

Studio City Retail and Restaurant for Lease

12101-12117 VENTURA BLVD., STUDIO CITY, CA 91604



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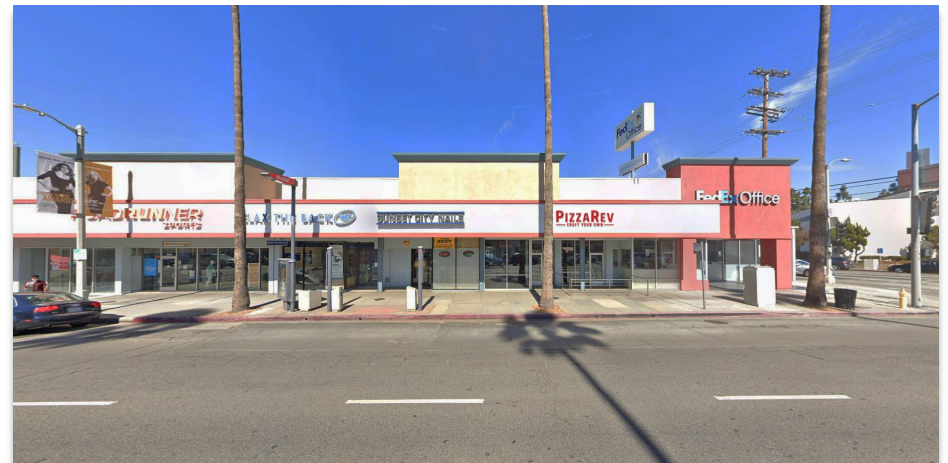
PROPERTY FEATURES

- ±1,900 SF existing plumbed nail salon available for lease
- ±2,650 SF former Pizza Rev restaurant available for lease
 - 18' high ceiling environment
 - Polished concrete floors
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- Excellent for retail, restaurant, banking, credit union, showroom tenants, and salon-related tenants (no fitness)

AREA AMENITIES

- Close proximity to the 101 Freeway
- Neighboring tenants include Panera Bread, Bevmo, Starbucks, Lululemon, Urban Outfitters, The Counter Burger, Relax the Back, Road Runner Sports, Joans on Third, Alfred Coffee, and more

DEMOS	1 mile	3 mile	5 mile
Population	27,399	223,120	600,168
Avg. HH Income	\$102,136	\$141,824	\$144,727
Daytime Pop.	22,909	185,028	496,441
Traffic Count	±78,184 cars per day		



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Suite 12103 | ±2,650 SF

FORMER PIZZA REV RESTAURANT

- Turn key restaurant
- Hood, walk in refrigerator and fixtures
- Wine and beer license deliverable
- 18' high ceiling environment
- Polished concrete floors



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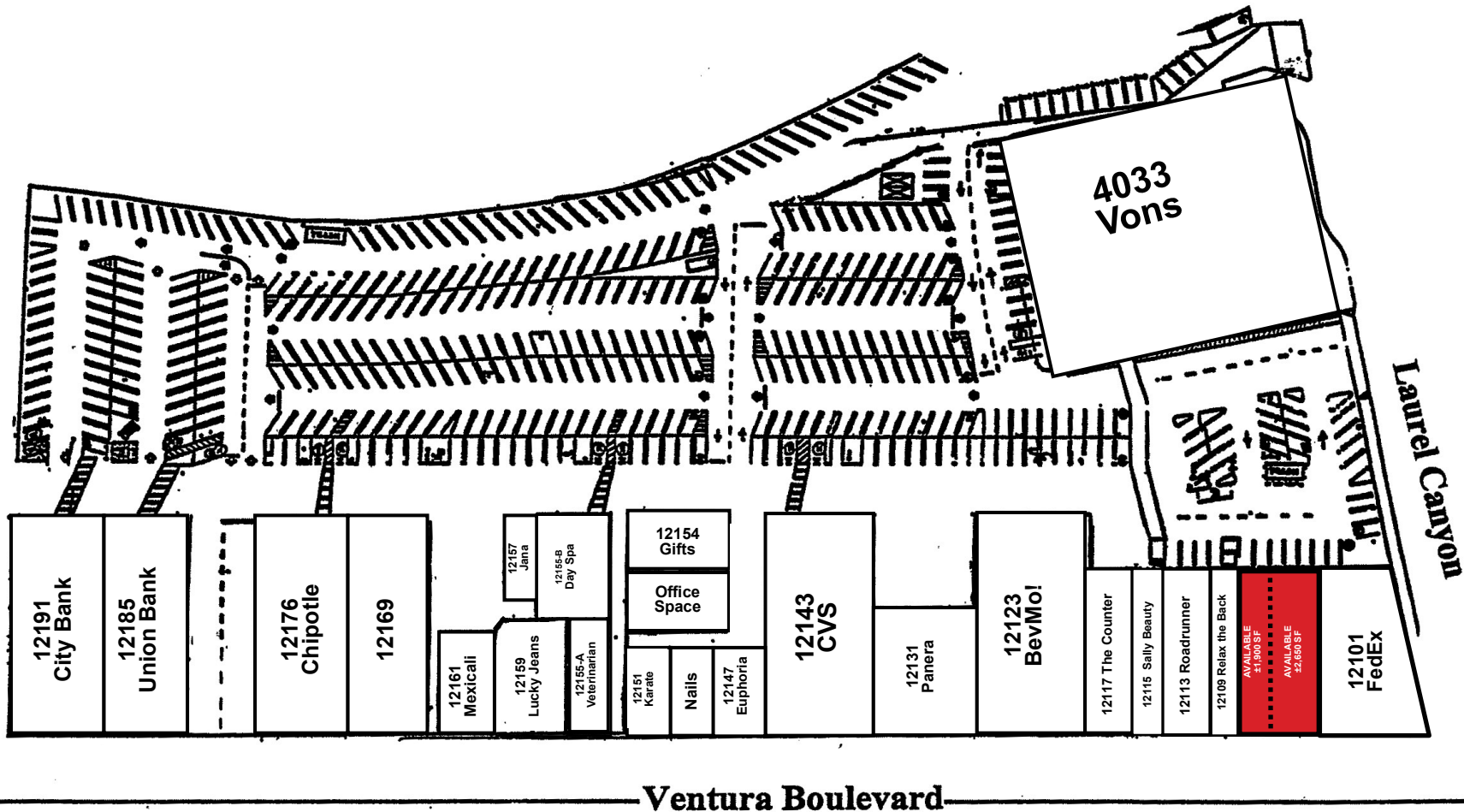
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SITE PLAN



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