



COMMERCIAL
REAL ESTATE
The Sign of a Profitable Property

RETAIL SPACE IN PRIME VENTURA BOULEVARD LOCATION

12336 Ventura Boulevard, Studio City, CA 91604



VIEW LISTING PAGE

RACHEL ADAMS

(818) 697-9375 | rachel@illicre.com
DRE#02052879

GREG OFFSAY

(818) 697-9387 | greg@illicre.com
DRE#01837719

TODD NATHANSON

(818) 514-2204 | todd@illicre.com
DRE#00923779

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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
STUDIO CITY, CA

EXCLUSIVELY LISTED BY

RACHEL ADAMS

SENIOR ASSOCIATE

(818) 697-9375 | rachel@illicre.com
DRE#02052879

GREG OFFSAY

EXECUTIVE VICE PRESIDENT

(818) 697-9387 | greg@illicre.com
DRE#01837719

TODD NATHANSON

PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



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 foot-age 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.

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PROPERTY FEATURES

12336 Ventura Boulevard, Studio City, CA 91604



APPROX. 2,110 SF AVAILABLE

PRIME STUDIO CITY RETAIL SPACE

- ✓ Beautiful retail space available on the famous Ventura Blvd in Studio City
- ✓ Front and rear entrances
- ✓ One tandem parking space in the rear
- ✓ 2 skylights
- ✓ Plenty of natural sunlight

AREA AMENITIES

- ✓ Located in the trendy boutique shopping and dining corridor in Studio City
- ✓ High pedestrian and vehicle traffic volume
- ✓ High street visibility
- ✓ Dense population
- ✓ High average household income

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,853	192,335	585,265
 Avg. HH Income	\$155,353	\$122,636	\$112,393
 Daytime Pop	19,116	192,953	569,238
 Traffic Count	± 37,064 CPD ON VENTURA BLVD		

RETAIL SPACE
STUDIO CITY, CA

INTERIOR PHOTOS

12336 Ventura Boulevard, Studio City, CA 91604



Westfield
FASHION SQUARE

★macy's **JOANN**
ROSS **GUESS**
DRESS FOR LESS
orange theory BANK OF AMERICA

**NOTRE DAME
HIGH SCHOOL**

RIVERSIDE DR



WOODMAN AVE

FULTON AVE

COLDWATER CANYON AVE

WINTSET AVE

LAUREL CANYON BLVD



PETIT TROIS



**CASA
VEGA**

VENTURA BLVD

**WELLS
FARGO**

EREWHON



EQUINOX

petco

Staples



Lemonade

Peets Coffee

VONS

**BARNES
& NOBLE**

**AVAILABLE
± 2,110 SF**



EREWHON

Gelson's



GUESS

petco



EQUINOX

Lemonade

Peets Coffee



AERIAL MAP

STAPLES



**CASA
VEGA**



VONS

**BARNES
& NOBLE**

Westfield



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