

# FREESTANDING RETAIL SPACE AVAILABLE ON BUSY STUDIO CITY CORNER

3797 Cahuenga Blvd., Studio City, CA 91604



#### **RACHEL ADAMS**

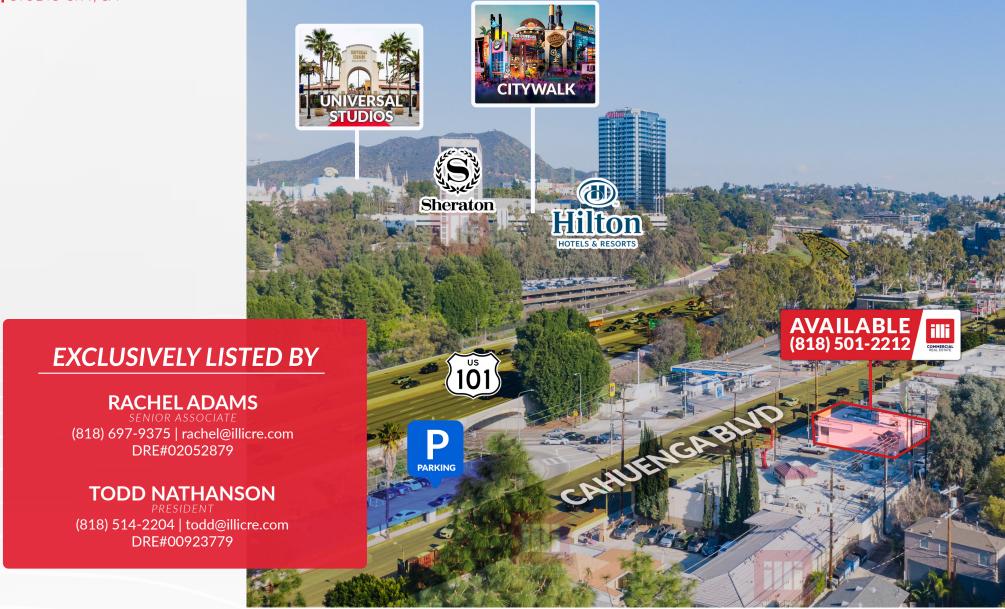
(818) 697-9375 | rachel@illicre.com DRE#02052879

#### **TODD NATHANSON**

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



FREESTANDING RETAIL SPACE STUDIO CITY, CA



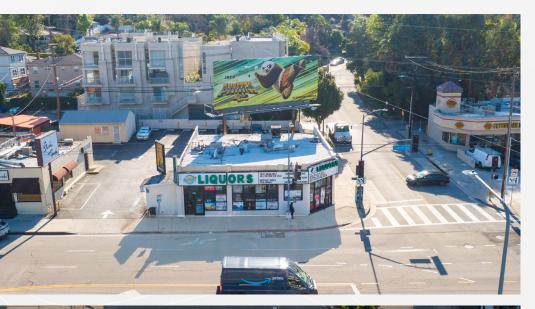
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be 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.

# FREESTANDING RETAIL SPACE STUDIO CITY, CA

### PROPERTY FEATURES

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### APPROX. 3,300 SF

FREESTANDING RETAIL SPACE AVAILABLE

- ✓ Highly visible retail space available on busy Studio City corner
- ✓ Prominent signage
- √ 5 parking spaces directly in the rear

### **AREA AMENITIES**

- ✓ Located at the gateway to Hollywood
- ✓ One block from the 101 freeway
- ✓ Minutes from Universal Studios, City Walk, CBS Studio, Warner Bros Studio and the Hollywood Bowl
- ✓ High vehicle and pedestrian traffic counts

DEMOGRAPHICS Population	1 MILE 15,702	3 MILE 185,479	5 MILE 626,749
Avg. HH Income	\$128,348	\$117,250	\$108,848
Q Daytime Pop	13,163	154,607	520,147
Traffic Count	± 42,700 CPD ON CAHUENGA BLVD & LANKERSHIM BLVD		

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# **INTERIOR PHOTOS**

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