

FULTON CROSSING

CORNER OF
VENTURA BOULEVARD
& FULTON AVENUE



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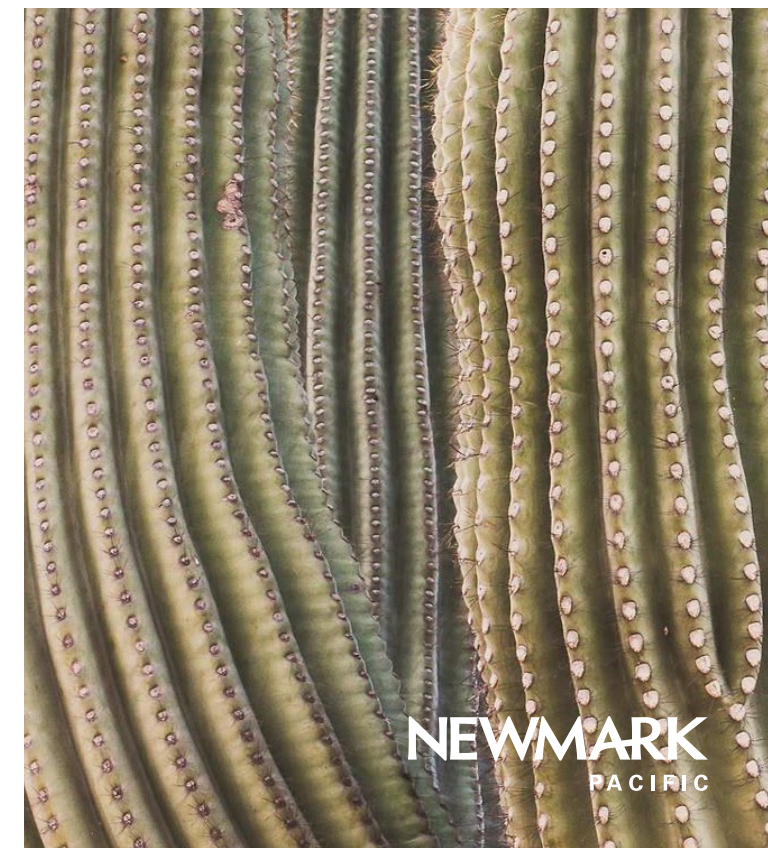
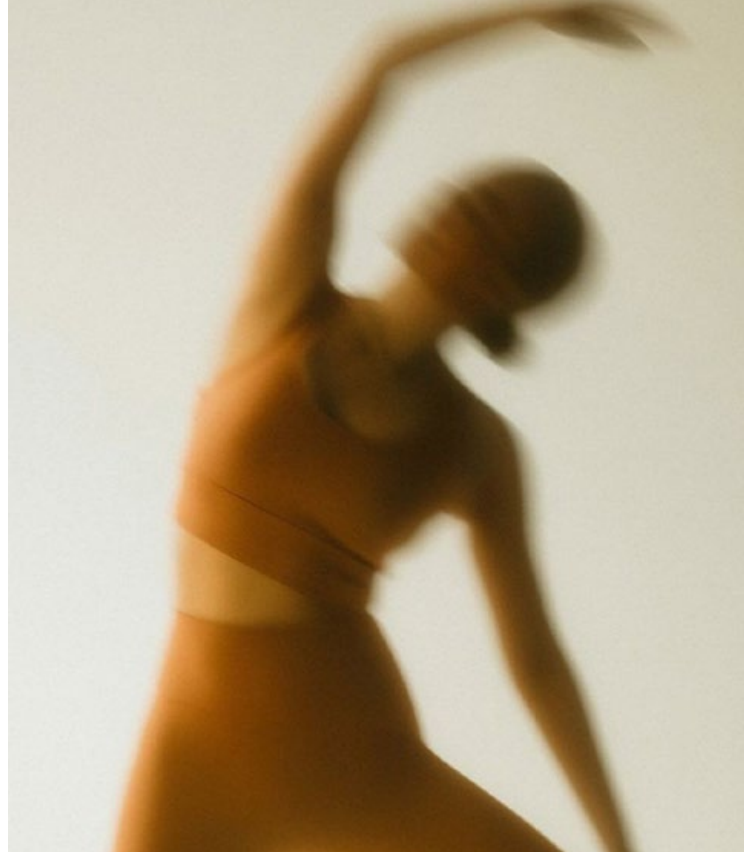
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FULTON CROSSING

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 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



*Rendering



*Rendering

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BLANK STREET COFFEE RENDERINGS

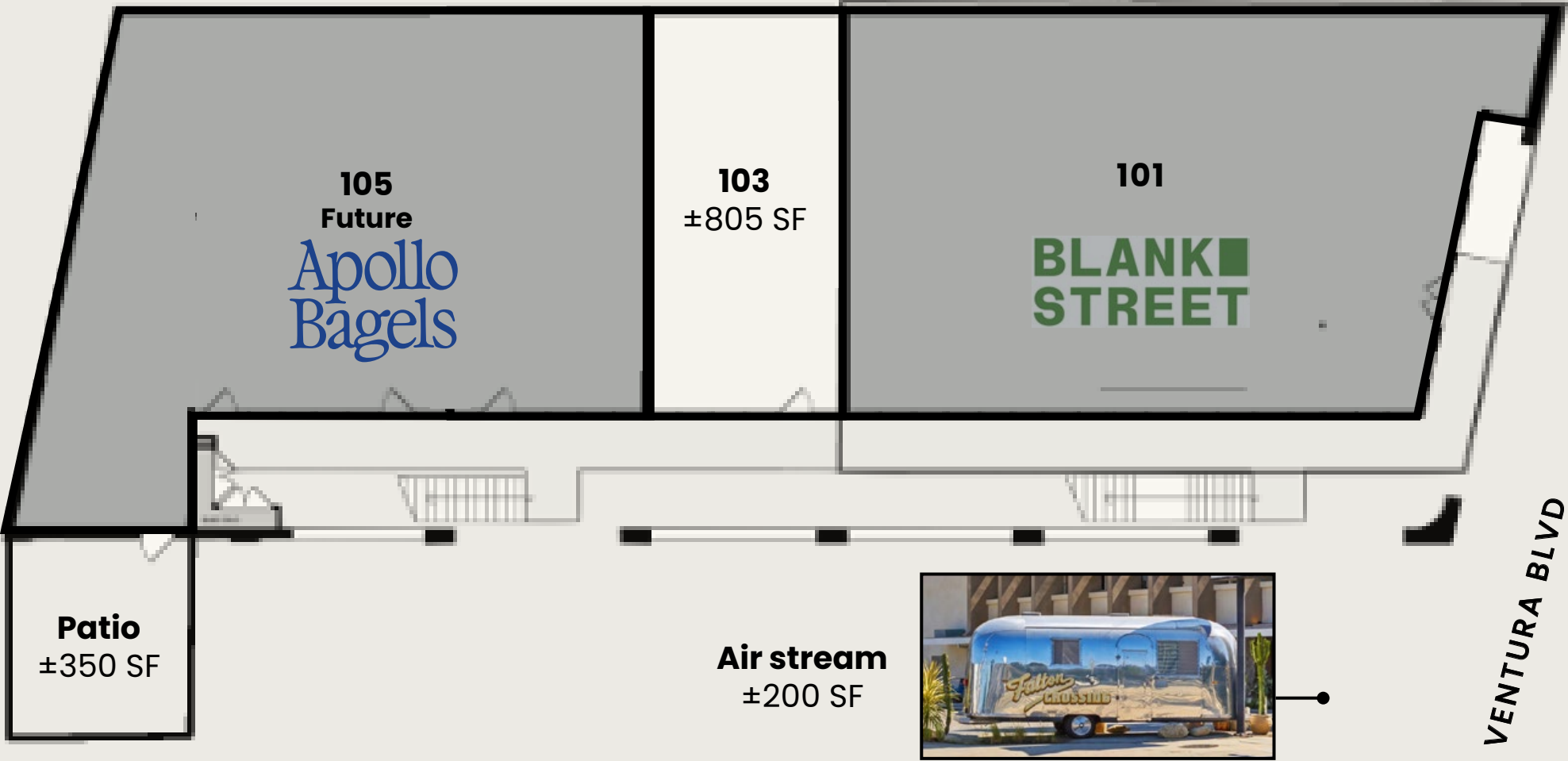
*Rendering



FLOOR PLAN

GROUND FLOOR

Suite 103	±805 SF	Retail/F&B
Air stream	±200 SF	Retail/F&B



2ND FLOOR



*Digitally altered image



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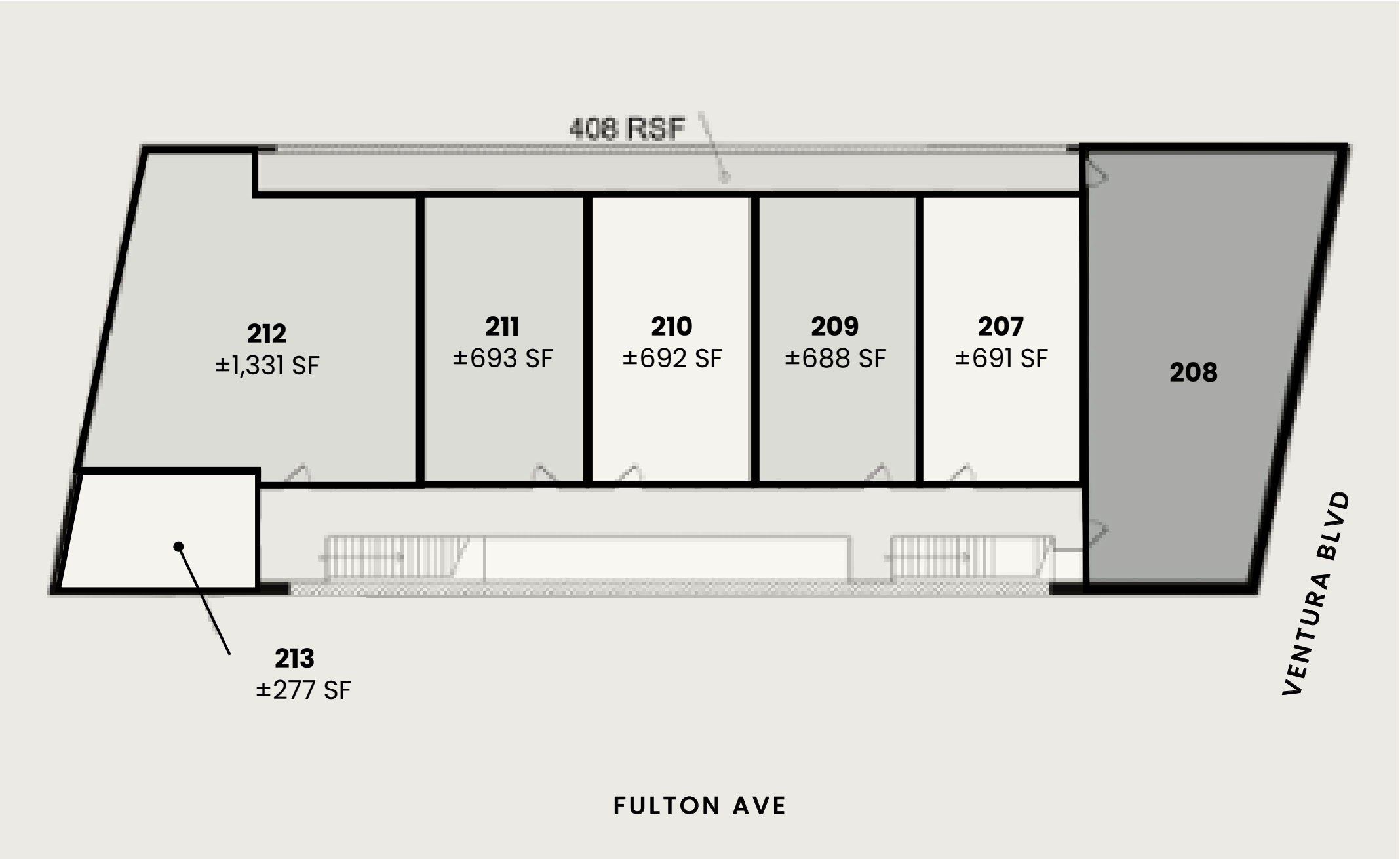
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2ND FLOOR

Suite 207	±691 SF	Retail/Office
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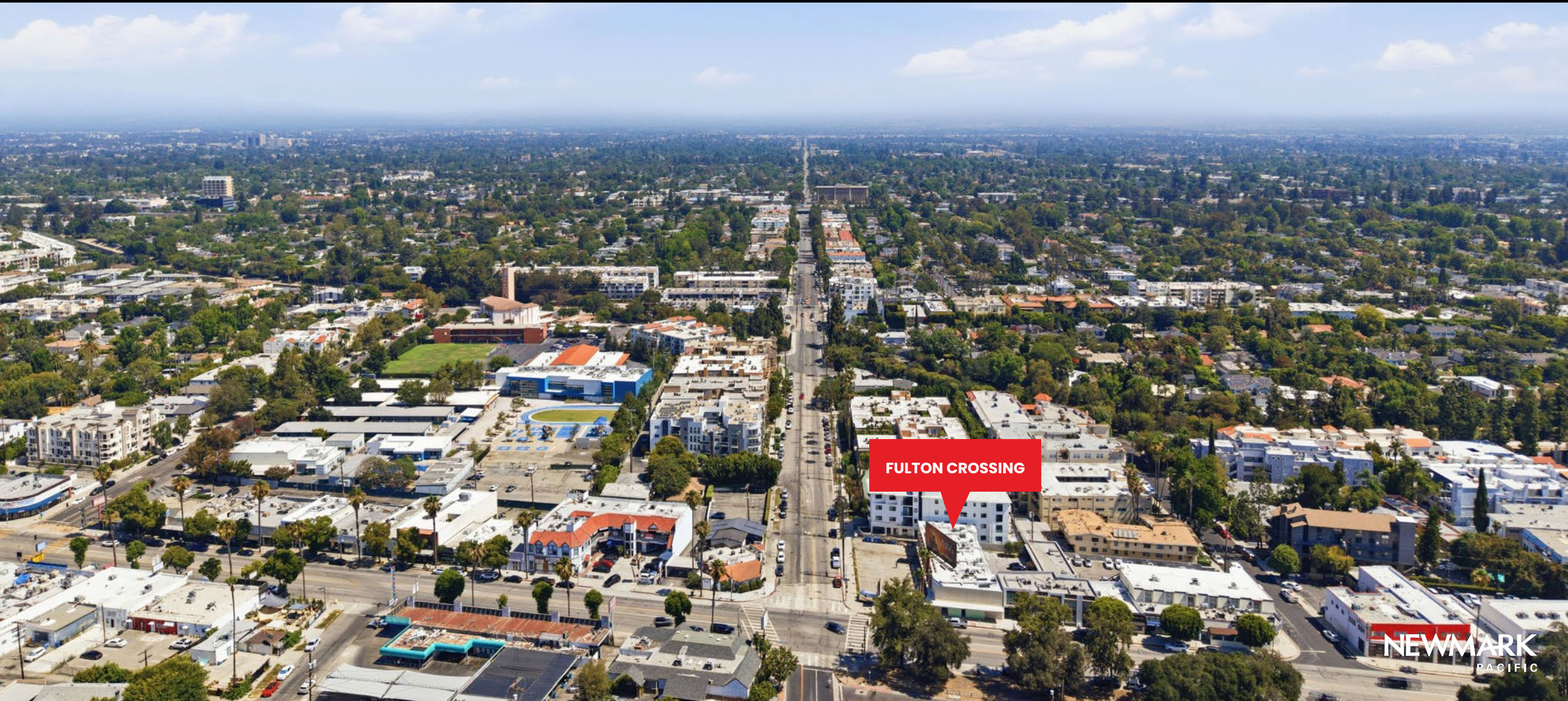
COMING AVAILABLE

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



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.



FULTON CROSSING

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DEMOGRAPHICS

2025 TOTAL POPULATION

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

TOTAL DAYTIME POPULATION

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

MEDIAN AGE

41.1	40.1	39.4
1 Mile	3 Miles	5 Miles

MEDIAN HOUSEHOLD INCOME

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

AVERAGE HOUSEHOLD INCOME

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

AVERAGE HOME VALUE

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

*Demographics: Esri 2025





THE GROUP AT
SPORTSMEN'S
EREWHON EQUINOX
SUGARFISH
BY SUSHI NOBUNA
alo
VanLeeuwen
Reformation
toca
MADISON REED
rolling greens
Roberto's
NEXT HEALTH
SALT.
Madswell
the GREAT.
Myodetox
FEATURE
VUORI
HIHO
CIVIL

BARRY'S
BOOTCAMP

bababand

il
Tramezzino
Italian Eatery

LO
Pain
QUOTIDIEN

pilates plus la

ACE
The helpful place.

TERRA e MARE
RISTORANTE

FULTON CROSSING

CASA
VEGA

Natas
PASTRIES

FULTON AVE

VENTURA BLVD

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