# FULTON CROSSING

CORNER OF
VENTURA BOULEVARD
& FULTON AVENUE

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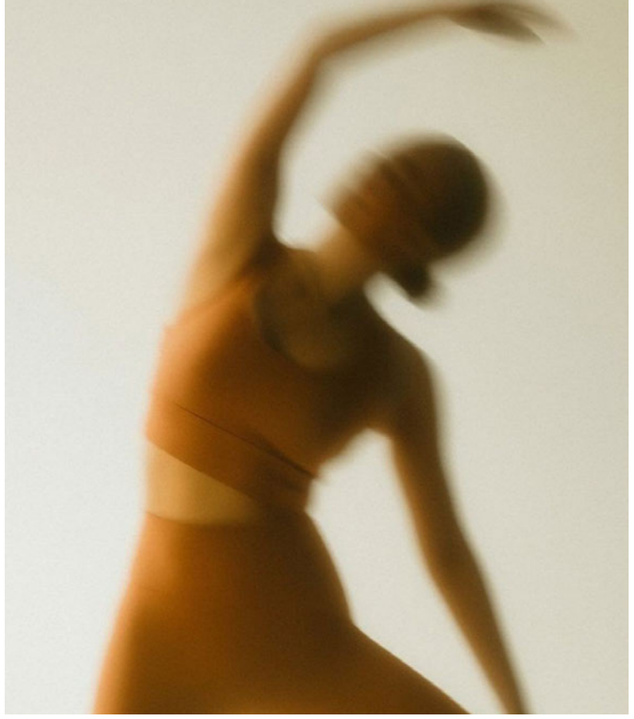
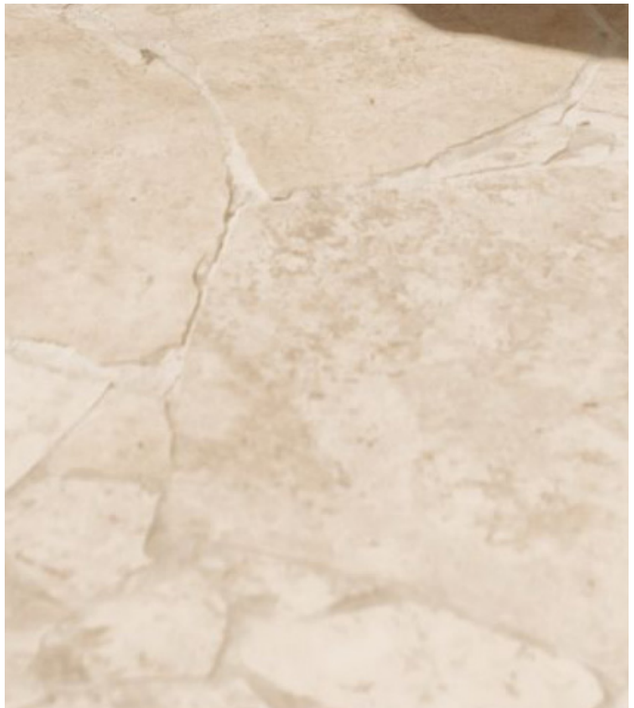
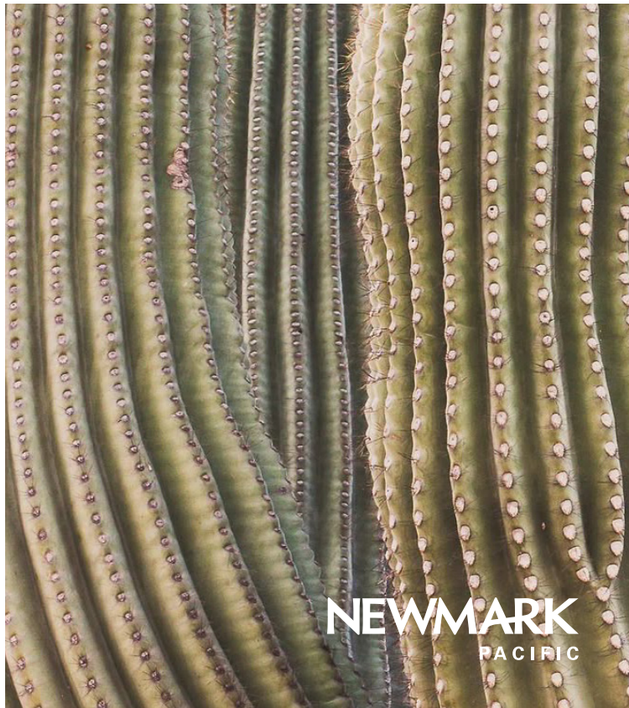
# FULTON CROSSING

Fulton Crossing is a meticulously curated destination at 13273 Ventura Boulevard in the heart of Studio City — where every detail, from the architecture and landscaping to the color palette and tenant mix, has been intentionally designed as a cohesive whole. With abundant outdoor space and patio opportunities rarely found along Ventura Boulevard, Fulton Crossing offers an experiential edge that sets it apart. Anchored by Blank Street Coffee and Apollo Bagels, we're curating a best-in-class tenant roster for a rare opportunity to be part of something special in Studio City.



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# OVERVIEW

## ADDRESS

13273 Ventura Boulevard
Studio City, CA 91604

## SIZE

| | | |
|---|---|---|
| **Ground Floor** | | |
| Suite 104 | ±804 SF | Retail/F&B |
| Suite 103 | ±805 SF | Retail/F&B |
| **Second Floor** | | |
| Suite 207 | ±691 SF | Retail/Office |
| Suite 210 | ±692 SF | Retail/Office |
| Suite 213 | ±277 SF | Retail/Office |
| **Air stream** | ±200 SF | Retail/F&B |

## RENT

Available upon Request

## AVAILABLE

Immediately

## PARKING

Ample surface lot parking available

*Digitally altered image

*Rendering

*Rendering

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# GROUND FLOOR

*Patio seating available

*Digitally altered image

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*Rendering

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# BLANK STREET COFFEE RENDERINGS

*Rendering

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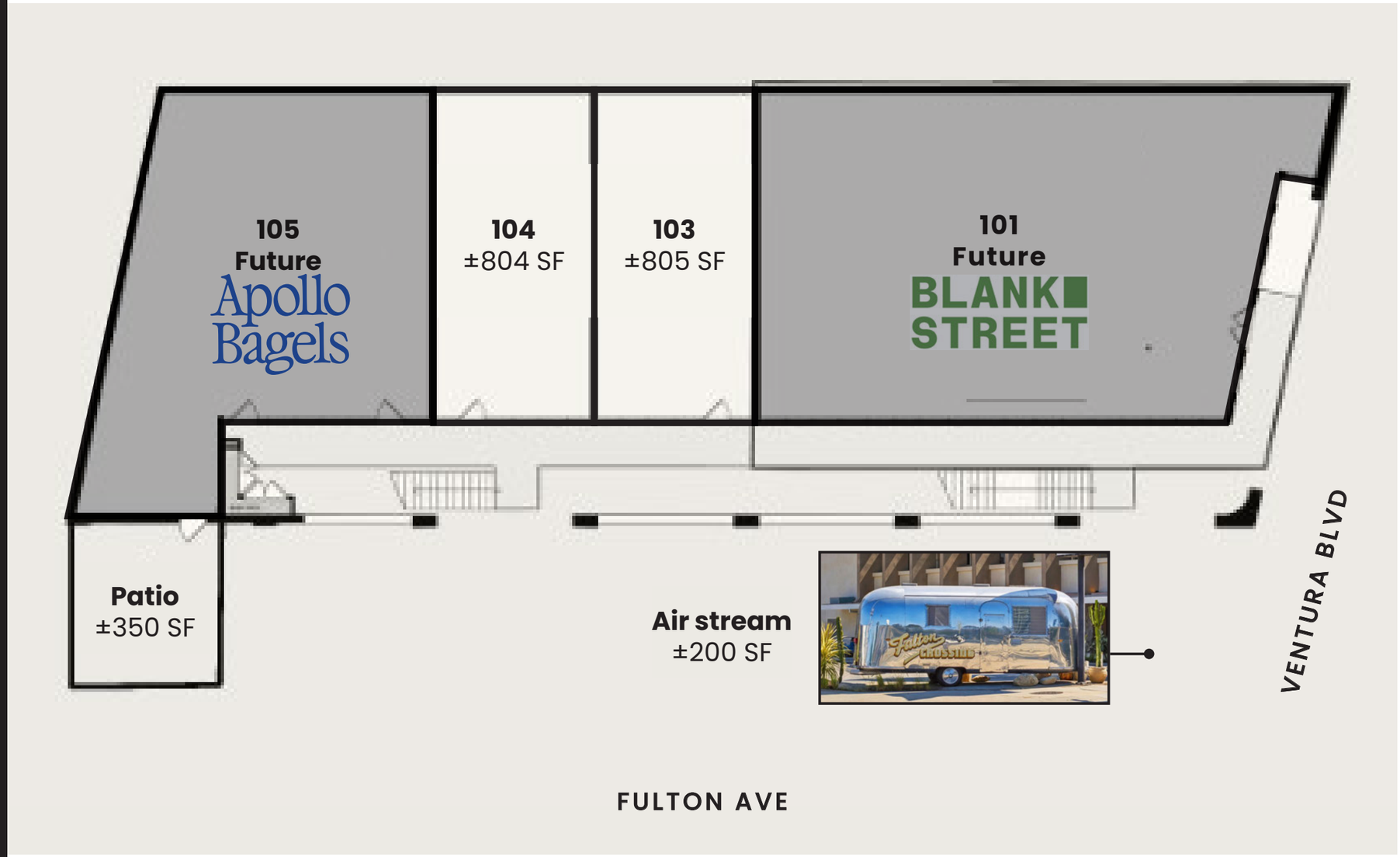
# FLOOR PLAN

## GROUND FLOOR

| | | |
|---|---|---|
| Suite 104 | ±804 SF | Retail/F&B |
| Suite 103 | ±805 SF | Retail/F&B |
| **Air stream** | ±200 SF | Retail/F&B |

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# 2ND FLOOR

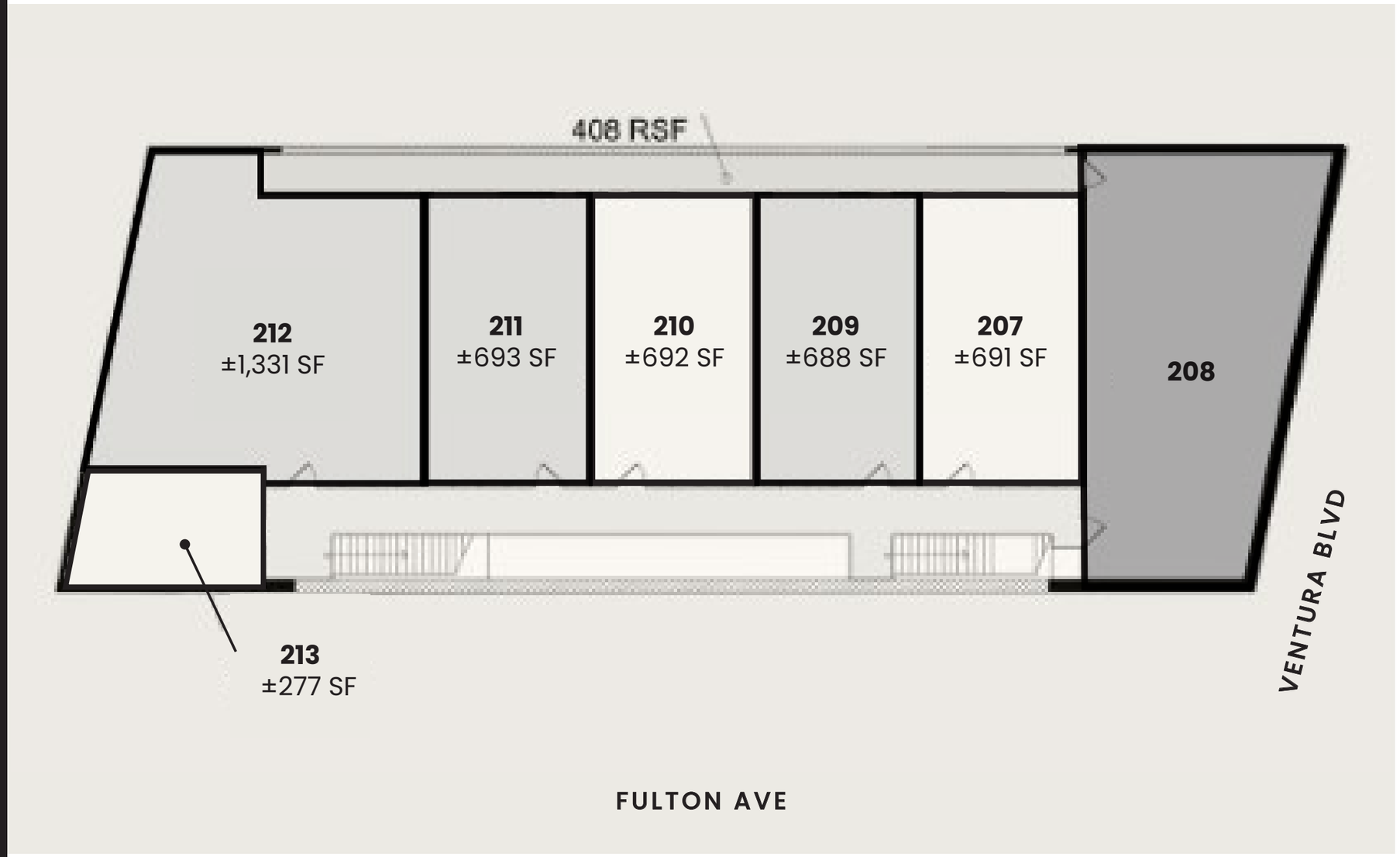
# FLOOR PLAN

## 2ND FLOOR

| | | |
|---|---|---|
| Suite 207 | ±691 SF | Retail/Office |
| Suite 210 | ±692 SF | Retail/Office |
| Suite 213 | ±277 SF | Retail/Office |

## COMING AVAILABLE

| | | |
|---|---|---|
| Suite 209 (Available 2028) | ±688 SF | Retail/Office |
| Suite 211 (Available 2029) | ±693 SF | Retail/Office |
| Suite 212 (Available 2028) | ±1,331 SF | Retail/Office |

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# AREA OVERVIEW

Studio City—nestled in the southeast San Fernando Valley just west of the Cahuenga Pass—blends cosmopolitan energy with neighborhood ease. Home to CBS Studio Center, its Ventura Boulevard offers cafes, restaurants, and retail within easy reach. With immediate US-101 access and standout visibility on a major Valley corridor, 13273 Ventura Boulevard sits at the heart of one of Los Angeles' most dynamic, sought-after neighborhoods.

# DEMOGRAPHICS

## 2025 TOTAL POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|---|---|---|
| 23,941 | 197,744 | 520,733 |

## TOTAL DAYTIME POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|---|---|---|
| 25,514 | 192,534 | 537,550 |

## MEDIAN AGE

| 1 Mile | 3 Miles | 5 Miles |
|---|---|---|
| 41.1 | 40.1 | 39.4 |

## MEDIAN HOUSEHOLD INCOME

| 1 Mile | 3 Miles | 5 Miles |
|---|---|---|
| $127,190 | $105,265 | $93,611 |

## AVERAGE HOUSEHOLD INCOME

| 1 Mile | 3 Miles | 5 Miles |
|---|---|---|
| $201,003 | $170,574 | $156,630 |

## AVERAGE HOME VALUE

| 1 Mile | 3 Miles | 5 Miles |
|---|---|---|
| $1,588,640 | $1,429,251 | $1,350,936 |

*Demographics: Esri 2025

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