



**COMMERCIAL
REAL ESTATE**

The highest, most profitable property



GROUND FLOOR OFFICE IN STUDIO CITY VILLAGE

12345 Ventura Blvd., Suite J, Studio City, CA 91604



**COMMERCIAL
REAL ESTATE**

DEAN CUTLER

(818) 514-0633 | dcutler@illicre.com

DRE#00907933



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

12345 Ventura Blvd., Suite J, Studio City, CA 91604







APPROX. 2,450 SF

OFFICE SPACE AVAILABLE

- ✓ Former escrow office
- ✓ 62 feet of window line
- ✓ Versatile floor plan
- ✓ Ideal for professional services, studio production, and creative use
- ✓ Parking ratio of 3:1,000 SF

AREA AMENITIES

- ✓ Located in the heart of Studio City along Ventura Blvd
- ✓ Surrounded by popular restaurants, cafés, and retail including Granville, Flavor of India, Rosetta Osteria & Crudo Bar, California Pizza Kitchen, Yume Sushi Bar, Coffee Bean, The Shops at Sportsmen's Lodge, and more
- ✓ Minutes from major production studios, creative services, and entertainment companies
- ✓ Immediate access to the 101 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,768	193,735	572,538
 Avg. HH Income	\$159,927	\$121,854	\$113,222
 Daytime Pop	20,463	207,137	603,316
 Traffic Count	± 32,972 CPD ON VENTURA BLVD		

OFFICE SPACE
STUDIO CITY, CA

AERIAL VIEW

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COMMERCIAL
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the sign of a profitable property



OFFICE SPACE
STUDIO CITY, CA

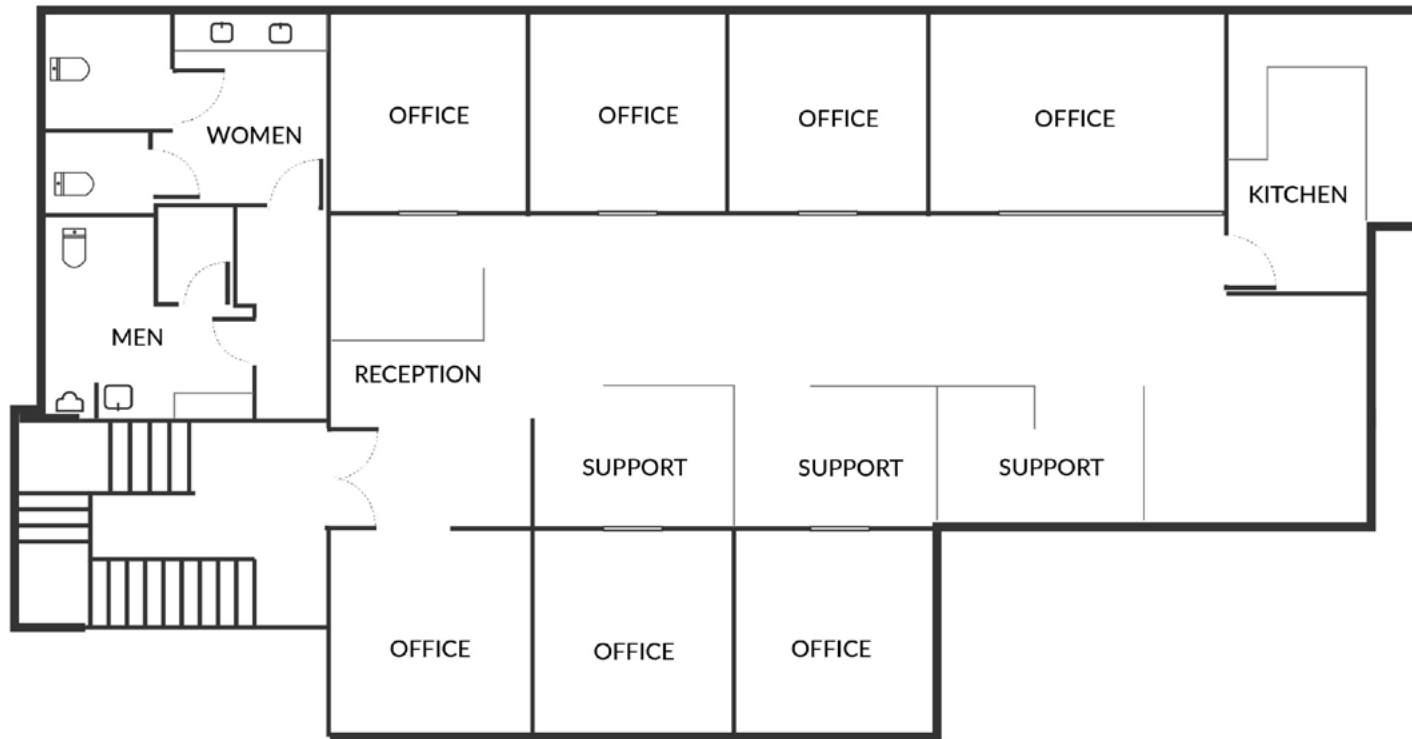
INTERIOR PHOTOS

12345 Ventura Blvd., Suite J, Studio City, CA 91604



FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



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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.

12345 Ventura Blvd.

Franco & Associates

EPI Construction

Blackwell Construction

SoCal North Hollywood Escrow

12345 Ventura Blvd.