



**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
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DRE#02052879

TODD NATHANSON
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DRE#00923779



RETAIL SPACE AVAILABLE
STUDIO CITY, CA

EXCLUSIVELY LISTED BY

RACHEL ADAMS

SENIOR ASSOCIATE

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

DRE#02052879

TODD NATHANSON

PRESIDENT

(818) 514-2204 | todd@illicre.com

DRE#00923779



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

RETAIL SPACE AVAILABLE
STUDIO CITY, CA

PROPERTY FEATURES

11908 Ventura Boulevard, Studio City, CA 91604







APPROX. 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

- ✓ Conveniently near a wide range of 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.		

RETAIL SPACE AVAILABLE
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INTERIOR PHOTOS

11908 Ventura Boulevard, Studio City, CA 91604



RETAIL SPACE AVAILABLE
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FLOOR PLAN

11908 Ventura Boulevard, Studio City, CA 91604



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



SEPHORA

Mendocino Farms



勝 KATSUYA



RENO'S PIZZERIA



HomeGoods



carter's

Michaels

Marshalls

Lal Mich

Bollywood CAFE Indian Restaurant

Sleep



SUBWAY

TRADER JOE'S



Bollywood CAFE Indian Restaurant



citi

BIG 5 SPORTING GOODS

Mendocino Farms



Marshalls

HomeGoods



CVS pharmacy



SEPHORA

勝 KATSUYA

carter's



Michaels

AERIAL MAP



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