

12555 Ventura Blvd

Retail For Lease
Studio City, California





Prime location in Studio City with excellent visibility on Ventura Boulevard and "Best Location" score 92 out of 100



Spacious 26,577 SF single-user retail building on a 2.15 acre site



100 surface parking spaces, providing a strong ratio of 3.16 spaces per 1,000 SF



Asking Rent available upon request



Very walkable area with a Walk Score of 84



Pylon signage available for prominent visibility



22' ceilings



Front entrance plus loading in the back with roll up door



AREA OVERVIEW

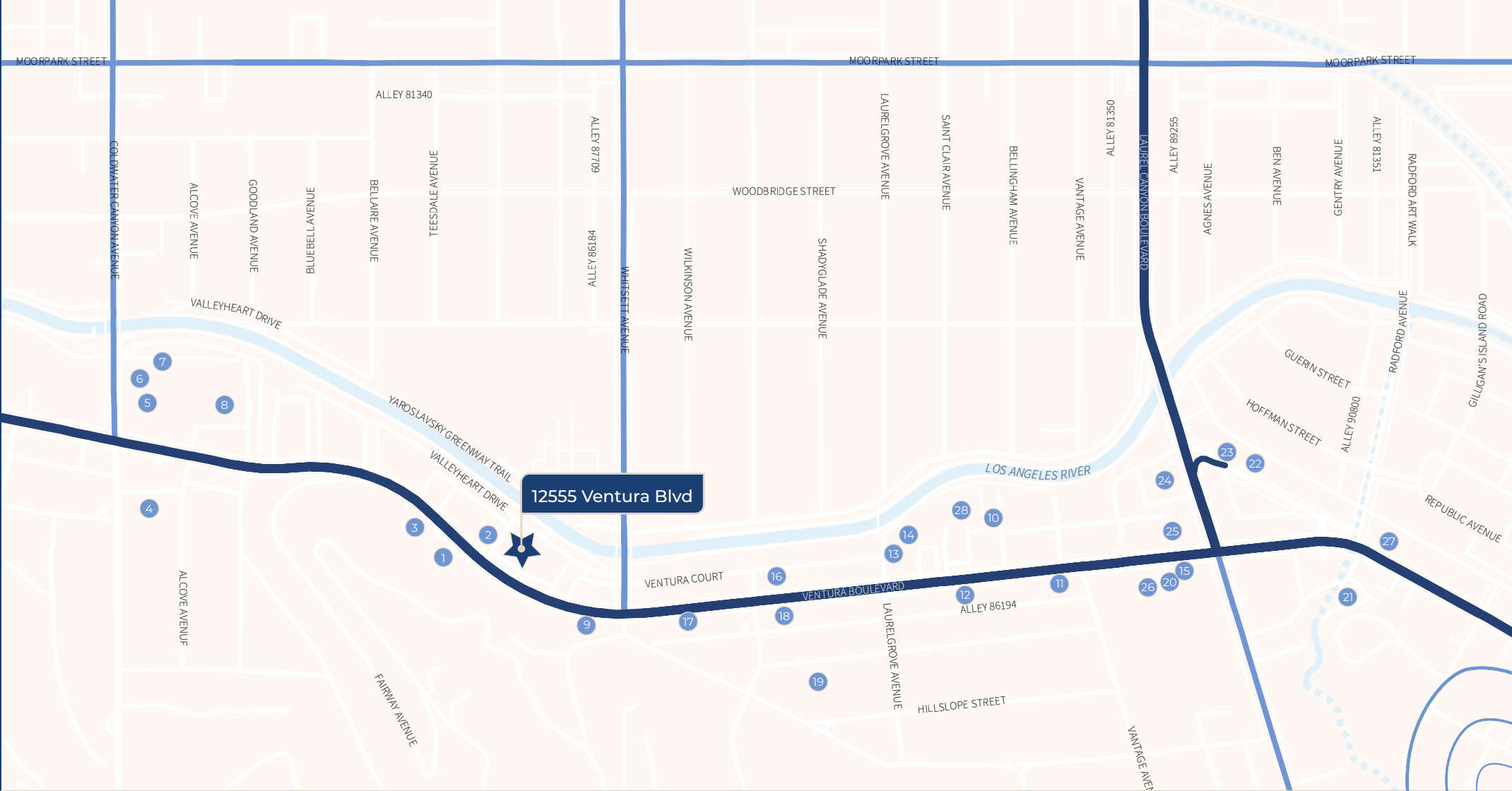
3-MILE DEMOGRAPHICS

POPULATION
197,586

HOUSEHOLDS
90,118

**AVERAGE
HOUSEHOLD INCOME**
\$121,459

**TOTAL CONSUMER
SPENDING**
\$3.1B



Neighboring Tenants

- | | | | | |
|------------------------------|-----------------------------------|-------------------------------------|-------------------------|--------------------------------|
| 1. Muffin Can Stop Us | 7. The Shops at Sportsmen's Lodge | 12. Art's Delicatessen & Restaurant | 17. Artelice Pâtisserie | 23. Alfred Coffee |
| 2. Carney's Restaurant | 8. Sportsmen's Lodge Hotel | 13. California Pavilion | 18. The UPS Store | 24. Vons |
| 3. Belle Bakery Cafe | 9. Rocco's Tavern | 14. Family Orthodontic Center | 19. Malcolm House | 25. Road Runner Sports |
| 4. Ralphs Fresh Fare | 10. Khao Soi Thai | 15. Free People | 20. Urban Outfitters | 26. Barnes & Noble |
| 5. SUGARFISH by sushi nozawa | 11. Salt & Straw | 16. GRANVILLE | 21. Trader Joe's | 27. Color Me Mine |
| 6. Erewhon Studio City | | | 22. Joan's on Third | 28. Studio City Public Parking |

BIRDS EYE VIEW





FOR MORE INFORMATION, PLEASE CONTACT:

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