

STUDIO CITY PLAZA

12042 VENTURA BOULEVARD, STUDIO CITY, CA

Prime Retail Space
Trader Joe's Anchored Center

FOR LEASE

RETAIL SPACE



\$5.75 per sq. ft., per month, NNN

\$1.42 per sq. ft., per month NNN
\$13,766.40 per month

- ☐ Prime Studio City Location
- ☐ Across from Netflix Studios
- ☐ Built Out Existing Improvements
- ☐ Available September 1, 2026
- ☐ Ventura Bl. Eyebrow signage

PROPERTY FEATURES:

Space: 1,920 sq. ft. retail space.

Location: Studio City Plaza provides access from Ventura Boulevard and Laurel Canyon. Studio City's prime retail location.

Signage: Double-Sided Pylon Signs on Laurel Canyon and on Ventura Boulevard. Direct Eyebrow signage from Ventura Blvd.

Co-Tenants: Trader Joe's
Sephora
Mendocino Farms
Blue Bottle Coffee
Athleta
Optical Connection
Einstein Bros Bagels
Pinkberry

The above statement was made based upon information furnished from sources which we believe are reliable. While we do not doubt its accuracy we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information.

**CONWAY REAL ESTATE
SERVICES, INC.**



Dunn Property Group
BUSINESS REAL ESTATE SOLUTIONS

For Information, contact:

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SEPHORA



ATHLETA



BLUE BOTTLE
COFFEE

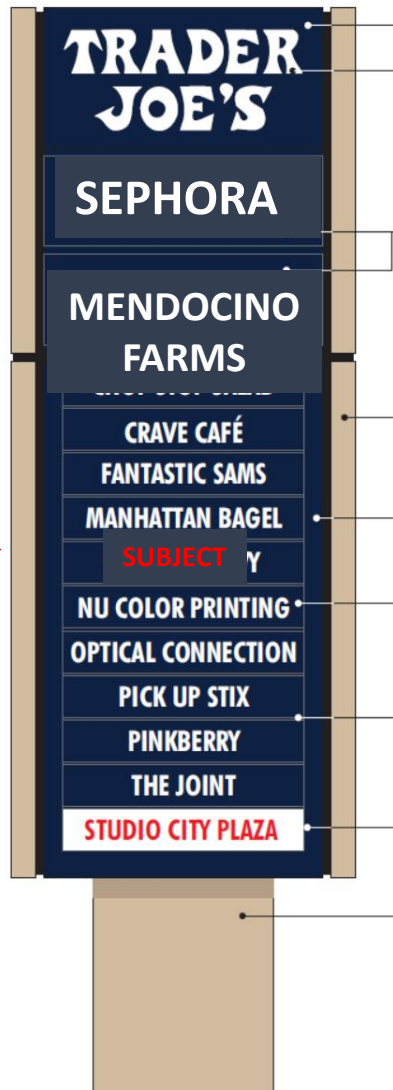


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Pylon Signage on Laurel
Canyon and Ventura Blvd.

Not to scale. Approximate layout.



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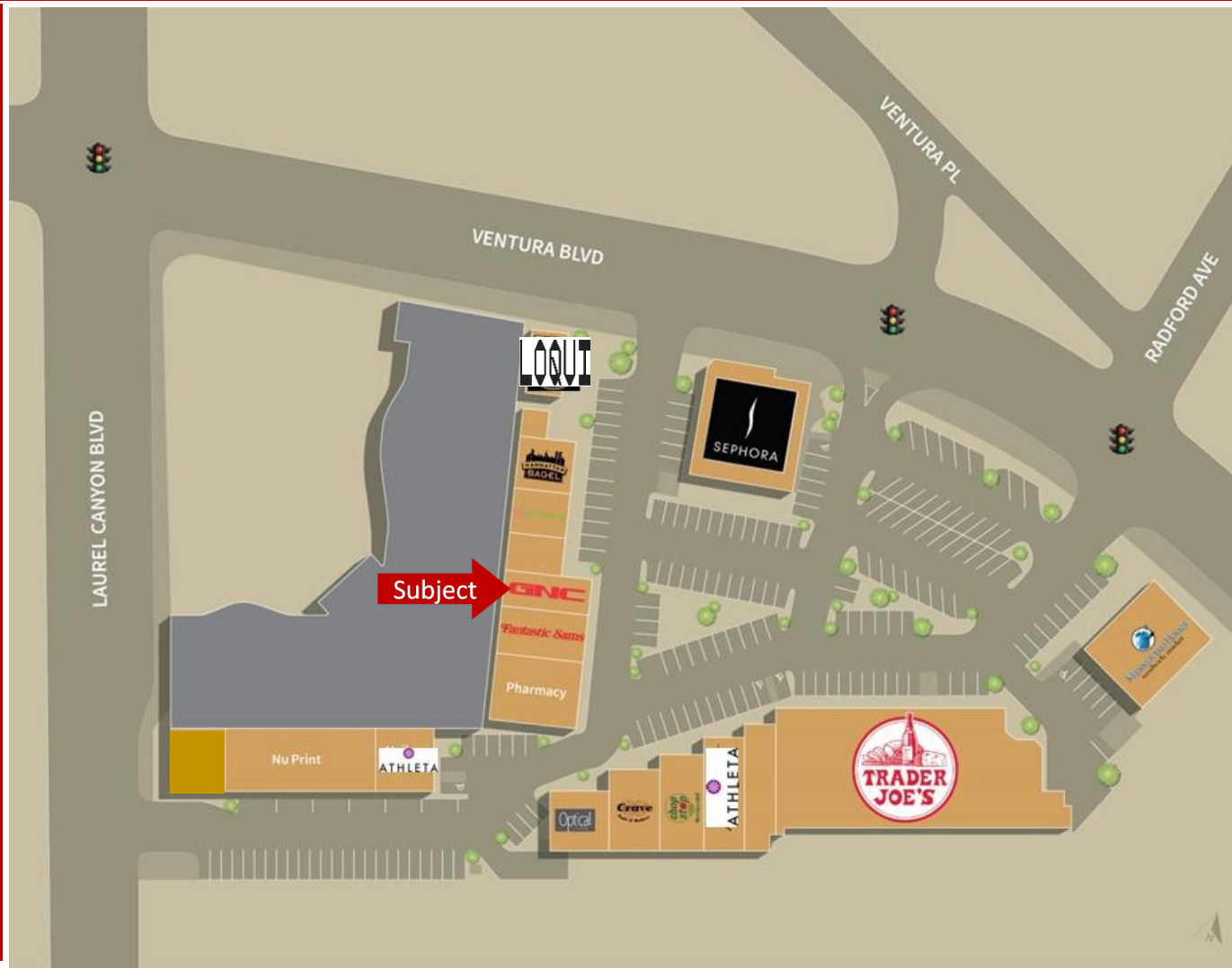
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Population	1 Mile	3 Mile	Income	1-mi.	3-mi.	Traffic Counts	
2025 Population	18,740	181,833	2025 Hshd Inc: Med.	\$122,507	\$89,059	Ventura Blvd	41,299+- cars per day
2028 Projection	18,365	178,875				Laurel Canyon	40,597+- cars per day
Median Age	45.2	42.4	2015 Hshd Inc: Avg.	\$153,790	\$120,028		