

# VENTURA PLACE

12063 VENTURA PLACE, STUDIO CITY, CA 91604



## EXCLUSIVE LEASING AGENTS:

Todd Nathanson  
(818) 514-2204  
DRE #00923779

Rachel Adams  
(818) 697-9375  
DRE #02052879

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



**CYCLE  
HOUSE**



**JILL  
ROBERTS**



JOIN THE STUDIO CITY TREND ON



**VENTURA PLACE**

**SALT & STRAW**

**ALFRED**  
COFFEE & KITCHEN

**JOAN'S  
ON THIRD**

**fōnuts**  
the enlightened donut

**TRADER  
JOE'S®**

**Panera  
BREAD®**

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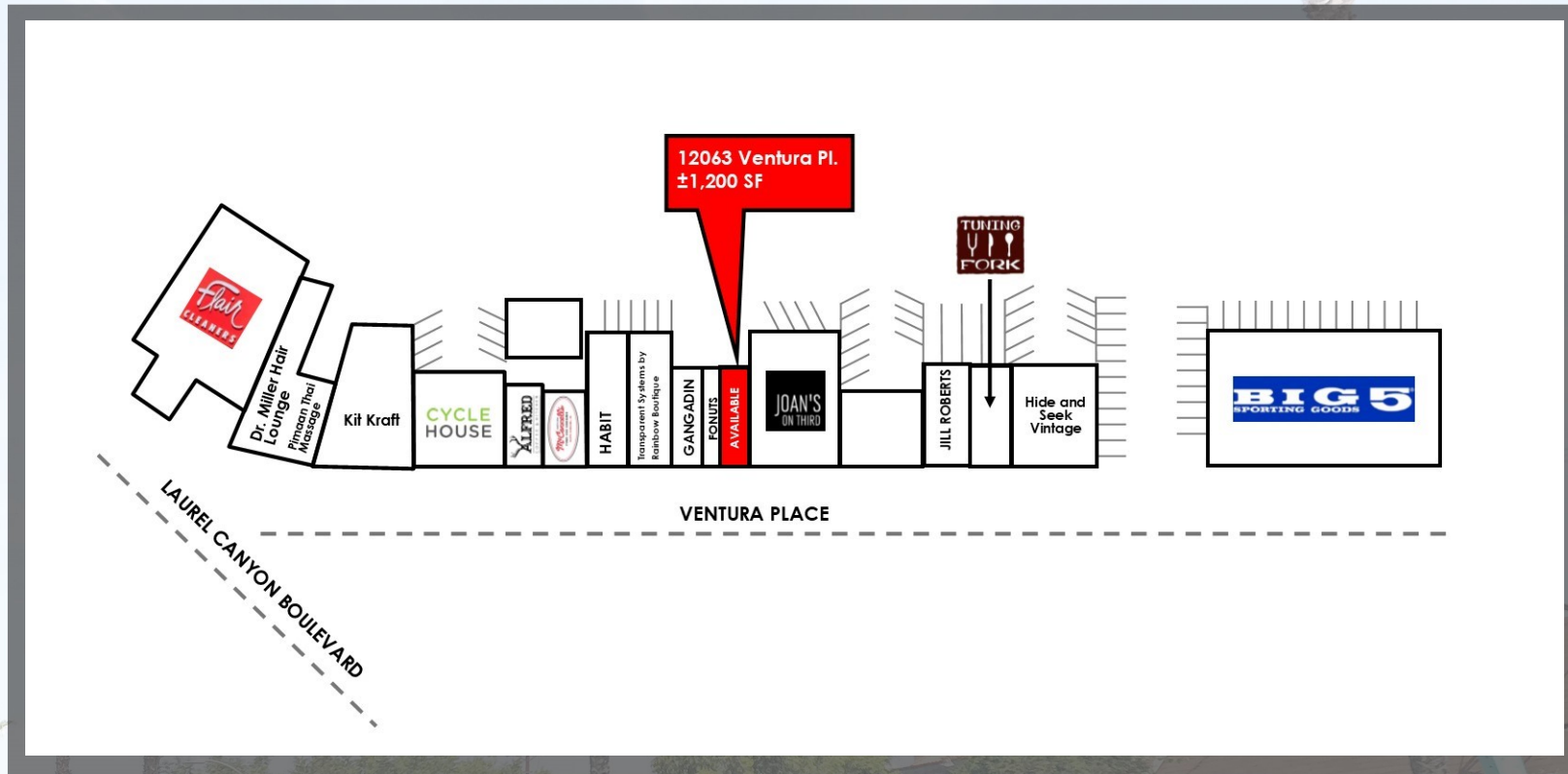
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# PROPERTY

- \$7.00/SF BASE RENT + \$0.74/SF NNN
- 12063 Ventura Place
- ±1,200 SF Available
- Rare Opportunity to Join Street with Award Winning Retail and Restaurant
- Ventura Place Located Between Laurel Canyon & Radford



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# DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	21,934	192,073	595,348
Average HH income	\$147,796	\$121,538	\$109,386
Daytime Population	15,477	72,530	306,107

±50,000 CARS PER DAY

## AREA AMENITIES

- Join Other Tenants on Ventura Place Including Joan's On Third, Alfred Coffee, Fonuts, McConnell's Ice Cream, & Cycle House
- Excellent Foot Traffic
- Home to famed Studio City Farmers Market on Sundays



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