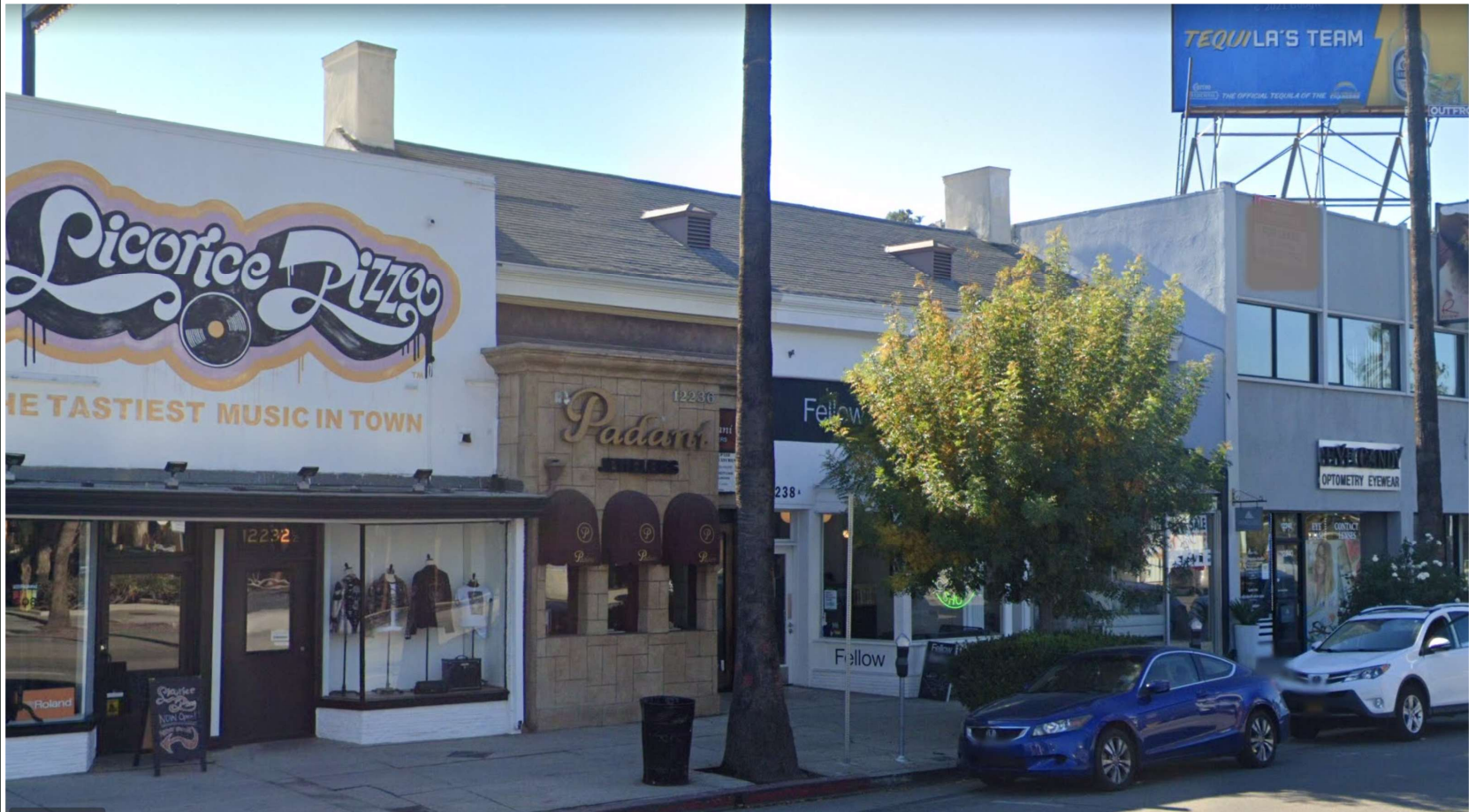


12236 – 12238 Ventura Blvd.

Studio City, CA 91604

RETAIL SUITES FOR LEASE



PACIFIC PARTNERS
COMMERCIAL, INC.

23901 Calabasas Rd., Suite 2024

Calabasas, CA 91302

Office 818.798.3090

Corp ID: #02063112

Brian Forster

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The information herein has been furnished from sources which we deem reliable, but has not been verified by Pacific Partners Commercial, Inc. or its agents and for which we assume no liability. This marketing material is to be used for conceptual purposes only. All measurements and numerical data are approximate and to be verified by the prospective buyer.

12236 – 12238 Ventura Blvd.

Studio City, CA 91604

Availability:

Address	Status	Occupancy	Size	Monthly Rent (+ NNN)
12238-B	Available	Now	+/- 1,468	\$6,240 + \$1,101 NNN (\$4.25 PSF + \$0.75 NNN)
12238-A	Available	Now	+/- 1,468	\$6,240 + \$1,101 NNN (\$4.25 PSF + \$0.75 NNN)
12236	Leased			

Highlights:

*Prime Studio City Location on Ventura Blvd.

*Rare Small Suite For Lease

*Avg. HH Income (2-mile radius): \$128,714 | Traffic Count: 37,064 | Population (2-mile radius): 88,412



The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

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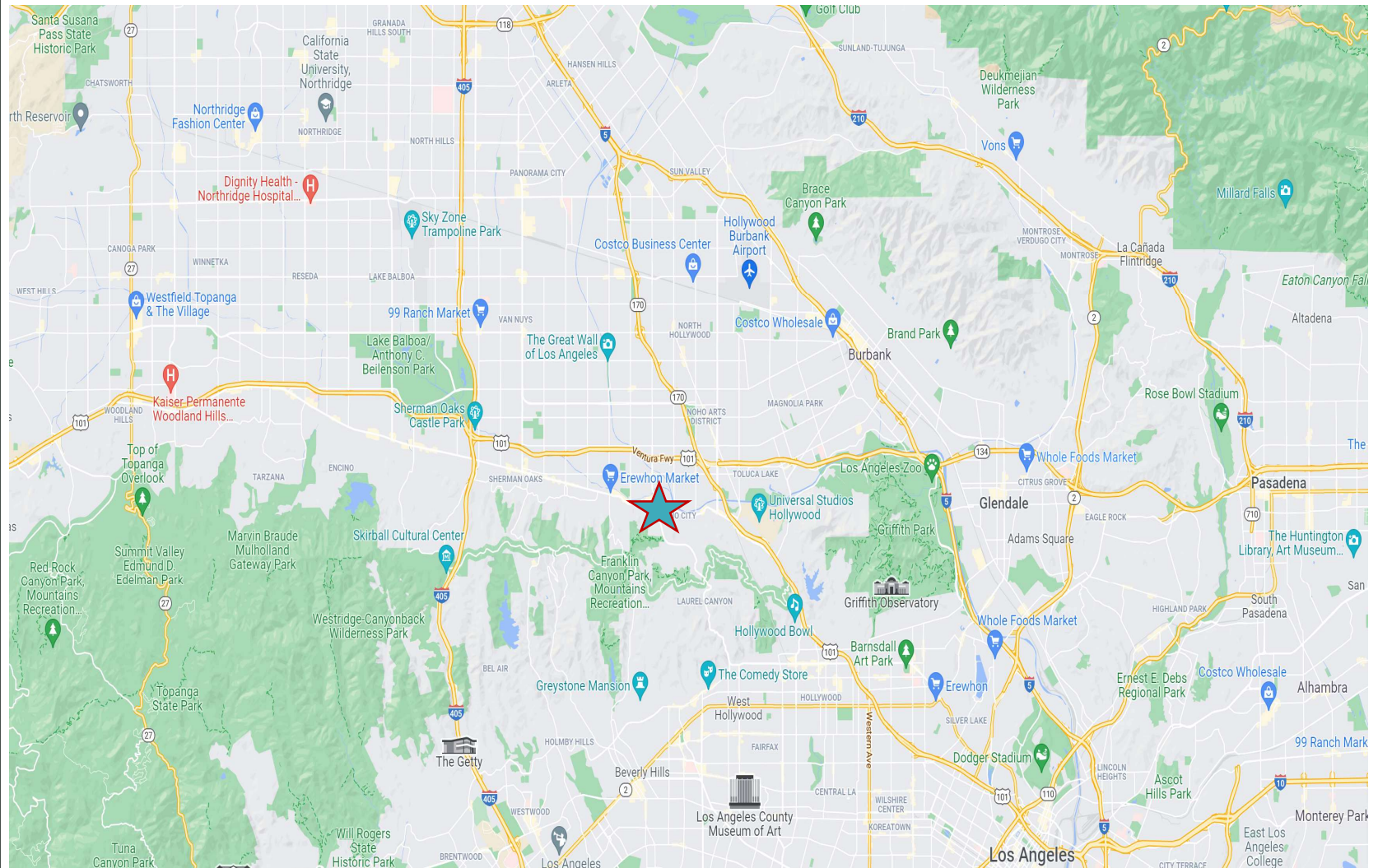
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Map Overview



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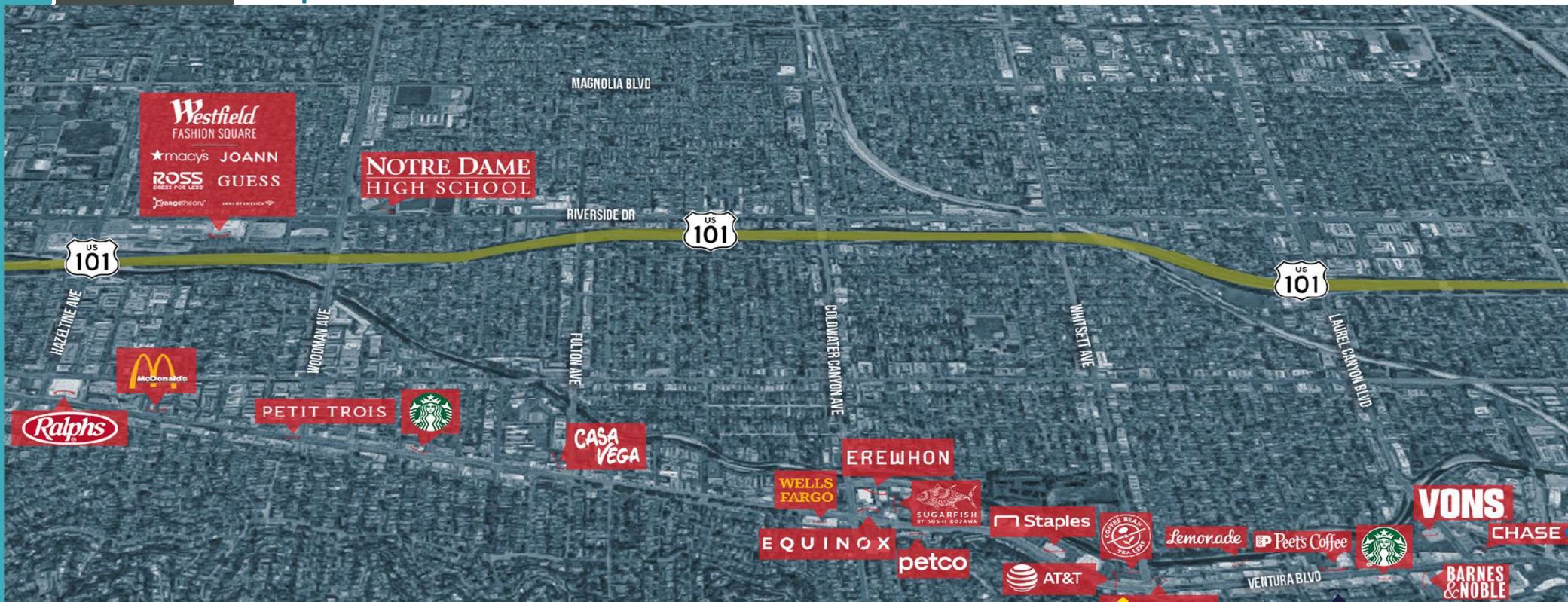




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