

Daniel Leisner
CA DRE #01938978
(424) 421-1670
daniel@cbi-commercial.com



Commercial Brokers International

12215 Ventura Blvd
Studio City, CA 91604

FOR LEASE

Turnkey Event Space, Lounge, or Experiential Venue



Assume Existing Business or New Concept

OFFERING SUMMARY

PROPERTY SUMMARY

PROPERTY ADDRESS	12215 Ventura Blvd
CITY, STATE, ZIP	Studio City, CA 91604
Space Size	5,000 SF
Zoning	LAC2
Parking	151 shared spaces on-site, free
Permits	Type 47 Liquor, Dance, Live Entertainment & Cabaret
Operating Hours	6 am - 2am Daily
Lease	New direct lease with Landlord
Term	5+ years

FOR LEASE

\$18,250 per month
Modified Gross
Tenant Pays Utilities and Repairs
+\$1mm Key Money

AREA MAP



SPACE HIGHLIGHTS

- ±5,000 square feet of fully built out hospitality and event space
- Kitchen with hood and grease interceptor
- 12'-14' clear ceiling heights with open floor plan
- Long private hallway entrance ideal for controlled access and guest arrival
- Separate, enclosed, ventilated smoke area
- Dedicated valet area with seating
- Men's and women's restrooms
- Owner's or manager's private office
- Two on site storage closets



- Raised stage with integrated LED screen
- TVs throughout the space for events and programming
- Extensive signage opportunities including prominent visibility on Ventura Blvd
- 151 shared on site parking spaces, free of charge
- Existing permits in place for Type 47 liquor license, dance, and live entertainment or cabaret use
- Approved operating hours from 6:00 AM to 2:00 AM daily

SPACE PHOTOS



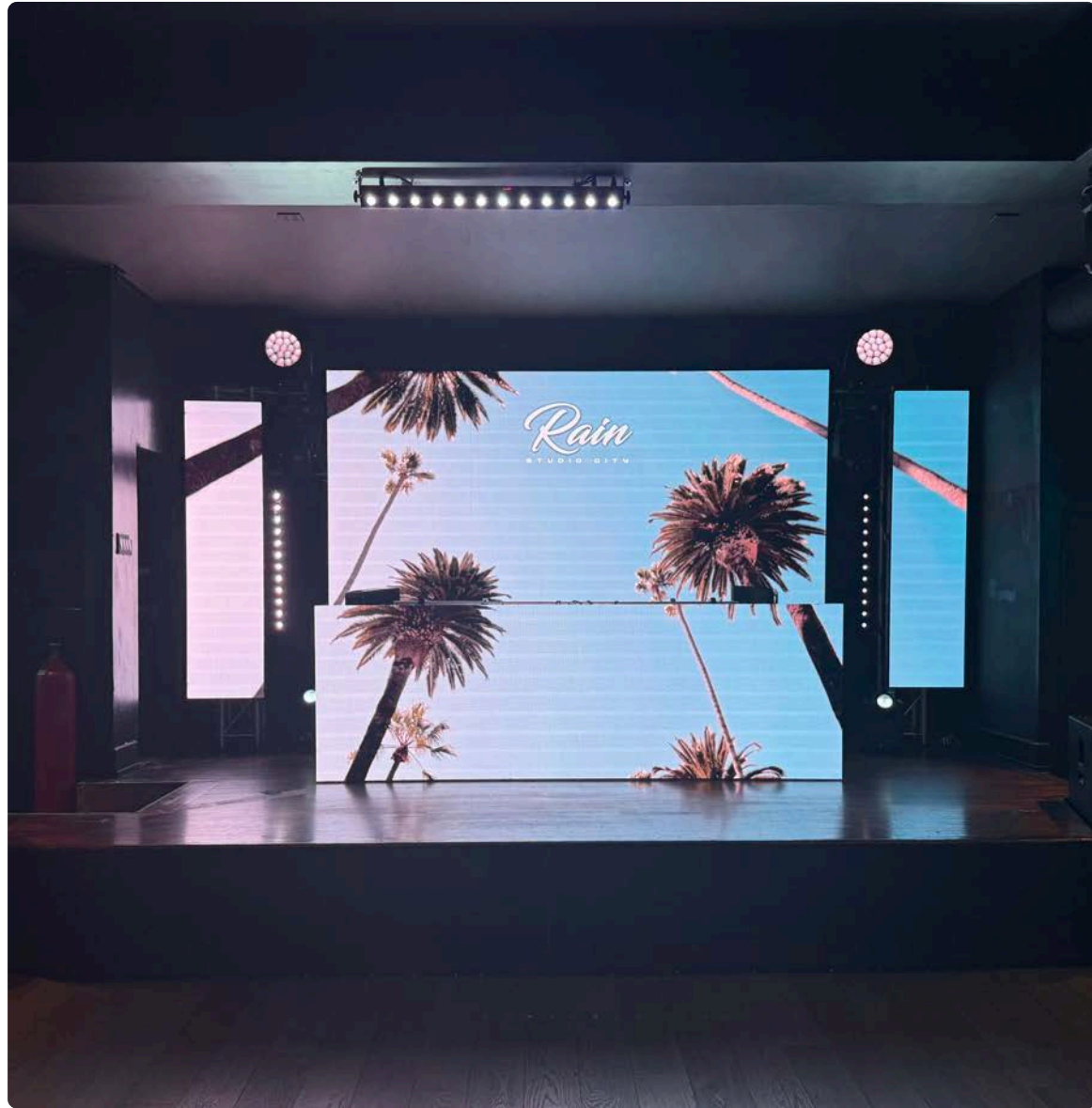
SPACE PHOTOS II



SPACE PHOTOS III



Additional Seating Area

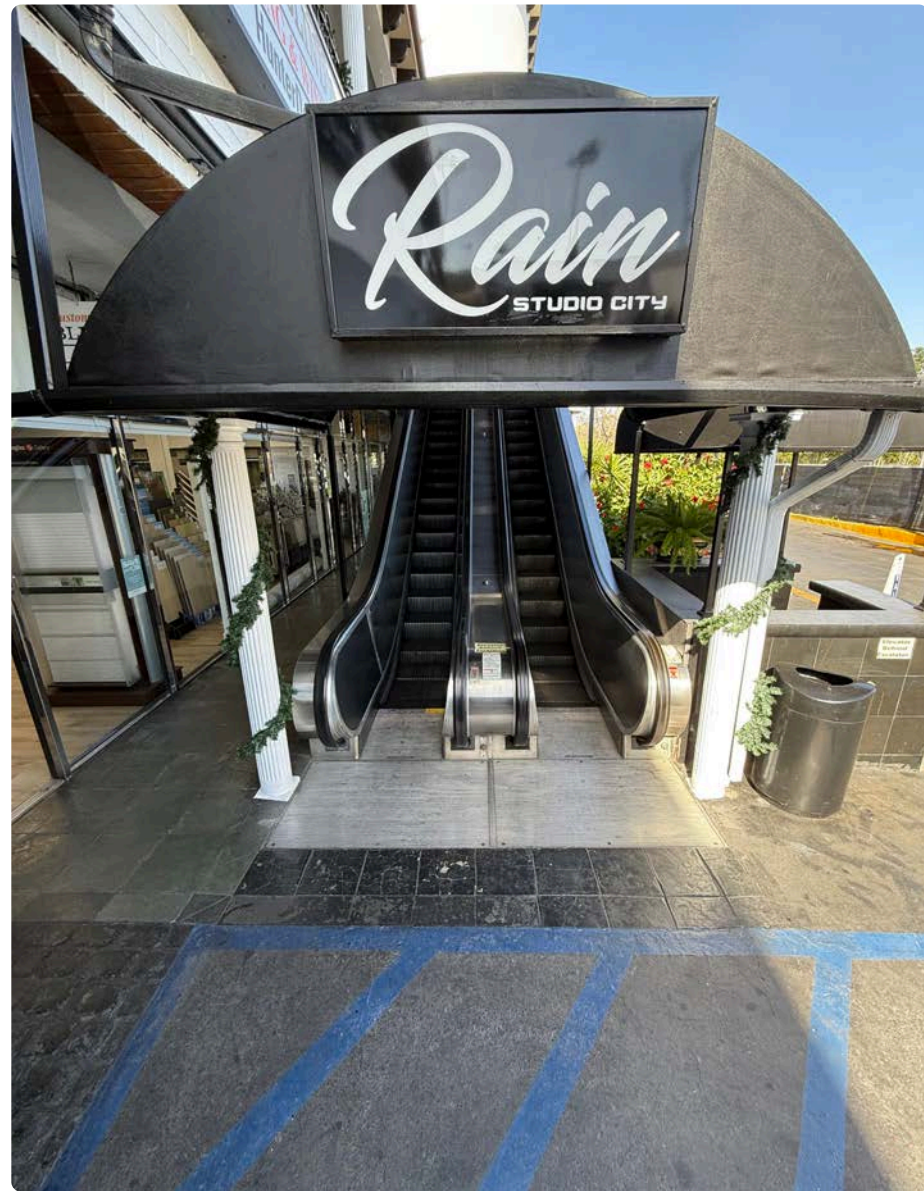


Raised Stage with Integrated LED Panels

SPACE PHOTOS IV



Restroom

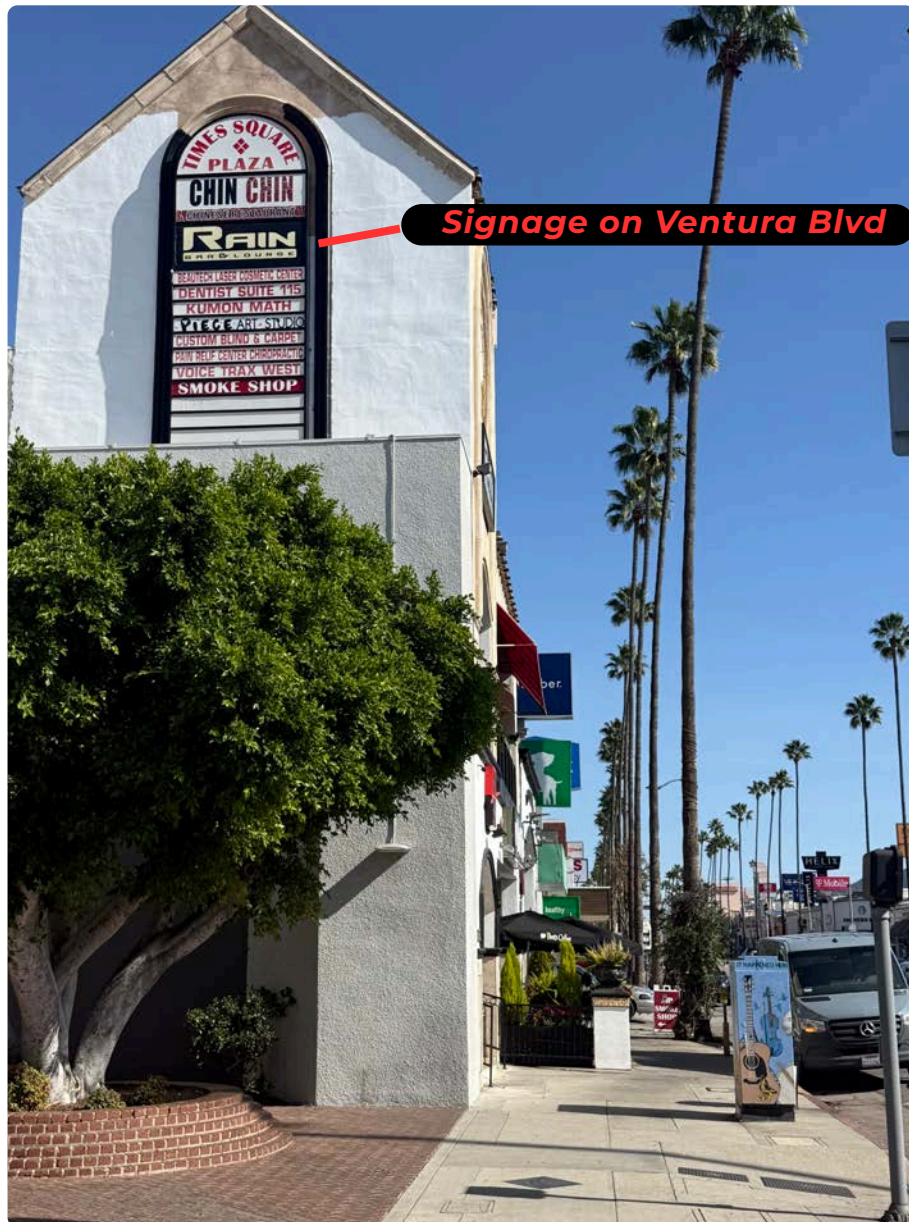


Signage above escalators

LOCATION HIGHLIGHTS

12215 VENTURA BLVD - STUDIO CITY

- Located in the heart of Studio City, surrounded by dense residential, office, and entertainment uses
- Prime signage and access on Ventura Boulevard, one of the San Fernando Valley's most active commercial corridors
- Strong daytime population with consistent evening and weekend traffic
- Excellent visibility and branding exposure to high daily vehicle counts (36k Cars Per Day on Ventura Blvd & 50k Cars Per Day on Laurel Canyon Blvd)
- Close proximity to major studios, production companies, and creative offices
- Convenient access to the 101 Freeway and major east west thoroughfares
- Established valet and parking environment supporting event driven uses



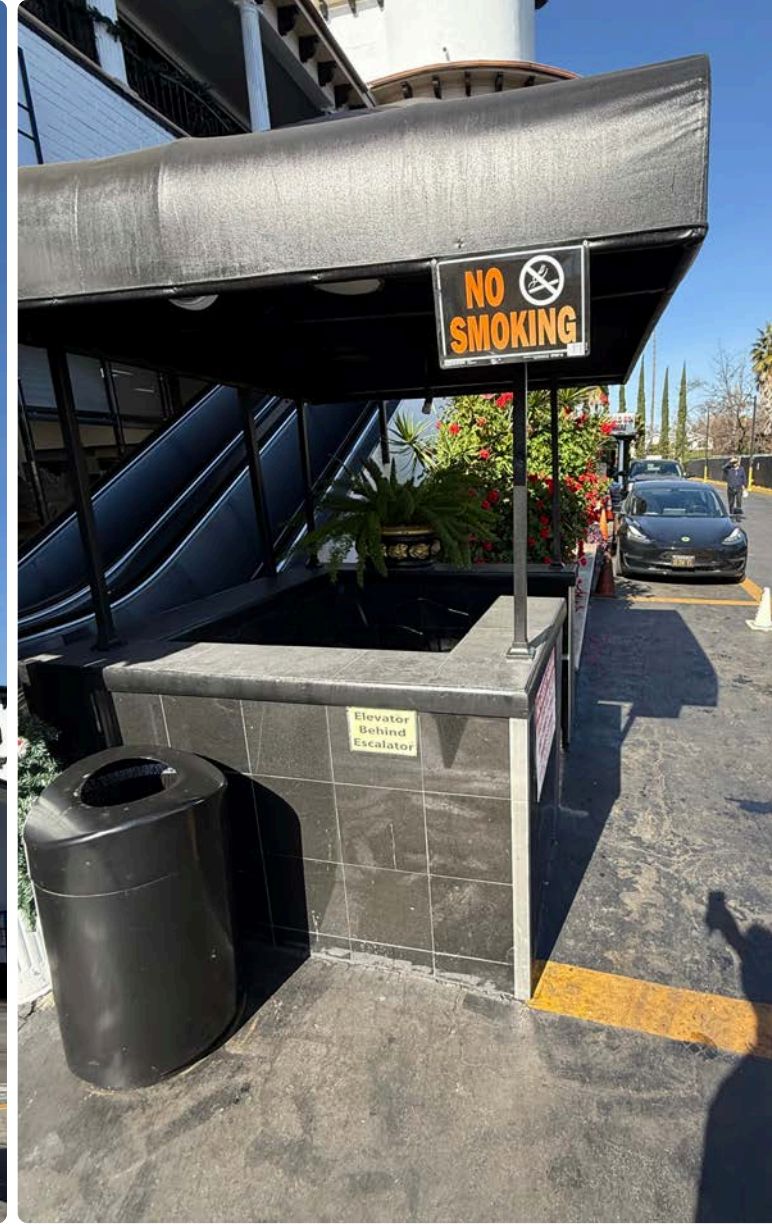
Signage facing West on Ventura Blvd



LOCATION PHOTOS

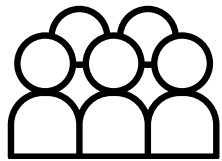
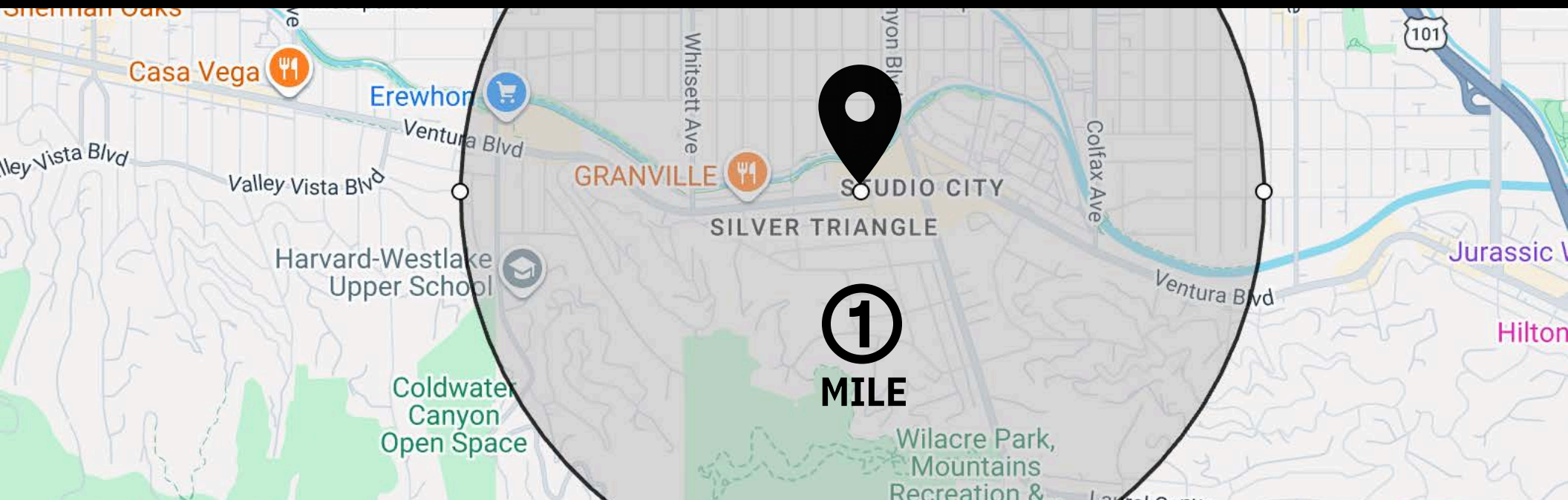


Signage Opportunities on Ventura Blvd



Private Valet Seating Area

DEMOGRAPHICS



21,164

Population



\$153,906

Avg. Household Income



\$387,697,785

Consumer Spending



36,076

Ventura Blvd & Vantage Ave CPD



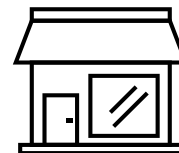
50,225

Laurel Canyon Blvd & Valleyheart Dr CPD



9,693

Households



1,966

Businesses

**Traffic Counts per 2025, Other Data per 2024*

You acknowledge that neither Owner nor Commercial Brokers International has made any representations or warranties as to the accuracy or completeness of the materials and these materials are subject to, among other things, correction of errors and omissions, deletions or change in terms, accuracy of photos or renderings. Any information contained herein is not a substitute for a thorough due diligence investigation by any prospective client. This marketing has been prepared to provide summary information (some of which may not be verified) to the prospective tenants and to establish a preliminary level of interest in the subject property. The information contained herein has been obtained from sources we believe to be reliable; however, has not been verified by CBI or the Owner.

Prospective clients are advised to conduct their own investigations into the property, including but not limited to: Proposed use, the size and square footage of the property and any improvements; compliance with any Local, State, or Federal law and/or regulations; the presence or absence of any contaminating substances; the physical condition of any improvements.



11766 Wilshire Blvd #1120, Los Angeles, CA 90025



Daniel Leisner

CA DRE #01938978

(424) 421-1670

daniel@cbi-commercial.com



COMMERCIAL
BROKERS
INTERNATIONAL

11766 WILSHIRE BOULEVARD, SUITE 1120,
LOS ANGELES, CA, 90025, UNITED STATES

CA DRE #01523713

(310) 943-8530

INFO@CBICOMMERCIAL.COM