



COMMERCIAL
REAL ESTATE
the sign of a profitable property

AVAILABLE



STUDIO CITY BOUTIQUE RETAIL WITH 24 FOOT FRONTAGE

12222 Ventura Blvd., Studio City, CA 91604



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PROPERTY FEATURES

12222 Ventura Blvd., Studio City, CA 91604







APPROX. 800 - 1,100 SF

BOUTIQUE RETAIL SPACE AVAILABLE

- ✓ Best block of Studio City
- ✓ Vaulted 13 foot ceilings
- ✓ Tremendous foot traffic
- ✓ Rear parking and loading
- ✓ White concrete floors

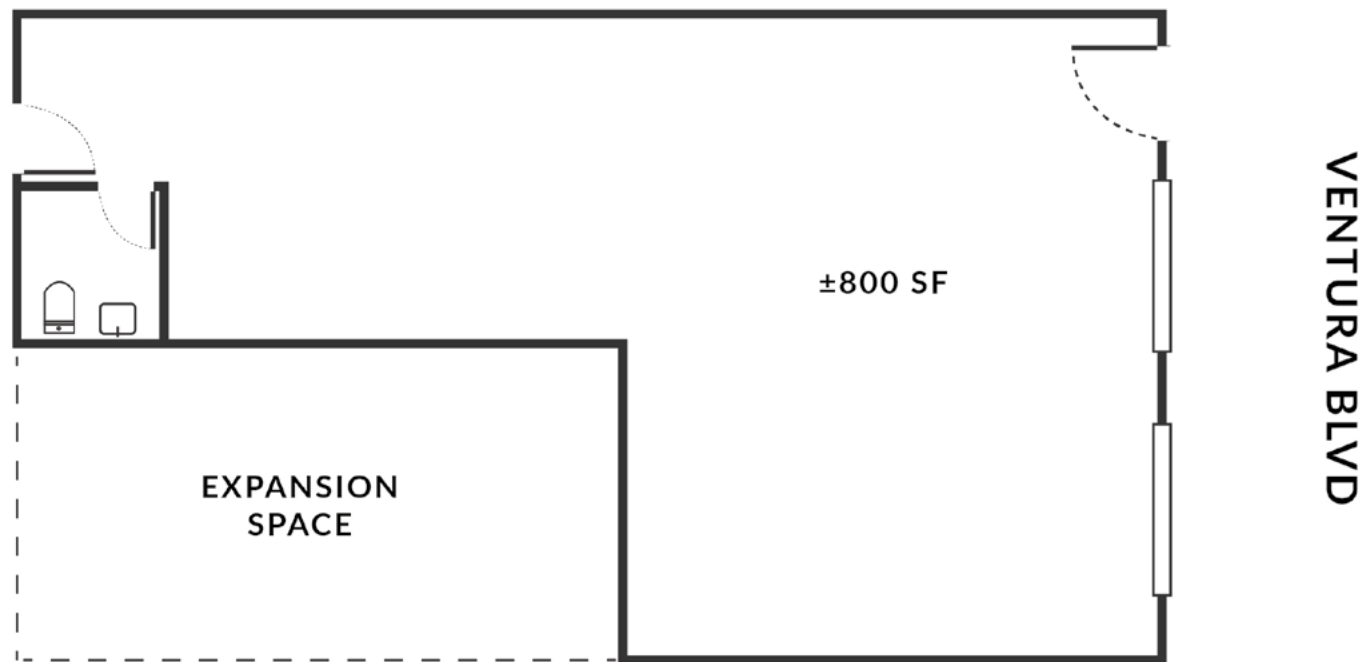
AREA AMENITIES

- ✓ Strong Studio City demographics
- ✓ Located near densely populated residential communities
- ✓ Diverse demographics
- ✓ Finest foot traffic in Studio City

— 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		

FLOOR PLAN

12222 Ventura Blvd., Studio City, CA 91604



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.



Ralphs

BEST
BUY

EREWHON

Gelson's



GUESS

petco



EQUINOX

Lemonade

Peet's Coffee



AT&T

AERIAL MAP

STAPLES



CASA
VEGA



VONS

PAVILIONS

Westfield



COMMERCIAL
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