



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



FREESTANDING RETAIL SPACE AVAILABLE FOR LEASE IN PRIME STUDIO CITY

11908 Ventura Boulevard, Studio City, CA 91604



RACHEL ADAMS
(818) 697-9375 | rachel@illicre.com
DRE#02052879



RETAIL SPACE AVAILABLE
STUDIO CITY, CA

EXCLUSIVELY LISTED BY

RACHEL ADAMS
SENIOR ASSOCIATE

(818) 697-9375 | rachel@illicre.com
DRE#02052879



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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

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PROPERTY FEATURES

11908 Ventura Boulevard, Studio City, CA 91604



APPROX. 1,500-3,000 SF

GROUND FLOOR | FREESTANDING RETAIL SPACE

- ✓ 4 private rooms, reception, breakroom and 2 restrooms
- ✓ Huge Ventura Blvd frontage
- ✓ Storefront and monument pylon signage available
- ✓ Plenty of parking available

AREA AMENITIES

- ✓ Walking distance to popular restaurants, entertainment, schools, TV/Music/Film Studios
- ✓ High pedestrian and vehicle traffic counts

— DEMOGRAPHICS	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	89,921	226,093
Traffic Count	± 29,539 CPD ON VENTURA BLVD.		

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INTERIOR PHOTOS

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FLOOR PLAN

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Measurements 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.



AVAILABLE

勝 KATSUYA

RENO'S PIZZERIA

AERIAL MAP





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