FULTON CROSSING



*Digitally altered image

CORNER OF
VENTURA BOULEVARD
& FULTON AVENUE

JAY LUCHS GROUP

JAY LUCHS
Executive Vice Chairman
T 310-407-6585
jay.luchs@nmrk.com
CA RE Lic. #01260345

JAMES NUGENT
Associate Director - Jay Luchs Group
T 310-407-6584
james.nugent@nmrk.com
CA RE Lic. #02218437

JAYLUCHS.COM

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FULTON CROSSING

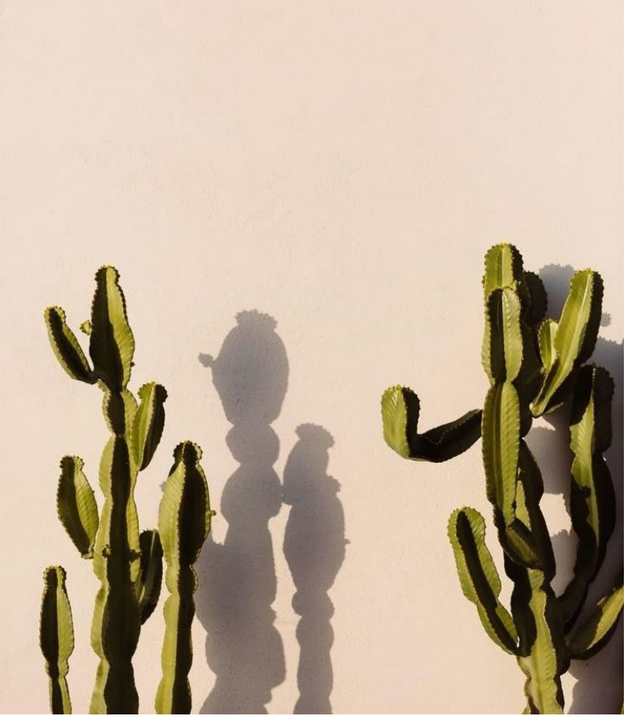
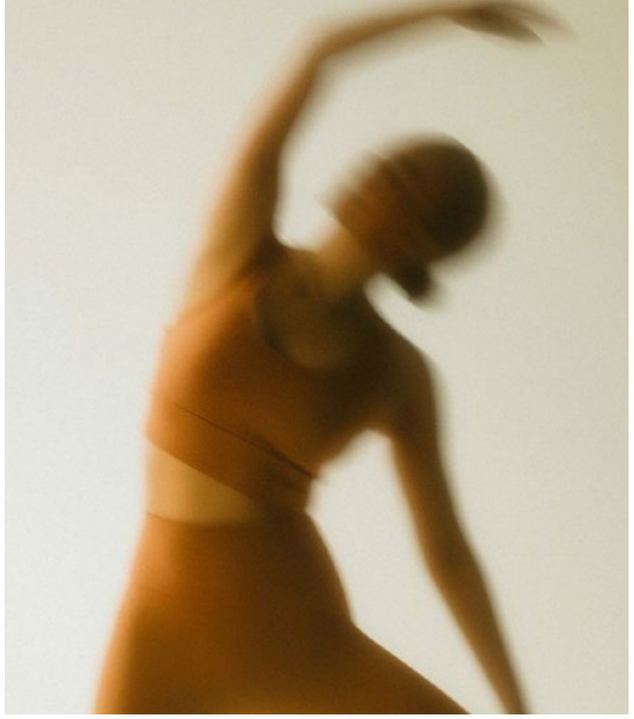
Fulton Crossing is a meticulously curated destination at 13273 Ventura Boulevard in the heart of Studio City — where every detail, from the architecture and landscaping to the color palette and tenant mix, has been intentionally designed as a cohesive whole. With abundant outdoor space and patio opportunities 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.



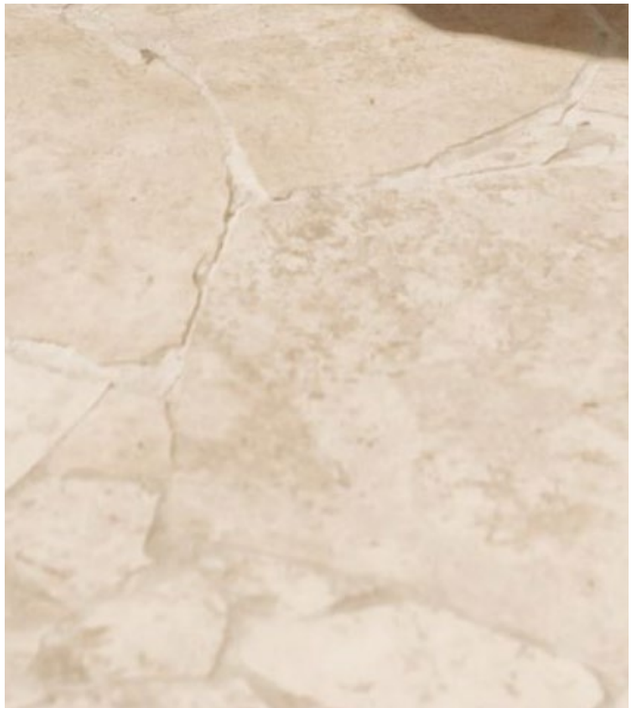


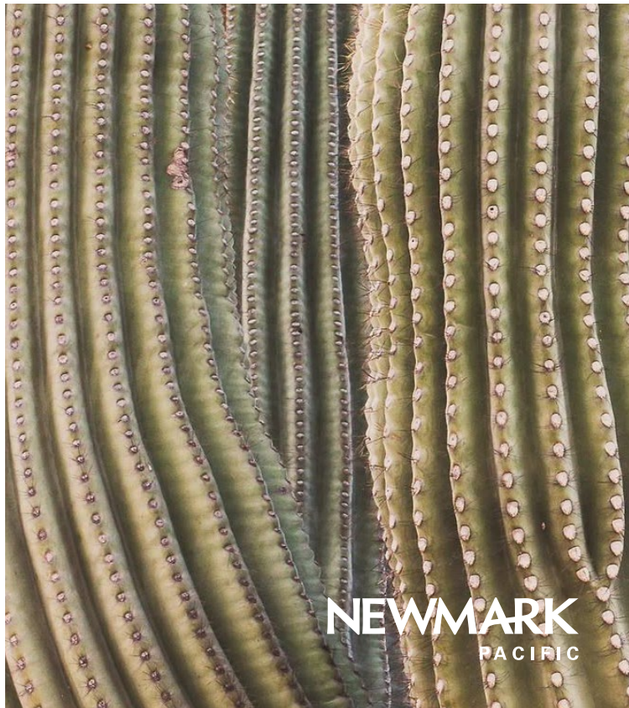


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OVERVIEW

ADDRESS

13273 Ventura Boulevard
Studio City, CA 91604

SIZE

Ground Floor		
Air stream	±200 SF	Retail/F&B
Second Floor		
Suite 207	±691 SF	Retail/Office
Suite 210	±692 SF	Retail/Office
Suite 213	±277 SF	Retail/Office

RENT

Available upon Request

AVAILABLE

Immediately

PARKING

Ample surface lot parking available







GROUND FLOOR













BLANK STREET COFFEE RENDERINGS



*Rendering

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FLOOR PLAN

GROUND FLOOR

Air stream ±200 SF Retail/F&B



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2ND FLOOR











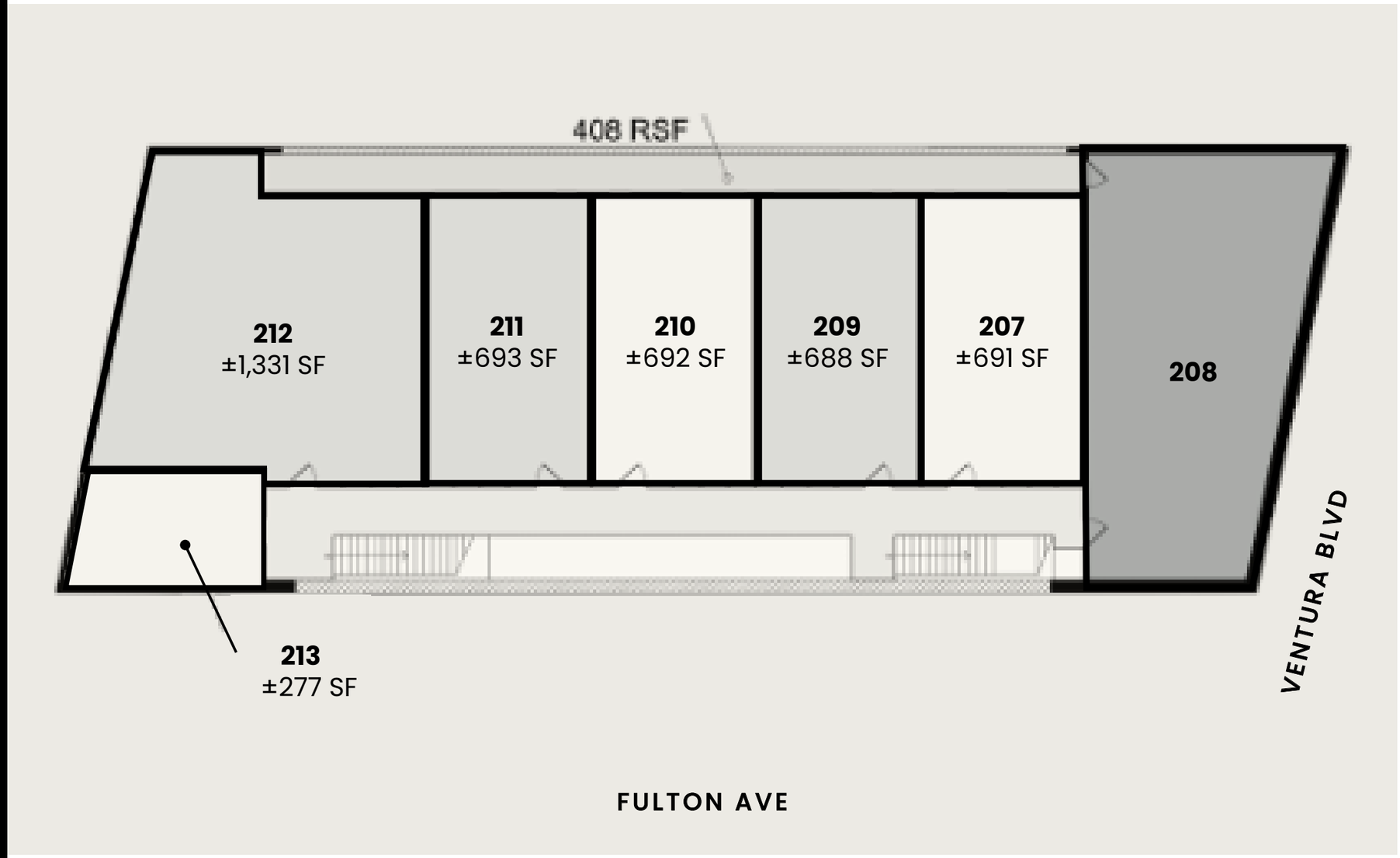
FLOOR PLAN

2ND FLOOR

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

COMING AVAILABLE

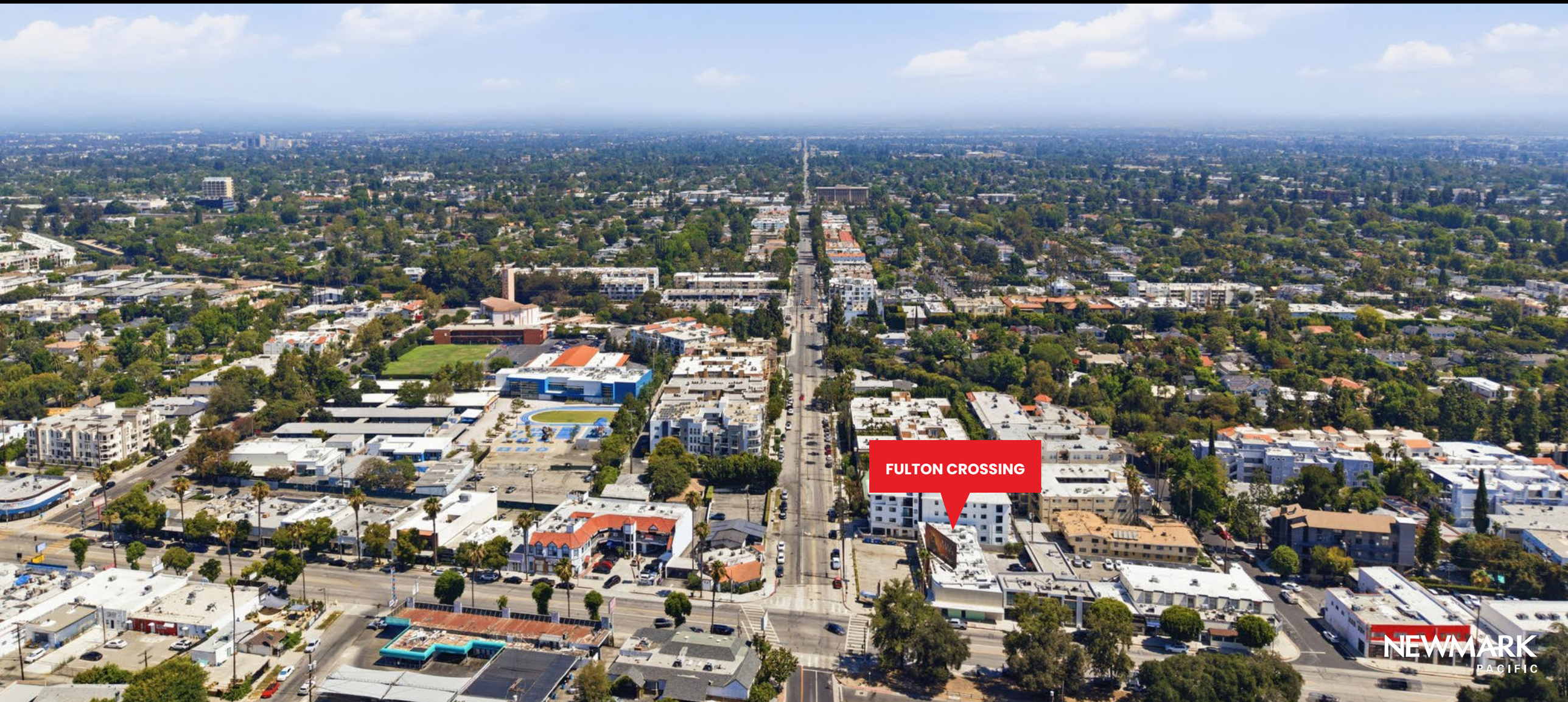
Suite 209 (Available 2028)	±688 SF	Retail/Office
Suite 211 (Available 2029)	±693 SF	Retail/Office
Suite 212 (Available 2028)	±1,331 SF	Retail/Office



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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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