

# Rare Retail Space Available for Lease in Studio City

11839 Ventura Blvd., Studio City, CA 91694



**DEAN CUTLER (818) 514-0633**

dcutler@illicre.com · DRE#00907933

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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 footage 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.

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## PROPERTY FEATURES

- ±990 SF available for lease
- Excellent signage
- Extremely busy intersection
- Near many offices, restaurants, and trendy retailers

## AREA AMENITIES

- Close proximity to the 101 and 134 Freeways
- Neighboring retailers and restaurants include Laurel Tavern, Sephora, Color Me Mine, Big 5 Sporting Goods, Firefly, Katsu-Ya Studio City, Jinky's Studio Café, Mendocino Farms, Trader Joe's, Tender Greens, Einstein Bros. Bagels, Alfred Coffee, Sushi Stop, and many more



DEMOS	1 MILE	3 MILE	5 MILE
Population	27,615	215,680	554,455
Avg. HH Income	\$129,350	\$116,342	\$110,899
Daytime Pop	13,031	82,921	226,093
Traffic Count	± 29,539 cars per day		



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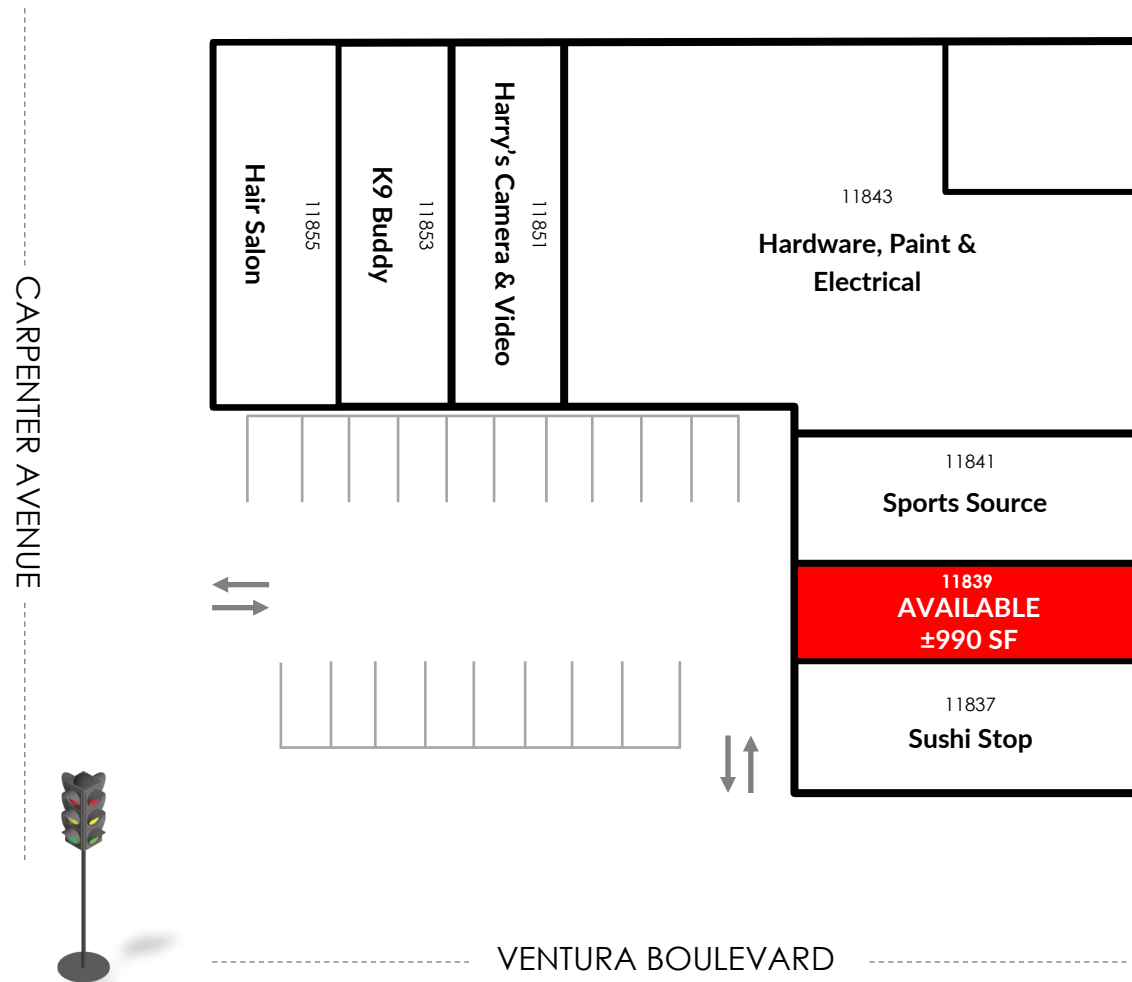


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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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