



COMMERCIAL
REAL ESTATE
the sign of a profitable property

STUDIO CITY HIGH PROFILE SHOWROOM

12205 Ventura Blvd., Studio City, CA 91604



DEAN CUTLER

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DRE#00907933

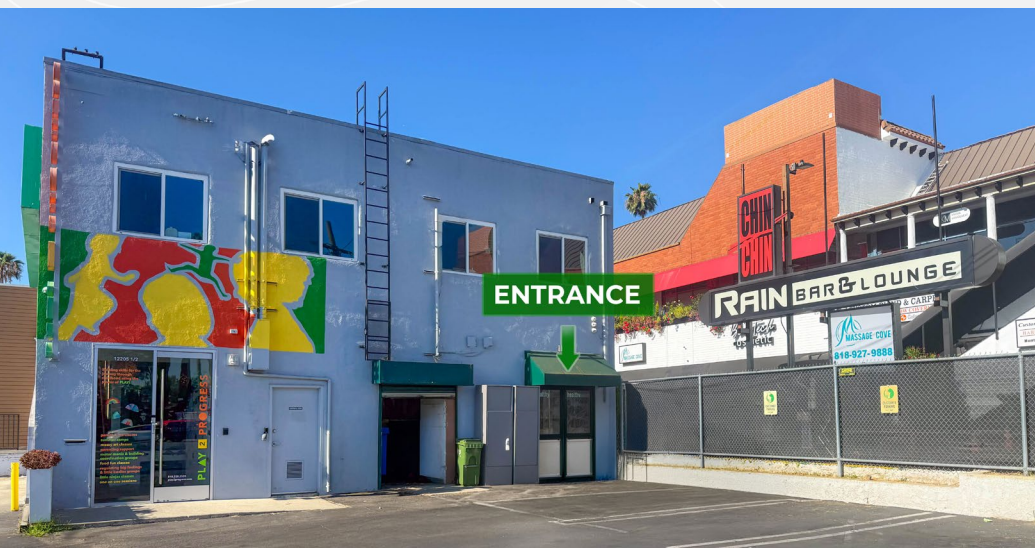


5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

SHOWROOM SPACE
STUDIO CITY, CA

PROPERTY FEATURES

12205 Ventura Blvd., Studio City, CA 91604



APPROX. 4,200 SF

SHOWROOM SPACE AVAILABLE

- ✓ 75 feet of glass
- ✓ Bow truss ceiling
- ✓ Rare roof top pole sign
- ✓ Convenient parking
- ✓ Exclusive parking spaces
- ✓ Tremendous visibility

AREA AMENITIES

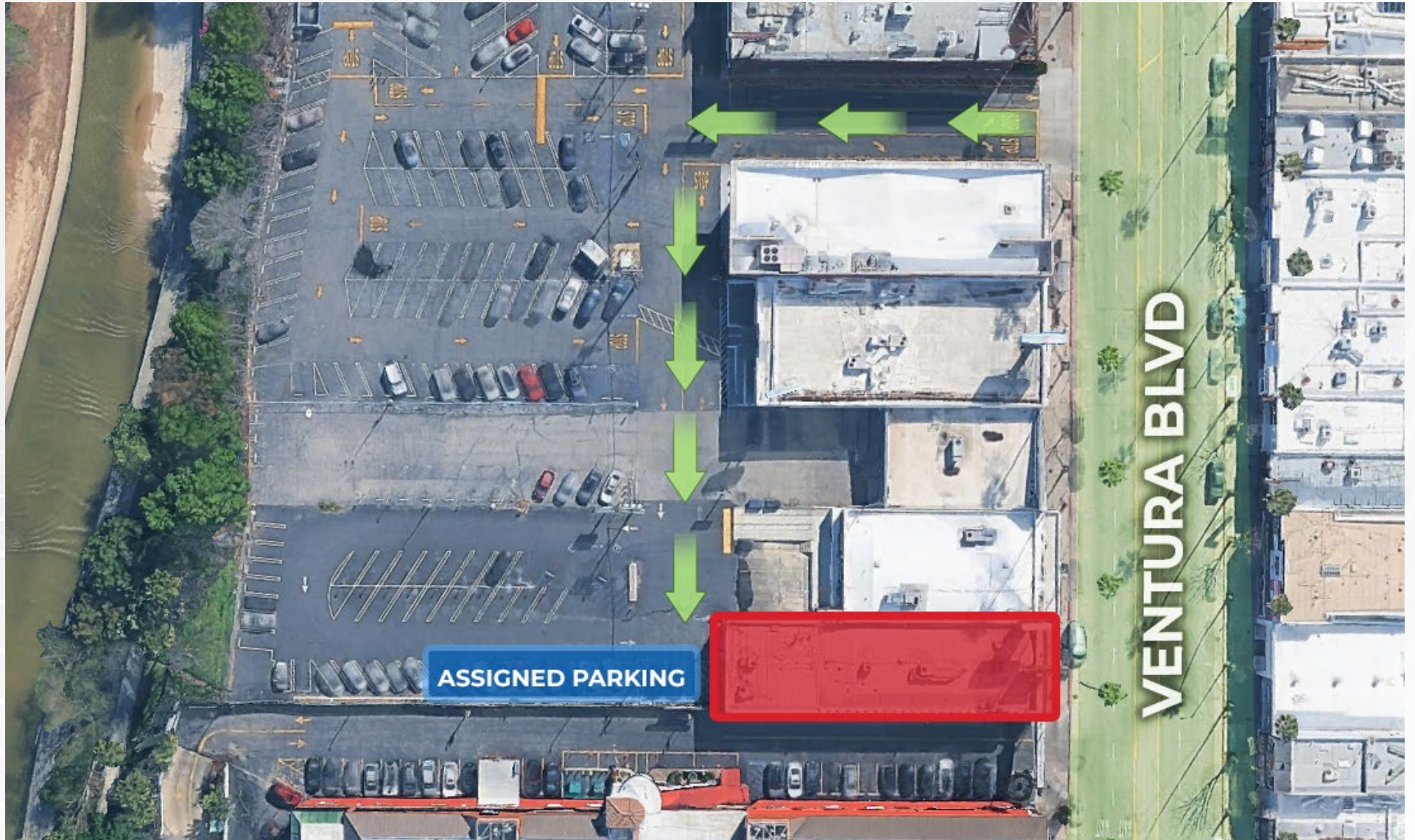
- ✓ In the heart of Studio City
- ✓ Nearby tenants include: Peet's Coffee, Salt & Straw, Sleep Number Mattress Store, The Closet Trading Co, Chipotle, Starbucks Coffee, Citibank, Lululemon, CVS, Vons, Panera, Wasteland, T-Mobile, Wells Fargo, California Pizza Kitchen, Yume Sushi Bar, and many more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	20,848	196,214	582,885
 Avg. HH Income	\$164,733	\$132,469	\$124,652
 Daytime Pop	21,605	207,152	607,087
 Traffic Count	± 36,520 CPD ON VENTURA BLVD		

SHOWROOM SPACE
STUDIO CITY, CA

AERIAL VIEW

12205 Ventura Blvd., Studio City, CA 91604



SHOWROOM SPACE
STUDIO CITY, CA

INTERIOR PHOTOS

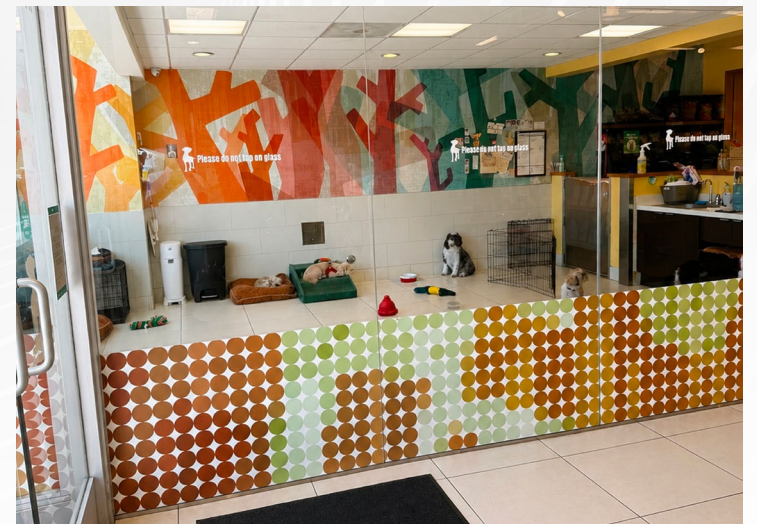
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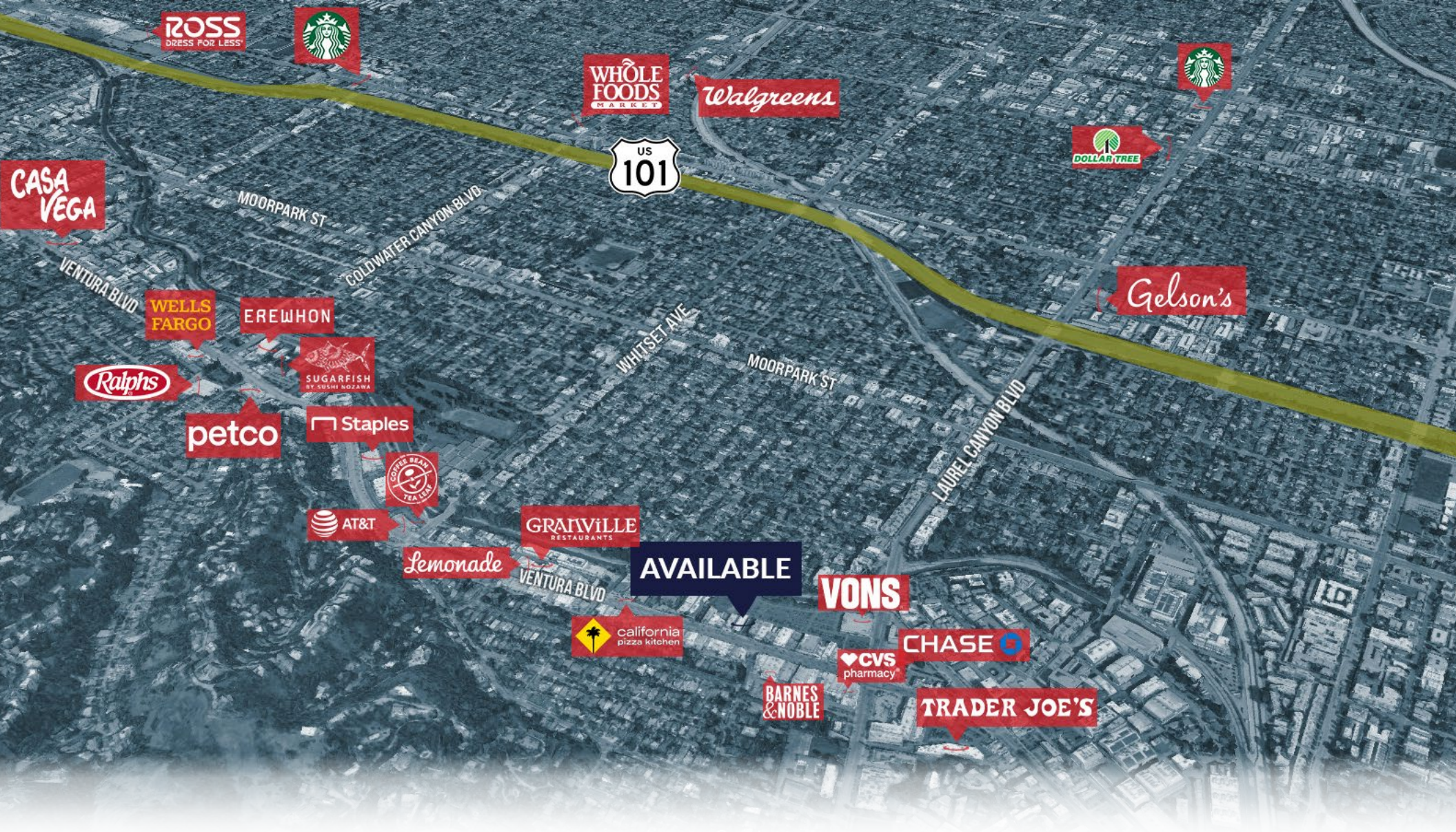


SHOWROOM SPACE
STUDIO CITY, CA

INTERIOR PHOTOS

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AVAILABLE



AERIAL MAP



COMMERCIAL
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DEAN CUTLER

EXECUTIVE VICE PRESIDENT

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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.