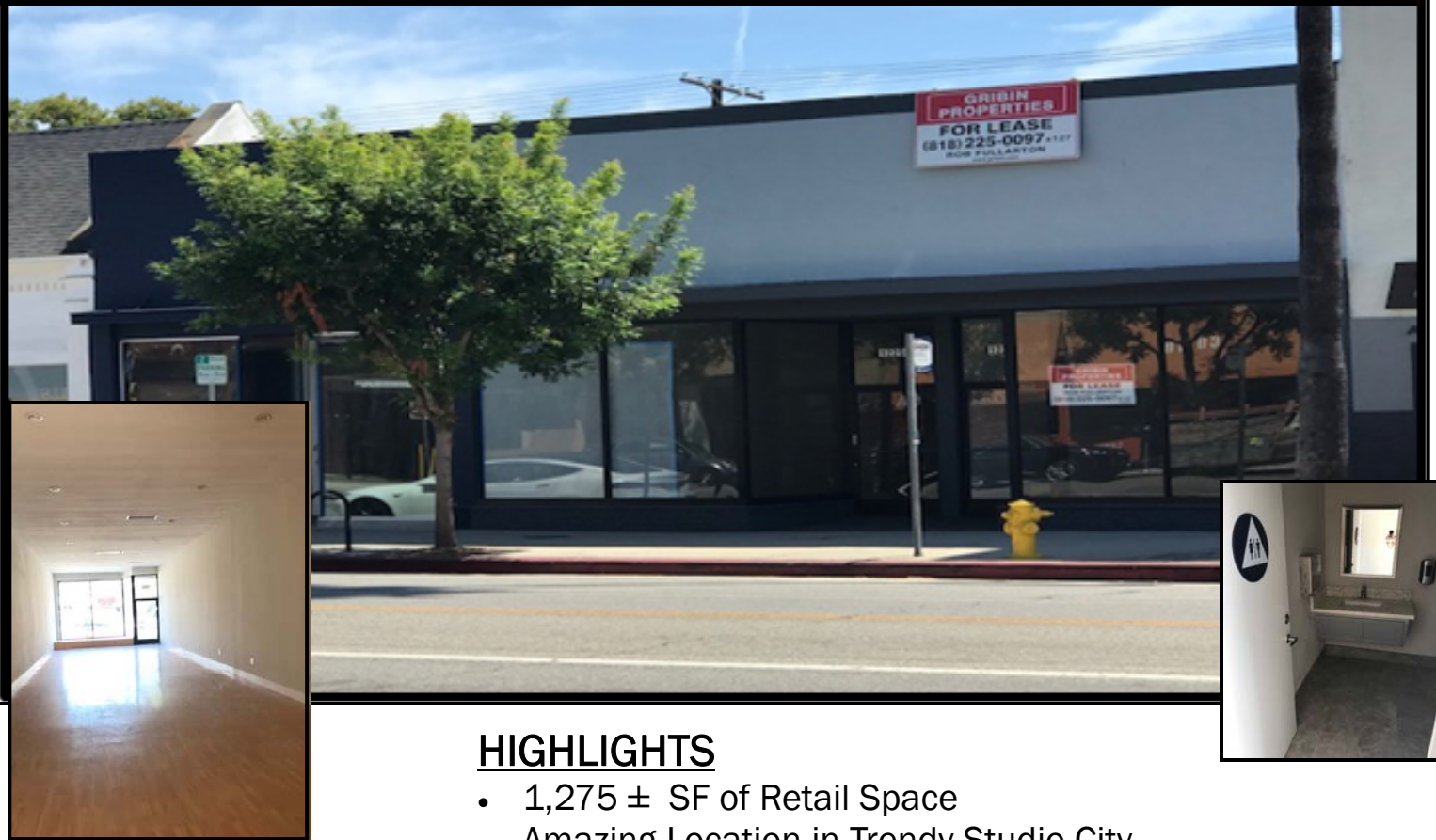


**FOR LEASE 1,275 +/- SF ASKING \$5/SF MG
Best Retail Location in San Fernando Valley
12258 Ventura Boulevard, Studio City**



HIGHLIGHTS

- 1,275 ± SF of Retail Space
- Amazing Location in Trendy Studio City
- Completely Remodeled in 2019, Open floor plan, high ceilings, recessed lighting & ADA restroom
- Thriving shopping and dining area with great foot traffic
- Close to CA Pizza Kitchen, Jamba Juice, Wells Fargo, Art's Deli and the Ventura (101) Freeway
- Many national and regional tenants in the area
- 2 Car Parking, ample street parking and across from 300+ public parking lot
- Ideal for a variety of retail uses
- Exciting new YUMI Sushi & Euro Interior opening next door
- Excellent visibility and demographics
- Excellent Signage

FOR MORE INFORMATION
PLEASE CONTACT:

Rob Fullarton

Vice President

GRIBIN PROPERTIES

O: (818) 225-0097 EXT.127

C: (818) 326-1858

Fullarton.rob@gmail.com

Cal BRE #00789446

Gribin Properties

22551 Ventura Blvd Suite 201

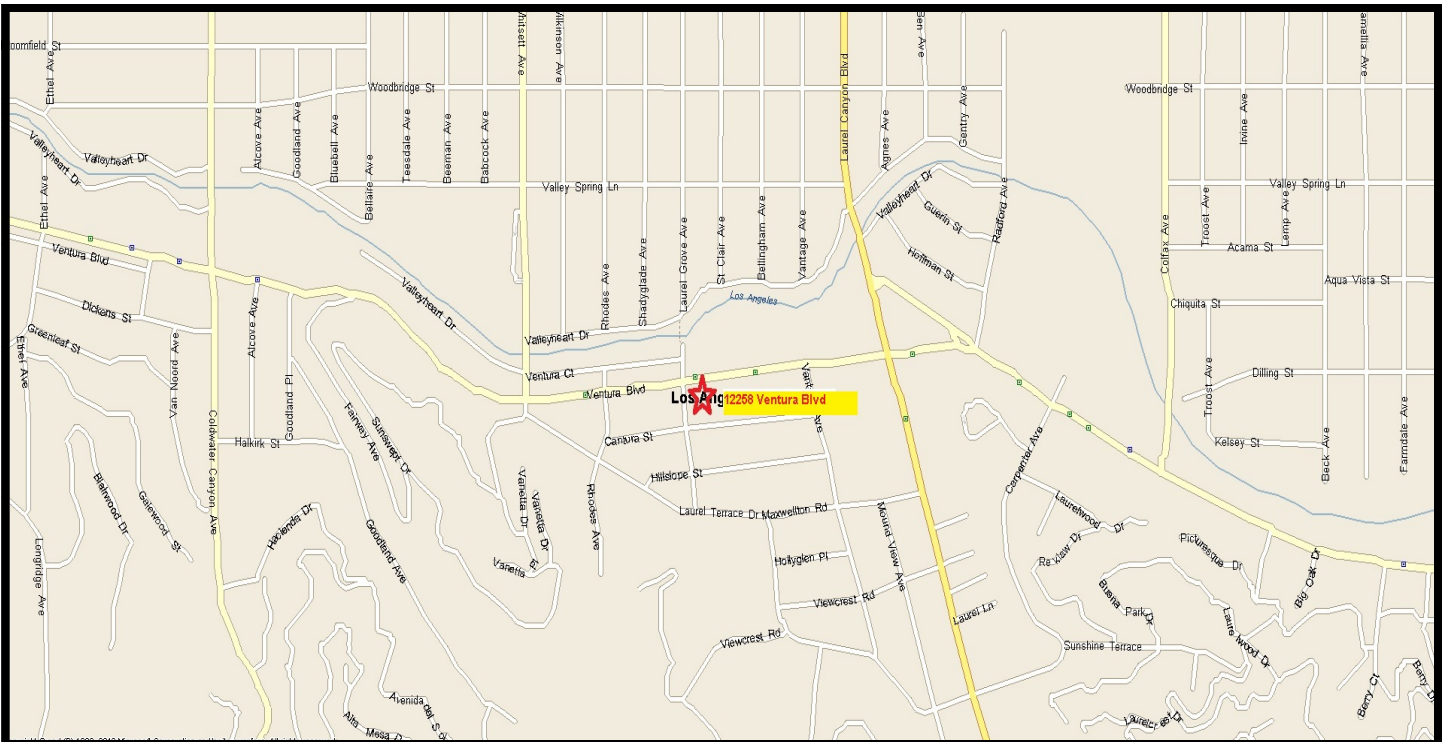
Woodland Hills, CA 91364



GRIBIN PROPERTIES
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12258 VENTURA BOULEVARD / STUDIO CITY / CA / 91604



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	19,074	188,472	588,164
2024 Population:	19,473	190,797	597,308
Pop Growth 2019-2024:	2.09%	1.23%	1.55%
Average Age:	42.00	40.30	39.40
Households			
2019 Total Households:	8,838	85,358	251,012
HH Growth 2019-2024:	1.73%	0.99%	1.31%
Median Household Inc:	\$106,380	\$80,568	\$69,065
Avg Household Size:	2.10	2.20	2.30
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$1,001,086	\$904,669	\$798,167
Median Year Built:	1963	1965	1963

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