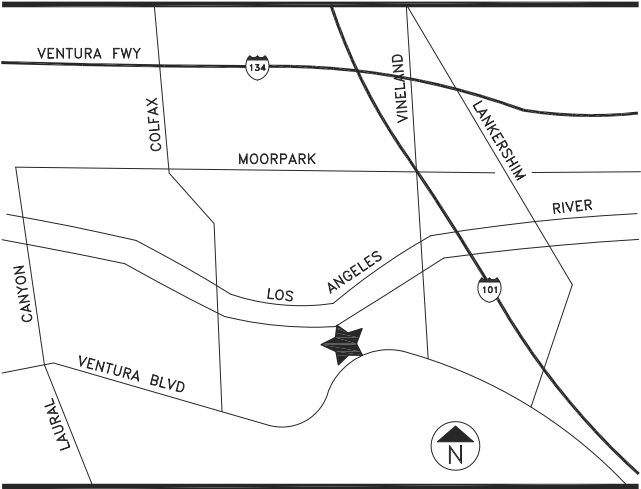
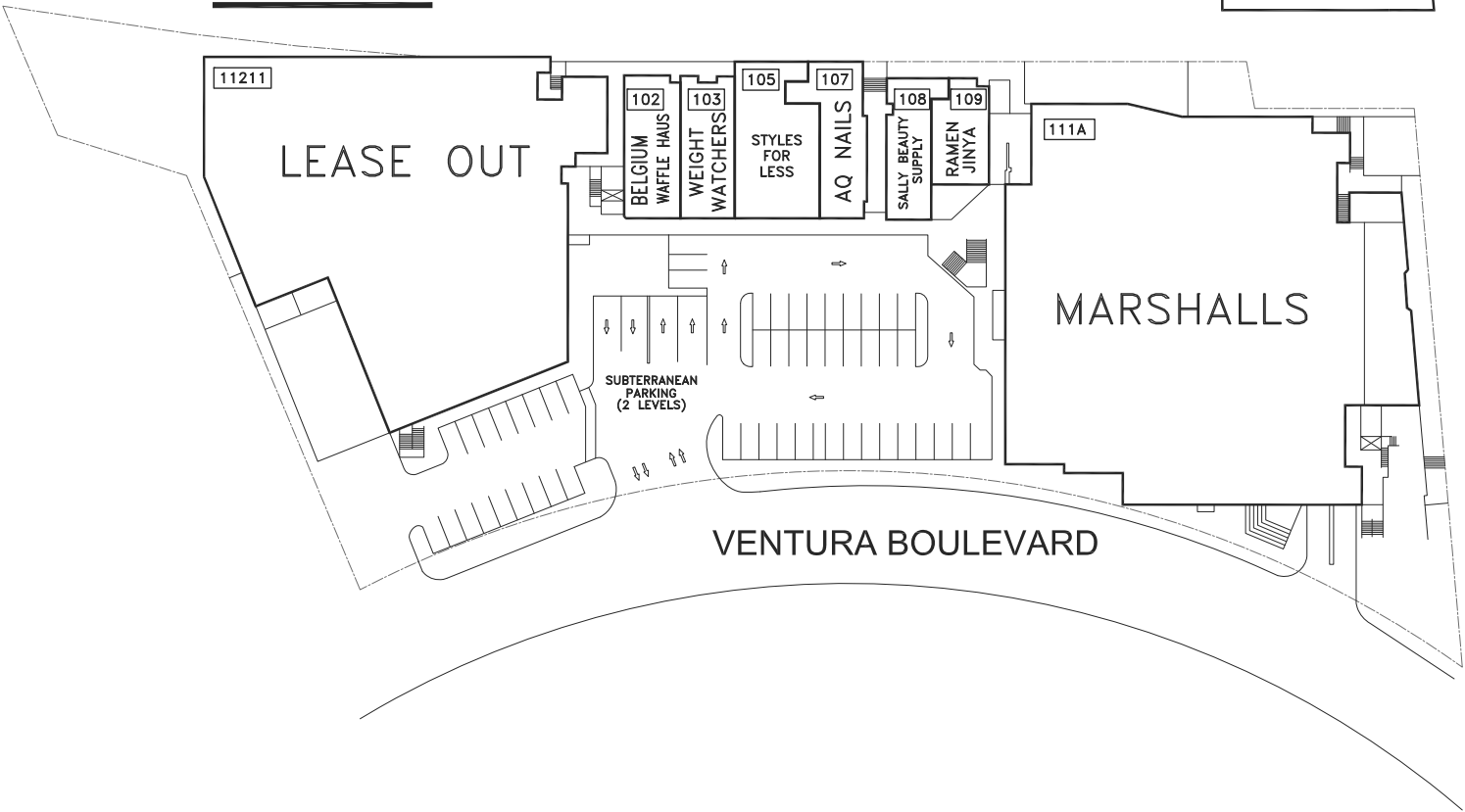
STUDIO CITY PLACE

11239 VENTURA BOULEVARD, STUDIO CITY, CALIFORNIA

SECOND FLOOR:



GROUND FLOOR:



TENANT ROSTER

11211	LEASE OUT	24,762 SF
102	BELGIUM WAFFLE HAUS	1,790 SF
103	WEIGHT WATCHERS	1,837 SF
105	STYLES FOR LESS	2,849 SF
107	AQ NAILS	1,944 SF
108	SALLY BEAUTY SUPPLY	1,467 SF
109	RAMEN JINYA	1,200 SF
111A	MARSHALLS	34,019 SF
201-206	CREATION STATION	4,130 SF
212	SALON REPUBLIC	7,497 SF
213	FARBENBLOOM CHIRPRACTOR	1,355 SF
214-215	THE BAR METHOD	2,426 SF
216-219	MICHAELS	26,991 SF
221A-B	AVAILABLE	1,188 SF
222	AVAILABLE	1,076 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	114,529 SF
ZONED =	C-6
REV. DATE =	03.28.17
PLOT DATE =	03.28.17

STUDIO CITY PLACE

11211/11239 VENTURA BOULEVARD
STUDIO CITY, CALIFORNIA 91604

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'
APPROX. SCALE

LEASING PLAN



COMBINED PROPERTIES INCORPORATED

9320 Wilshire Boulevard
Suite 310
Beverly Hills, CA 90212
(310) 205-9616
FAX (310) 228-2160