



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



BRIGHT OFFICE AND RETAIL SPACES IN PRIME STUDIO CITY

12206 Ventura Boulevard, Studio City, CA 91604



RACHEL ADAMS
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DRE#02052879

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



OFFICE & RETAIL SPACES
STUDIO CITY, CA

EXCLUSIVELY LISTED BY

RACHEL ADAMS

SENIOR ASSOCIATE

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DRE#02052879

TODD NATHANSON

PRESIDENT

(818) 514-2204 | 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.

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

PROPERTY FEATURES

12206 Ventura Boulevard, Studio City, CA 91604



APPROX. 200 - 1,256 SF
OFFICE & RETAIL SPACES AVAILABLE

RETAIL





- ✓ ±1,256 SF available
- ✓ Retail/showroom space
- ✓ One parking space available

OFFICE

- ✓ ±200 SF office suite available
- ✓ Second floor walk-up
- ✓ Shared restroom
- ✓ Street parking only

AREA AMENITIES

- ✓ Located in the trendy Studio City shopping and dining corridor
- ✓ Property is 1 block west of Laurel Canyon with easy access to 101 freeway
- ✓ High traffic area

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,470	183,111	564,446
 Avg. HH Income	\$153,944	\$120,561	\$113,000
 Daytime Pop	15,475	151,890	466,903
 Traffic Count	± 35,466 CPD ON VENTURA BLVD		

OFFICE & RETAIL SPACES
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INTERIOR PHOTOS

12206 Ventura Boulevard, Studio City, CA 91604



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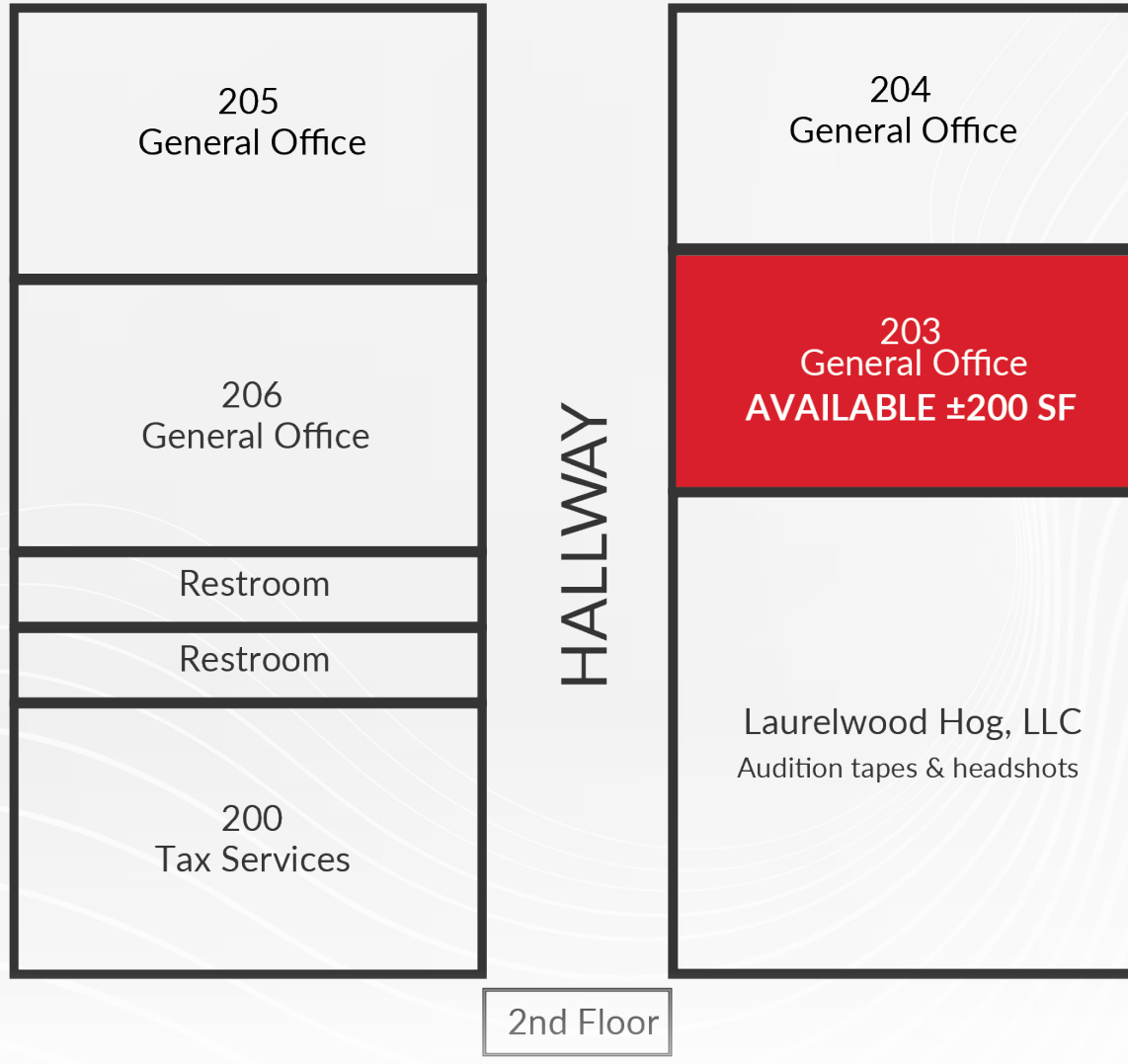


SUITE 203-204



SITE PLAN

12206 Ventura Boulevard, 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.



Westfield
FASHION SQUARE
★macy's JOANN
ROSS DRESS FOR LESS GUESS
orangeTheory BANK OF AMERICA

NOTRE DAME
HIGH SCHOOL

US 101

US 101

US 101

HAZELTINE AVE

WOODMAN AVE

FULTON AVE

COLDWATER CANYON AVE

WHITSET AVE

LAUREL CANYON BLVD

McDonald's

PETIT TROIS



CASA VEGA

EREWHON

WELLS FARGO



EQUINOX

petco

Staples



Lemonade

Peets Coffee



VONS

CHASE

AT&T



VENTURA BLVD

BARNES & NOBLE

AVAILABLE

Ralphs

BEST BUY

EREWHON

Gelson's



GUESS

petco



EQUINOX

Lemonade

Peets Coffee

AT&T

AERIAL MAP

STAPLES

WELLS FARGO

CASA VEGA



VONS

BARNES & NOBLE

Westfield

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illicre
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