



11925 1/2 VENTURA BLVD, STUDIO CITY, CA 91604

RETAIL



**FOR LEASE**  
OFFERING MEMORANDUM



## ○ SITE DESCRIPTION

IKON Properties LA is proud to present 11925 1/2 Ventura Blvd, a turnkey second-generation nail salon located along the highly desirable Ventura Blvd corridor. This prime location offers exceptional street visibility, strong daily traffic counts, and is surrounded by a vibrant mix of established retail, restaurants, and affluent residential neighborhoods.

The salon is fully built out with an efficient, modern layout and features 6 spa pedicure chairs and 3 manicure stations, providing an excellent opportunity for a salon operator to begin business immediately with minimal startup costs. Existing salon improvements and infrastructure are already in place, allowing for a seamless transition.

Rear parking is available with a convenient walkway providing direct access to the front of the unit, enhancing customer accessibility and overall experience. This is an outstanding opportunity for a salon operator looking to establish or expand their presence in one of the San Fernando Valley's most sought-after retail corridors.

*Any transaction is subject to Landlord approval. The Landlord will only entertain a new direct lease. Monthly rent, the initial lease term, and all other lease provisions will be subject to negotiation and finalized upon execution of the new lease.*

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE  
**Retail**

BUILDING  
**1,100 SF**

YEAR BUILT  
**1974**

PARKING  
**4 Spaces**



# PROPERTY HIGHLIGHTS

- Turnkey business opportunity with Major Upgrades!
- 6 Spa Pedicure Chairs & 3 Manicure Stations
- Rear parking with direct access to the unit
- Studio City's best corridor
- New Direct Lease Available - *(Subject to Landlord Approval)*
- Key Money Required

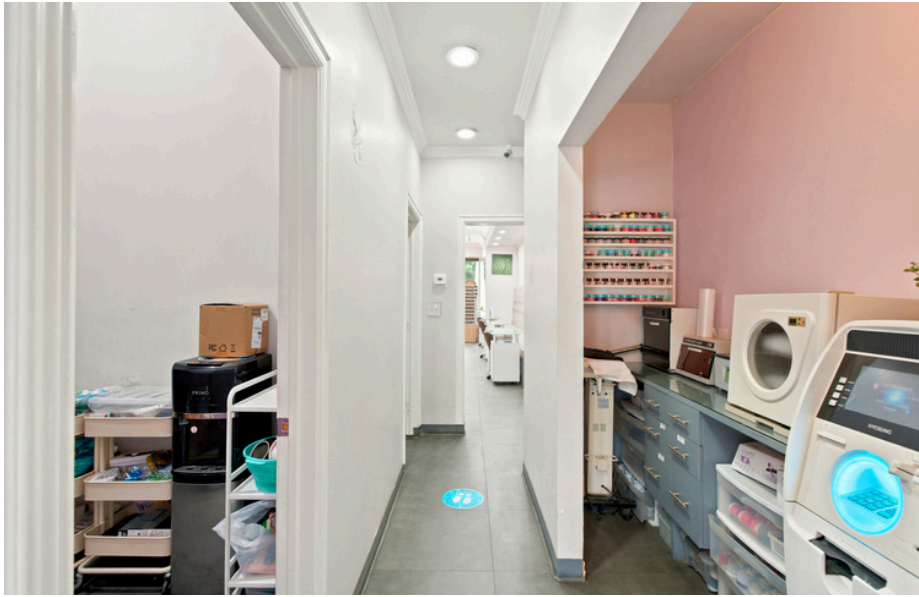


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# PROPERTY PHOTOS



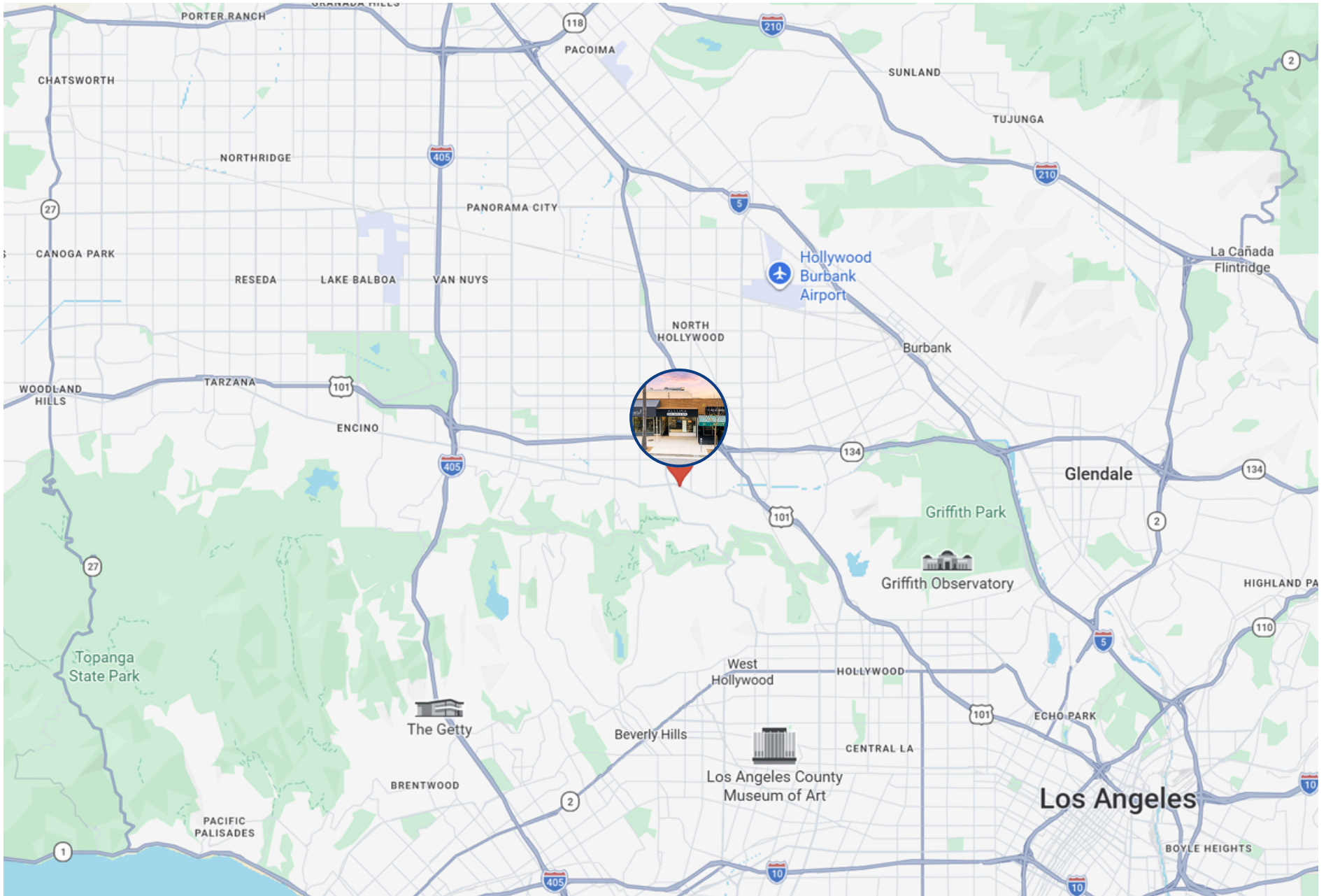
# PROPERTY PHOTOS



# RETAIL MAP



# LOCATION MAP





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