



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



STUDIO CITY'S "BEST BLOCK" HIGH IMAGE RETAIL FOR LEASE

12196 Ventura Boulevard, Studio City, CA 91604



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DRE#00907933



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

12196 Ventura Boulevard, Studio City, CA 91604



APPROX. 1,900 SF





RETAIL SPACE AVAILABLE

- ✓ 12ft high open ceilings
- ✓ Seamless 25ft glass storefront
- ✓ Polished concrete floors
- ✓ Formally occupied by Dr Martens
- ✓ Rear loading
- ✓ Excellent signage

AREA AMENITIES

- ✓ Strong demographics
- ✓ Adjacent tenants include national and regional retailers such as Starbucks, Alfred Coffee, Urban Outfitters, Warby Parker, Ariat, Relax The Back, Lululemon, Sleep Number, Chico's, Free People, Wasteland and Peet's Coffee, along with popular dining destinations including Great White, Panera Bread, Chipotle, Bluestone Lane, Mexicali, and other nearby eateries
- ✓ Among many national tenants

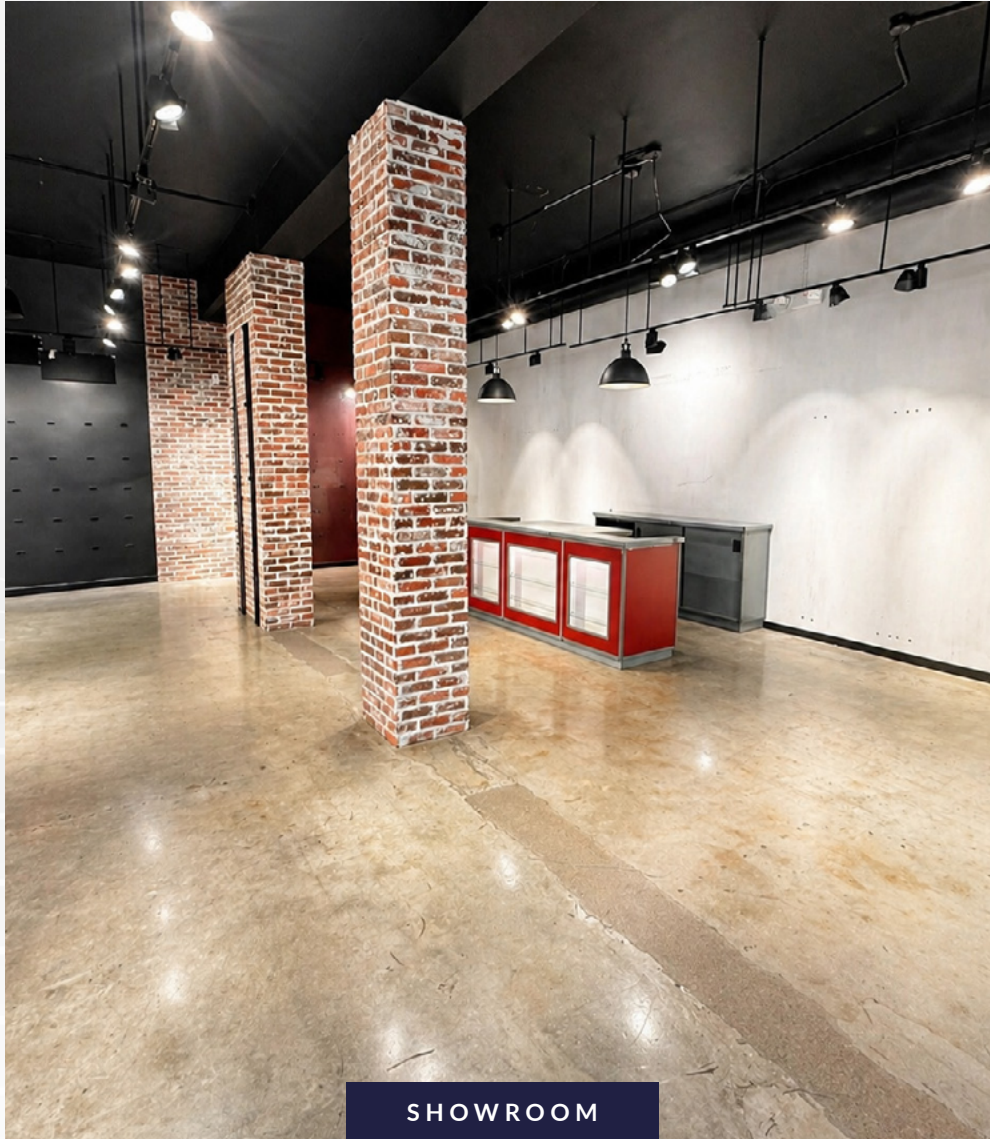


— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	20,046	194,160	582,840
 Avg. HH Income	\$167,193	\$132,950	\$124,802
 Daytime Pop	20,716	205,026	607,944
 Traffic Count	± 36,076 CPD ON VENTURA BLVD		

RETAIL SPACE
STUDIO CITY, CA

INTERIOR PHOTOS

12196 Ventura Boulevard, Studio City, CA 91604





**COMMERCIAL
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AVAILABLE RETAIL

DEAN CUTLER

EXECUTIVE VICE PRESIDENT

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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 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.