



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



AVAILABLE
(818) 501-2212 

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



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

FREESTANDING RETAIL SPACE
STUDIO CITY, CA



EXCLUSIVELY LISTED BY

RACHEL ADAMS

SENIOR ASSOCIATE

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

DRE#02052879

TODD NATHANSON

PRESIDENT

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

DRE#00923779

AVAILABLE
(818) 501-2212



CAHUENGA BLVD



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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

FREESTANDING RETAIL SPACE
STUDIO CITY, CA

PROPERTY FEATURES

3797 Cahuenga Blvd., Studio City, CA 91604



COMMERCIAL
REAL ESTATE
the sign of a profitable property







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

FREESTANDING RETAIL SPACE
STUDIO CITY, CA

INTERIOR PHOTOS

3797 Cahuenga Blvd., Studio City, CA 91604





AVAILABLE



carter's
UNIVERSAL

HomeGoods

99c only
STORES.

AMC
THEATRES



LA|FITNESS.



CITY
WALK



Ralphs



Hilton
HOTELS & RESORTS

Marshalls
Walgreens

AERIAL MAP

CVS
pharmacy



**COMMERCIAL
REAL ESTATE**

RACHEL ADAMS
SENIOR ASSOCIATE

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

TODD NATHANSON
PRESIDENT

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



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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.