

Laurel Promenade | Studio City, CA

SEC Ventura Blvd & Laurel Canyon Blvd
2,393 SF & 2,869 SF Available
FOR LEASE



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Laurel Promenade | Studio City, CA



Property Highlights

- 2,393 SF (retail/service) & 2,869 SF (restaurant) available
- One of the busiest intersections in the San Fernando Valley
- Excellent demographics with strong average household incomes: \$114,522 in a 3-mile radius
- Excellent daytime population with CBS, NBC & Warner Brothers studios located nearby

Co-Tenants

total
woman
gym+spa

laurel
POINT

UniverSal
appliance and kitchen center

TENDER GREENS

The Coffee Bean
& Tea Leaf

Yogurtland

Sprint

Comerica Bank

Optical
connection



FIRST REPUBLIC BANK

Area Retailers

VONS CVS BevMo! TRADER JOE'S

BARNES
& NOBLE

Pier 1 imports

Panera
BREAD

CHIPOTLE
MEXICAN GRILL

UMAMI
BURGER

PIZZAREV

McDonald's

THE COUNTER



Bob Walsh

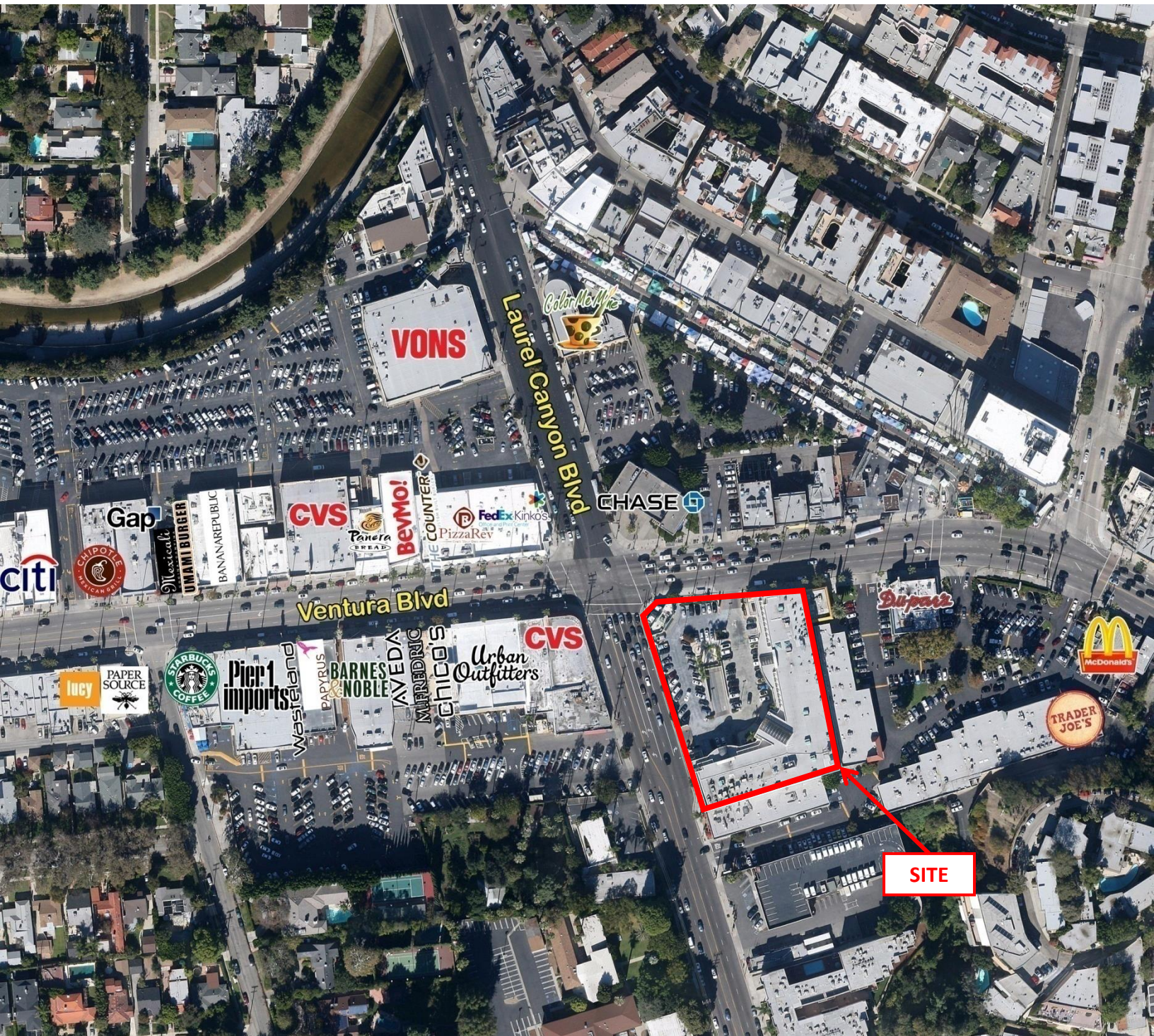
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Aerial



Bob Walsh

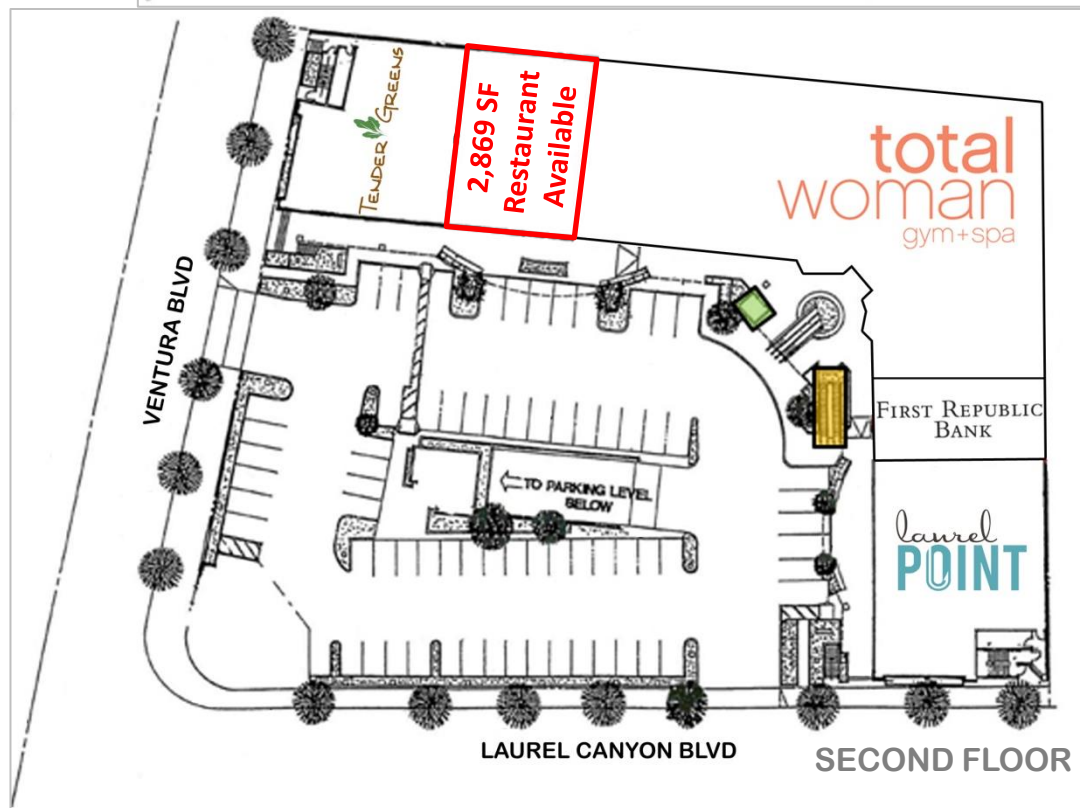
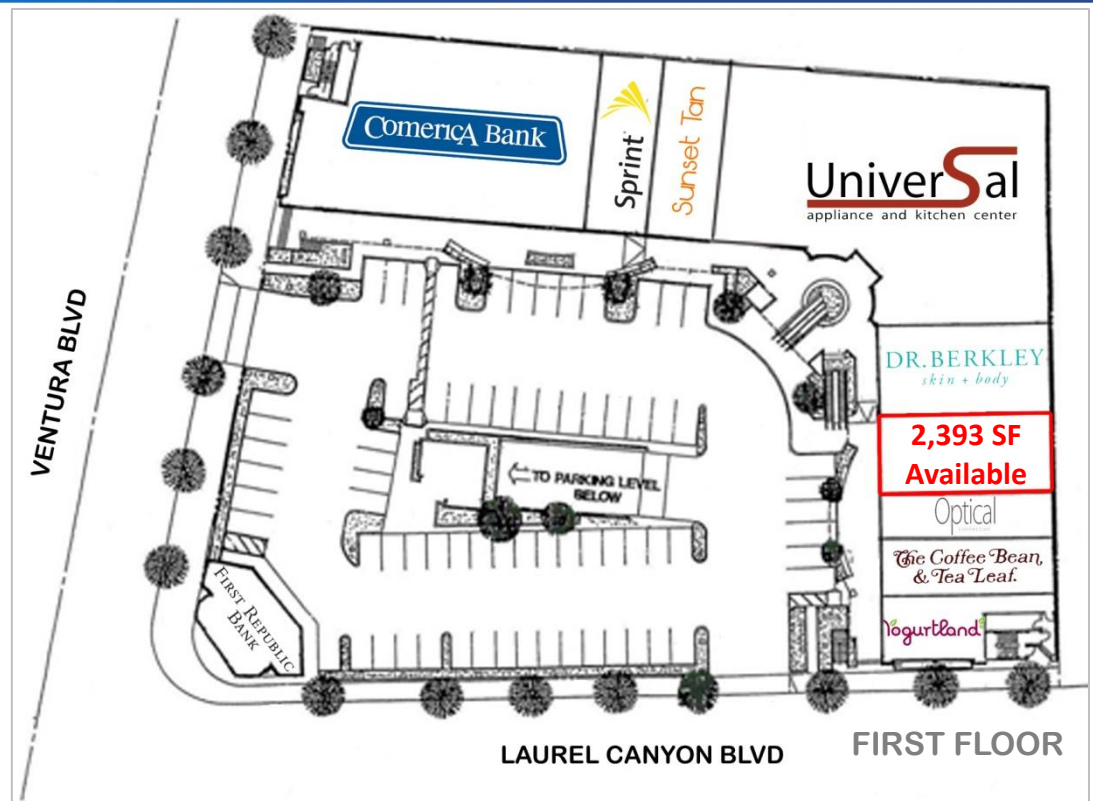
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Site Plan



Elevator:



Escalator:



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Subterranean Parking Plan



Parking

Street Level: 72

Subterranean Level: 162

Total Parking Spaces: 254

Elevator:



Escalator:



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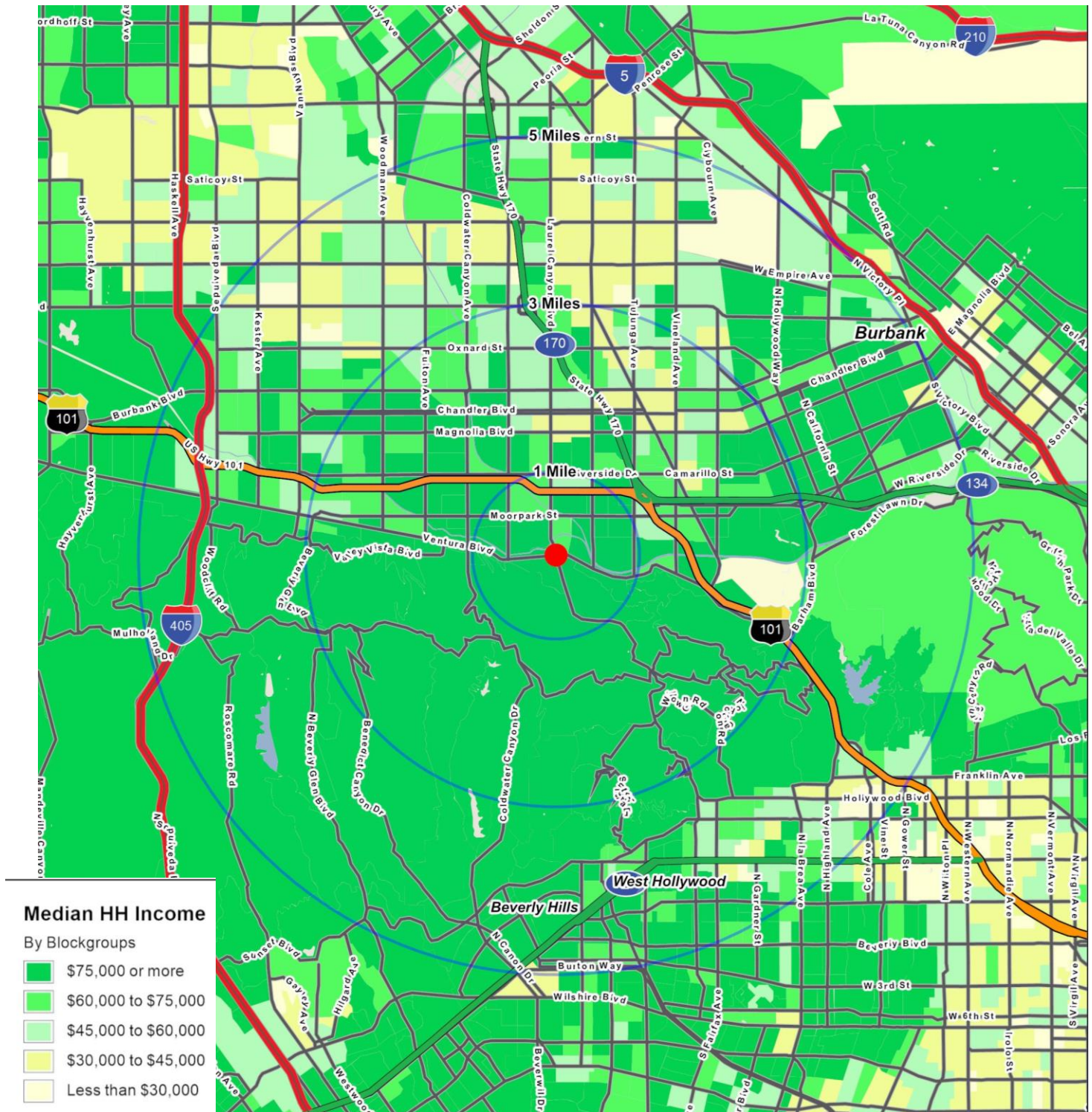
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Demographics



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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 34.1436/-118.3953

RF1

Laurel Canyon Blvd & Ventura Blvd

Studio City, CA

1 Mile

3 Miles

5 Miles

POPULATION	2017 Estimated Population	21,047	193,411	597,208
	2022 Projected Population	21,680	199,811	617,548
	2010 Census Population	19,765	181,197	565,813
	2000 Census Population	18,134	174,866	561,384
	Projected Annual Growth 2017 to 2022	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2017	0.9%	0.6%	0.4%
HOUSEHOLDS	2017 Estimated Households	10,114	89,890	263,785
	2022 Projected Households	10,520	93,839	275,816
	2010 Census Households	9,351	83,065	246,357
	2000 Census Households	9,098	80,869	244,268
	Projected Annual Growth 2017 to 2022	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	0.7%	0.7%	0.5%
AGE	2017 Est. Population Under 10 Years	10.7%	10.3%	10.2%
	2017 Est. Population 10 to 19 Years	7.8%	8.4%	9.1%
	2017 Est. Population 20 to 29 Years	11.7%	15.7%	16.1%
	2017 Est. Population 30 to 44 Years	26.5%	25.8%	25.4%
	2017 Est. Population 45 to 59 Years	21.1%	20.1%	19.8%
	2017 Est. Population 60 to 74 Years	15.2%	13.7%	13.2%
	2017 Est. Population 75 Years or Over	7.0%	6.0%	6.1%
	2017 Est. Median Age	40.3	37.8	37.2
MARITAL STATUS & GENDER	2017 Est. Male Population	48.6%	49.7%	50.5%
	2017 Est. Female Population	51.4%	50.3%	49.5%
	2017 Est. Never Married	39.3%	42.7%	45.2%
	2017 Est. Now Married	40.9%	37.5%	34.9%
	2017 Est. Separated or Divorced	15.8%	15.6%	15.3%
	2017 Est. Widowed	4.0%	4.1%	4.6%
INCOME	2017 Est. HH Income \$200,000 or More	25.8%	15.5%	12.9%
	2017 Est. HH Income \$150,000 to \$199,999	7.5%	7.4%	6.9%
	2017 Est. HH Income \$100,000 to \$149,999	15.0%	15.2%	14.3%
	2017 Est. HH Income \$75,000 to \$99,999	10.1%	11.6%	11.4%
	2017 Est. HH Income \$50,000 to \$74,999	13.7%	15.6%	15.4%
	2017 Est. HH Income \$35,000 to \$49,999	8.4%	10.8%	11.6%
	2017 Est. HH Income \$25,000 to \$34,999	6.3%	7.7%	7.9%
	2017 Est. HH Income \$15,000 to \$24,999	6.2%	7.7%	8.8%
	2017 Est. HH Income Under \$15,000	7.1%	8.5%	10.6%
	2017 Est. Average Household Income	\$141,492	\$114,522	\$106,429
	2017 Est. Median Household Income	\$105,334	\$85,675	\$77,829
	2017 Est. Per Capita Income	\$68,053	\$53,256	\$47,089
	2017 Est. Total Businesses	1,432	9,720	35,309
	2017 Est. Total Employees	9,566	73,710	314,745

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1 Mile 3 Miles 5 Miles

RACE	2017 Est. White	78.5%	70.5%	66.9%
	2017 Est. Black	4.5%	6.3%	5.1%
	2017 Est. Asian or Pacific Islander	8.3%	8.1%	8.4%
	2017 Est. American Indian or Alaska Native	0.3%	0.5%	0.5%
	2017 Est. Other Races	8.5%	14.6%	19.0%
HISPANIC	2017 Est. Hispanic Population	2,943	48,906	200,882
	2017 Est. Hispanic Population	14.0%	25.3%	33.6%
	2022 Proj. Hispanic Population	17.1%	27.9%	35.9%
	2010 Hispanic Population	9.8%	21.8%	31.3%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	16,335	145,730	443,052
	2017 Est. Elementary (Grade Level 0 to 8)	1.8%	4.6%	7.8%
	2017 Est. Some High School (Grade Level 9 to 11)	3.6%	4.2%	5.5%
	2017 Est. High School Graduate	13.8%	15.3%	16.6%
	2017 Est. Some College	19.4%	20.3%	19.0%
	2017 Est. Associate Degree Only	5.0%	6.4%	6.6%
	2017 Est. Bachelor Degree Only	37.5%	33.1%	29.9%
	2017 Est. Graduate Degree	18.8%	16.1%	14.6%
HOUSING	2017 Est. Total Housing Units	10,396	92,838	273,144
	2017 Est. Owner-Occupied	47.6%	37.3%	34.0%
	2017 Est. Renter-Occupied	49.7%	59.5%	62.5%
	2017 Est. Vacant Housing	2.7%	3.2%	3.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.2%	0.2%	0.2%
	2010 Homes Built 2000 to 2004	6.9%	7.9%	5.9%
	2010 Homes Built 1990 to 1999	8.0%	7.5%	6.2%
	2010 Homes Built 1980 to 1989	10.3%	13.0%	11.7%
	2010 Homes Built 1970 to 1979	16.7%	16.4%	16.6%
	2010 Homes Built 1960 to 1969	14.9%	17.0%	16.7%
	2010 Homes Built 1950 to 1959	19.7%	19.3%	20.3%
	2010 Homes Built Before 1949	28.2%	24.9%	27.9%
HOME VALUES	2010 Home Value \$1,000,000 or More	11.3%	10.1%	9.0%
	2010 Home Value \$500,000 to \$999,999	46.3%	44.6%	41.7%
	2010 Home Value \$400,000 to \$499,999	17.3%	16.8%	17.9%
	2010 Home Value \$300,000 to \$399,999	9.7%	13.1%	14.4%
	2010 Home Value \$200,000 to \$299,999	4.2%	5.0%	5.8%
	2010 Home Value \$150,000 to \$199,999	0.8%	0.9%	1.1%
	2010 Home Value \$100,000 to \$149,999	0.6%	0.5%	0.6%
	2010 Home Value \$50,000 to \$99,999	0.9%	0.7%	0.7%
	2010 Home Value \$25,000 to \$49,999	0.5%	0.6%	0.6%
	2010 Home Value Under \$25,000	0.4%	0.7%	0.7%
	2010 Median Home Value	\$666,312	\$646,769	\$627,595
	2010 Median Rent	\$1,443	\$1,341	\$1,300

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		1 Mile	3 Miles	5 Miles
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	17,694	163,710	503,988
	2017 Est. Civilian Employed	67.8%	69.9%	68.3%
	2017 Est. Civilian Unemployed	3.9%	3.6%	3.3%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	28.3%	26.5%	28.3%
	2017 Labor Force Males	48.1%	49.4%	50.3%
	2017 Labor Force Females	51.9%	50.6%	49.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	11,999	114,502	344,392
	2010 Mgmt, Business, & Financial Operations	23.0%	20.0%	18.3%
	2010 Professional, Related	34.0%	33.1%	29.3%
	2010 Service	12.7%	14.3%	16.8%
	2010 Sales, Office	22.3%	22.3%	22.3%
	2010 Farming, Fishing, Forestry	0.4%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	2.4%	3.8%	5.3%
	2010 Production, Transport, Material Moving	5.2%	6.3%	7.7%
	2010 White Collar Workers	79.2%	75.4%	69.9%
	2010 Blue Collar Workers	20.8%	24.6%	30.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	71.3%	72.2%	71.6%
	2010 Drive to Work in Carpool	7.1%	7.0%	7.2%
	2010 Travel to Work by Public Transportation	4.4%	6.0%	6.3%
	2010 Drive to Work on Motorcycle	0.4%	0.4%	0.3%
	2010 Walk or Bicycle to Work	2.4%	3.4%	4.3%
	2010 Other Means	1.2%	1.6%	1.5%
	2010 Work at Home	13.4%	9.4%	8.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	16.4%	19.0%	20.7%
	2010 Travel to Work in 15 to 29 Minutes	37.4%	40.0%	37.3%
	2010 Travel to Work in 30 to 59 Minutes	46.4%	43.1%	42.4%
	2010 Travel to Work in 60 Minutes or More	13.3%	15.3%	13.7%
	2010 Average Travel Time to Work	29.4	28.0	27.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$911 M	\$6.96 B	\$19.4 B
	2017 Est. Apparel	\$32.2 M	\$245 M	\$683 M
	2017 Est. Contributions, Gifts	\$76.0 M	\$548 M	\$1.49 B
	2017 Est. Education, Reading	\$43.1 M	\$313 M	\$860 M
	2017 Est. Entertainment	\$51.9 M	\$394 M	\$1.09 B
	2017 Est. Food, Beverages, Tobacco	\$131 M	\$1.02 B	\$2.86 B
	2017 Est. Furnishings, Equipment	\$32.8 M	\$247 M	\$682 M
	2017 Est. Health Care, Insurance	\$75.3 M	\$585 M	\$1.64 B
	2017 Est. Household Operations, Shelter, Utilities	\$282 M	\$2.15 B	\$6.00 B
	2017 Est. Miscellaneous Expenses	\$12.9 M	\$99.7 M	\$279 M
	2017 Est. Personal Care	\$11.7 M	\$89.5 M	\$250 M
	2017 Est. Transportation	\$162 M	\$1.26 B	\$3.52 B

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