



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

# RETAIL SPACE AVAILABLE ON VENTURA BLVD IN STUDIO CITY!

12324-12336 Ventura Boulevard, Studio City, CA 91604



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

**GREG OFFSAY, CCIM**  
(818) 697-9387 | greg@illicre.com  
DRE#01837719

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



RETAIL SPACE  
STUDIO CITY, CA

## EXCLUSIVELY LISTED BY

**RACHEL ADAMS**

SENIOR ASSOCIATE

(818) 697-9375 | [rachel@illicre.com](mailto:rachel@illicre.com)  
DRE#02052879

**GREG OFFSAY, CCIM**

EXECUTIVE VICE PRESIDENT

(818) 697-9387 | [greg@illicre.com](mailto:greg@illicre.com)  
DRE#01837719

**TODD NATHANSON**

PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto: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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# PROPERTY FEATURES

12324-12336 Ventura Boulevard, Studio City, CA 91604







## APPROX. 1,350 SF

PRIME STUDIO CITY RETAIL SPACES AVAILABLE

- ✓ Unit 12328 | ±1,350 SF
- ✓ Beautiful retail space on Ventura Blvd
- ✓ Excellent street visibility
- ✓ Skylights and plenty of natural sunlight
- ✓ 1 tandem space in the rear for each unit

## 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

12324-12336 Ventura Boulevard, Studio City, CA 91604



UNIT 12328



**Westfield**  
FASHION SQUARE

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

**NOTRE DAME  
HIGH SCHOOL**



**PETIT TROIS**



**CASA  
VEGA**

**EREWHON**

**WELLS  
FARGO**



**Staples**

**EQUINOX**

**petco**



**Peets Coffee**

**VONS**

**BARNES  
& NOBLE**



**Lemonade**

**AVAILABLE**



**EREWHON**

*Gelson's*



**GUESS**

**petco**



**EQUINOX**

*Lemonade*

**Peets Coffee**



**AERIAL MAP**

**STAPLES**



**CASA  
VEGA**



**VONS**

**BARNES  
& NOBLE**

*Westfield*

AVAILABLE



**COMMERCIAL  
REAL ESTATE**

**RACHEL ADAMS**  
SENIOR ASSOCIATE

(818) 697-9375 | [rachel@illicre.com](mailto:rachel@illicre.com)  
DRE#02052879

**GREG OFFSAY, CCIM**  
EXECUTIVE VICE PRESIDENT

(818) 697-9387 | [greg@illicre.com](mailto:greg@illicre.com)  
DRE#01837719

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | [www.illicre.com](http://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 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.