

VENTURA PLACE

12063 - 12065 VENTURA PLACE, STUDIO CITY, CA 91604



EXCLUSIVE LEASING AGENTS:
(818) 501-2212

Todd Nathanson x101
DRE #00923779

Carter D'Auria x132
DRE #01975444

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.



**CYCLE
HOUSE**



**JILL
ROBERTS**



JOIN THE STUDIO CITY TREND ON



VENTURA PLACE

SALT & STRAW

ALFRED
COFFEE & KITCHEN

**JOAN'S
ON THIRD**

**TRADER
JOE'S®**

**Panera
BREAD®**

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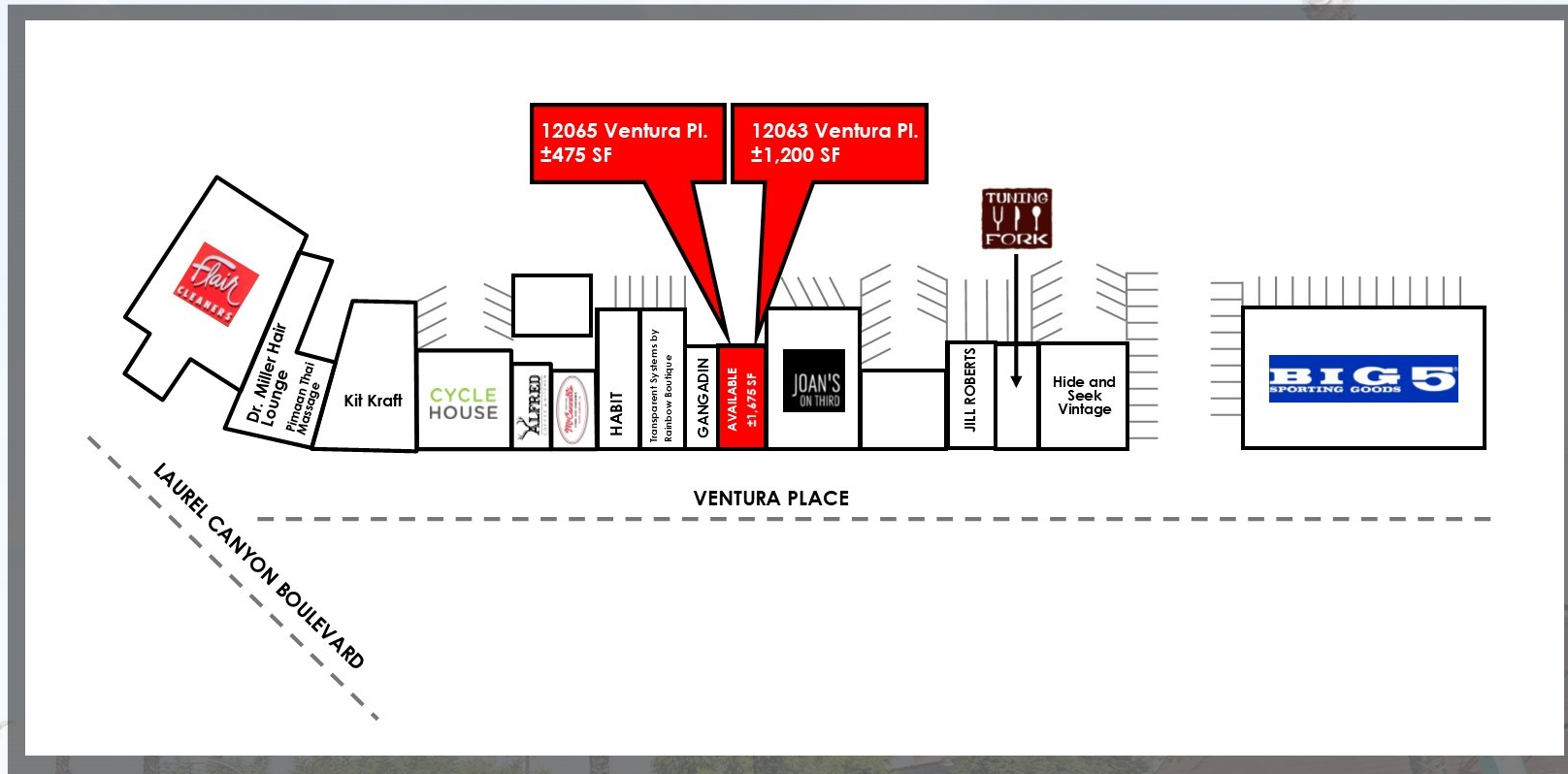
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PROPERTY



- \$6.00/SF BASE RENT + \$0.74/SF NNN
- 12063-12065 Ventura Place
- ± 1,675 SF Combined
- ±1,200 SF (12063)
- ± 475 SF (12065)
- Rare Opportunity to Join Street with Award Winning Retail and Restaurant
- Ventura Place Located Between Laurel Canyon & Radford



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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	21,934	192,073	595,348
Average HH income	\$147,796	\$121,538	\$109,386
Daytime Population	15,477	72,530	306,107

±50,000 CARS PER DAY

AREA AMENITIES

- Join Other Tenants on Ventura Place Including Joan's On Third, Alfred Coffee, McConnell's Ice Cream, & Cycle House
- Excellent Foot Traffic
- Home to famed Studio City Farmers Market on Sundays



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