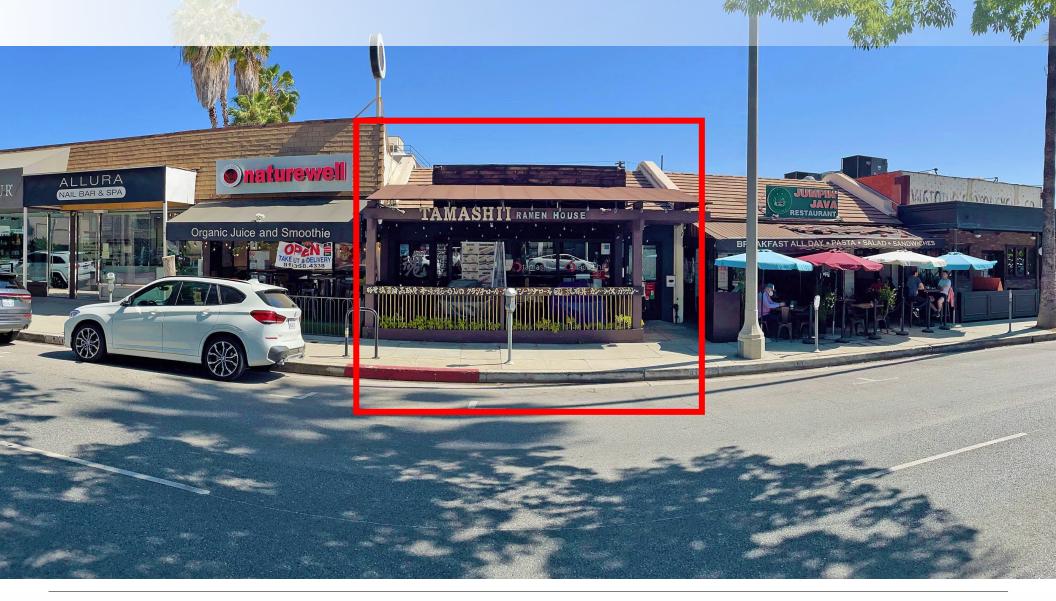
FORMER RESTAURANT WITH PATIO FOR LEASE ON VENTURA BLVD IN STUDIO CITY

11923 Ventura Boulevard, Studio City, CA 91604





RACHEL ADAMS (818) 697-9375

rachel@illicre.com · DRE#02052879

TODD NATHANSON (818) 514-2204 todd@illicre.com · DRE#00923779

Please follow us at:

17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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.

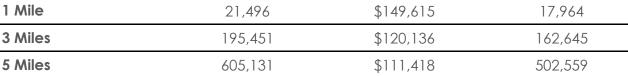
FORMER RESTAURANT WITH PATIO FOR LEASE ON VENTURA BLVD IN STUDIO CITY

11923 Ventura Boulevard, Studio City, CA 91604

FEATURES

- ±1,300 SF available
- Amazing restaurant space available with patio
- Hood available. Polished concrete
- Mens and Womens restrooms
- Unit could be converted into retail

	H	
Population	Avg. HH Income	Daytime Pop.
21,496	\$149,615	17,964



Traffic Count

DEMOS

± 38,445 cars per day





RACHEL ADAMS (818) 697-9375

TODD NATHANSON (818) 514-2204 todd@illicre.com · DRE#00923779

Please follow us at:

17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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.

AREA AMENITIES

- This location is located in the dining corridor of Ventura Blvd in Studio City
- High pedestrian traffic
- Next to CBS Studios
- Very busy day time and night time traffic

FORMER RESTAURANT WITH PATIO FOR LEASE ON VENTURA BLVD IN STUDIO CITY

11923 Ventura Boulevard, Studio City, CA 91604





RACHEL ADAMS (818) 697-9375

rachel@illicre.com · DRE#02052879

TODD NATHANSON (818) 514-2204 todd@illicre.com · DRE#00923779

Please follow us at:

17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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.