



COMMERCIAL
REAL ESTATE
the sign of a profitable property



FORMER NAIL SALON AVAILABLE FOR LEASE

12107 Ventura Blvd., Studio City, CA 91604



DEAN CUTLER
(818) 514-0633 | dcutler@illicre.com
DRE#00907933



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

12107 Ventura Blvd., Studio City, CA 91604







APPROX. 1,917 SF

RETAIL SPACE AVAILABLE

- ✓ Existing plumbed nail salon
- ✓ 15 stations
- ✓ 3 aesthetician rooms
- ✓ Located on the corner of Laurel Canyon and Ventura
- ✓ Upscale interior
- ✓ Washer and dryer hookups

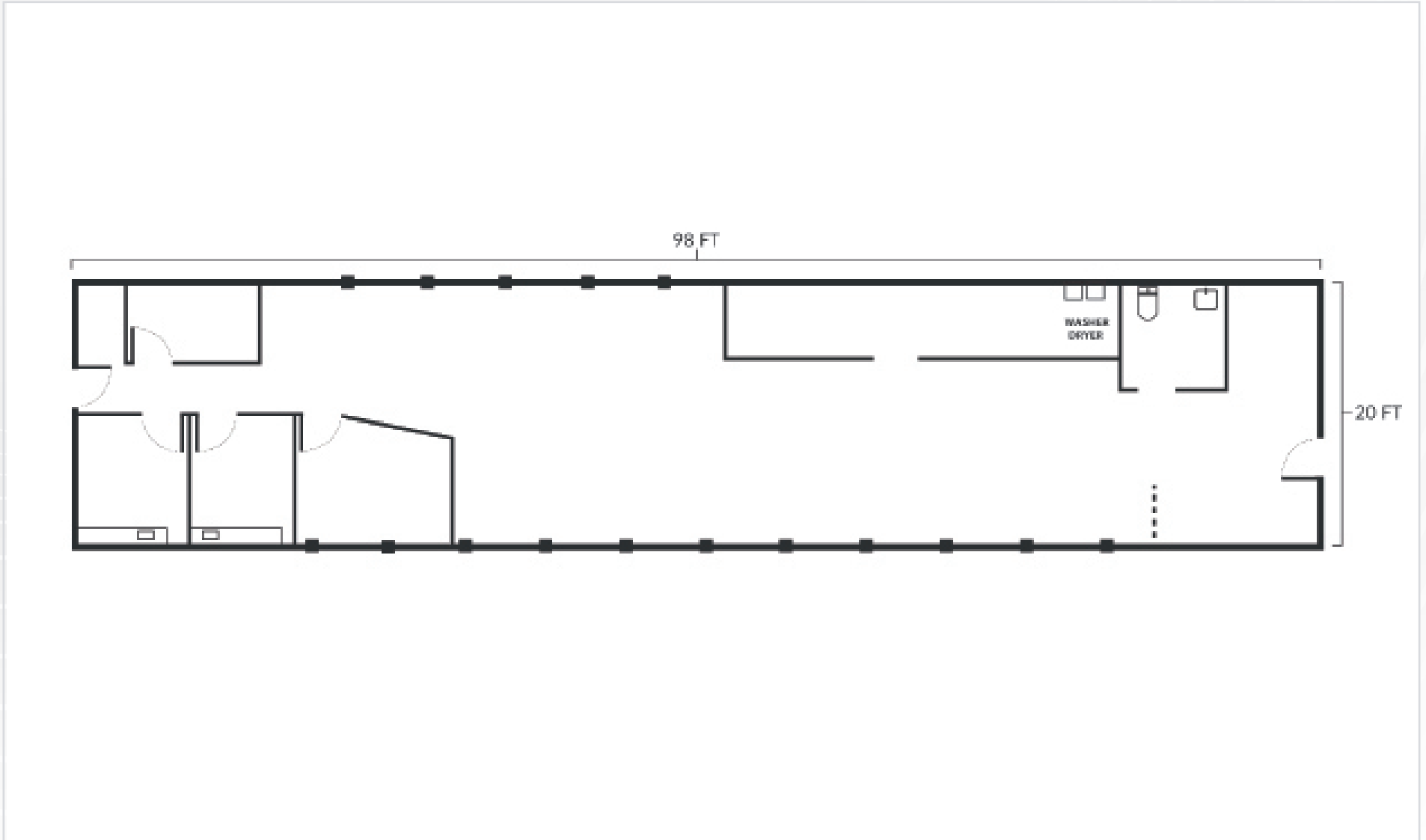
AREA AMENITIES

- ✓ Prime location on Ventura Blvd
- ✓ Immediate access to Highway 101
- ✓ Surrounded by national brands: Starbucks, Urban Outfitters, CVS, Lululemon, Chipotle, Panera Bread, BevMo
- ✓ High pedestrian traffic
- ✓ Signalized intersection with excellent visibility

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	21,613	194,005	586,253
 Avg. HH Income	\$153,863	\$120,119	\$112,572
 Daytime Pop	22,117	206,253	621,270
 Traffic Count	± 92,281 CPD ON VENTURA BLVD & LAUREL CANYON BLVD		

FLOOR PLAN

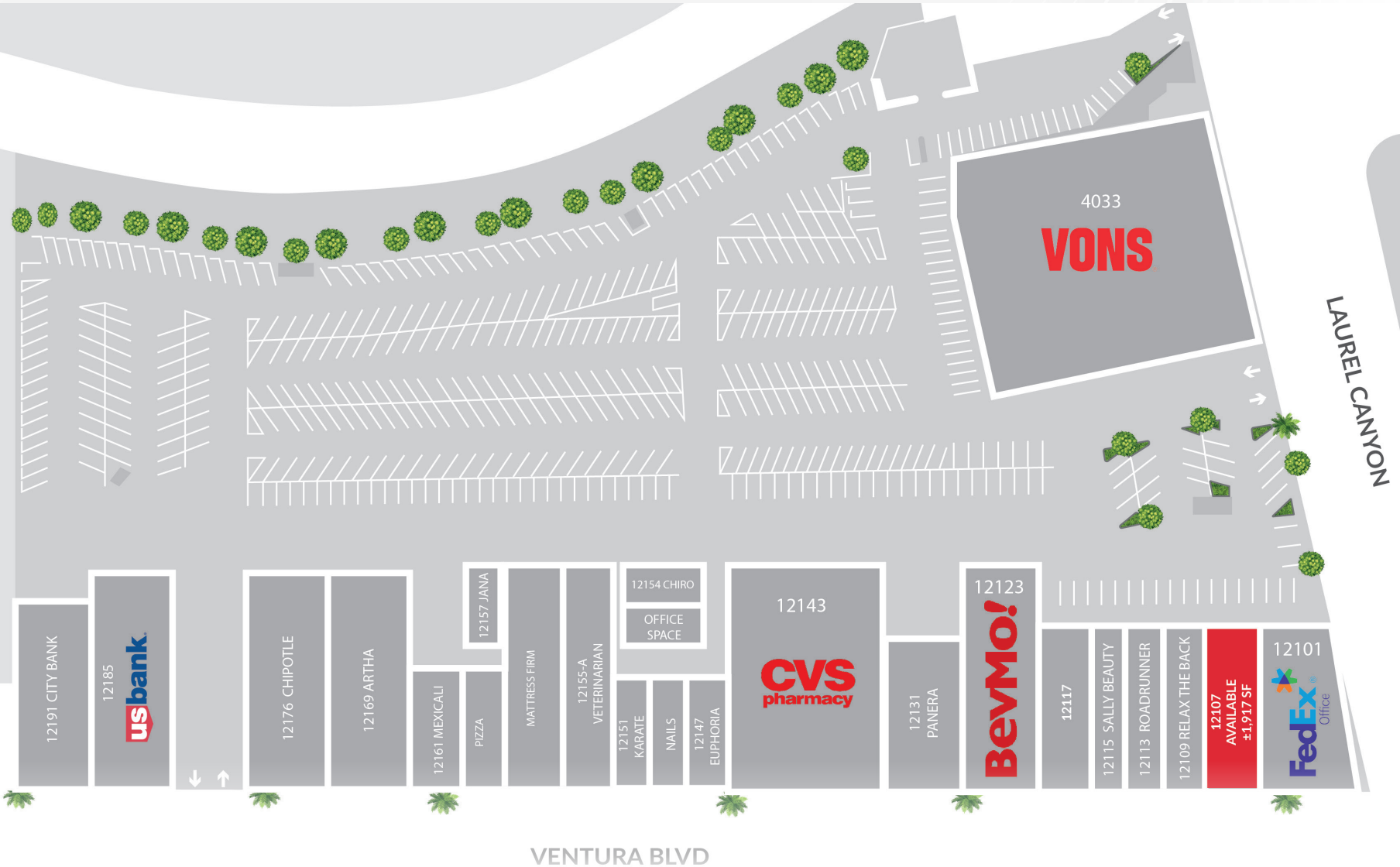
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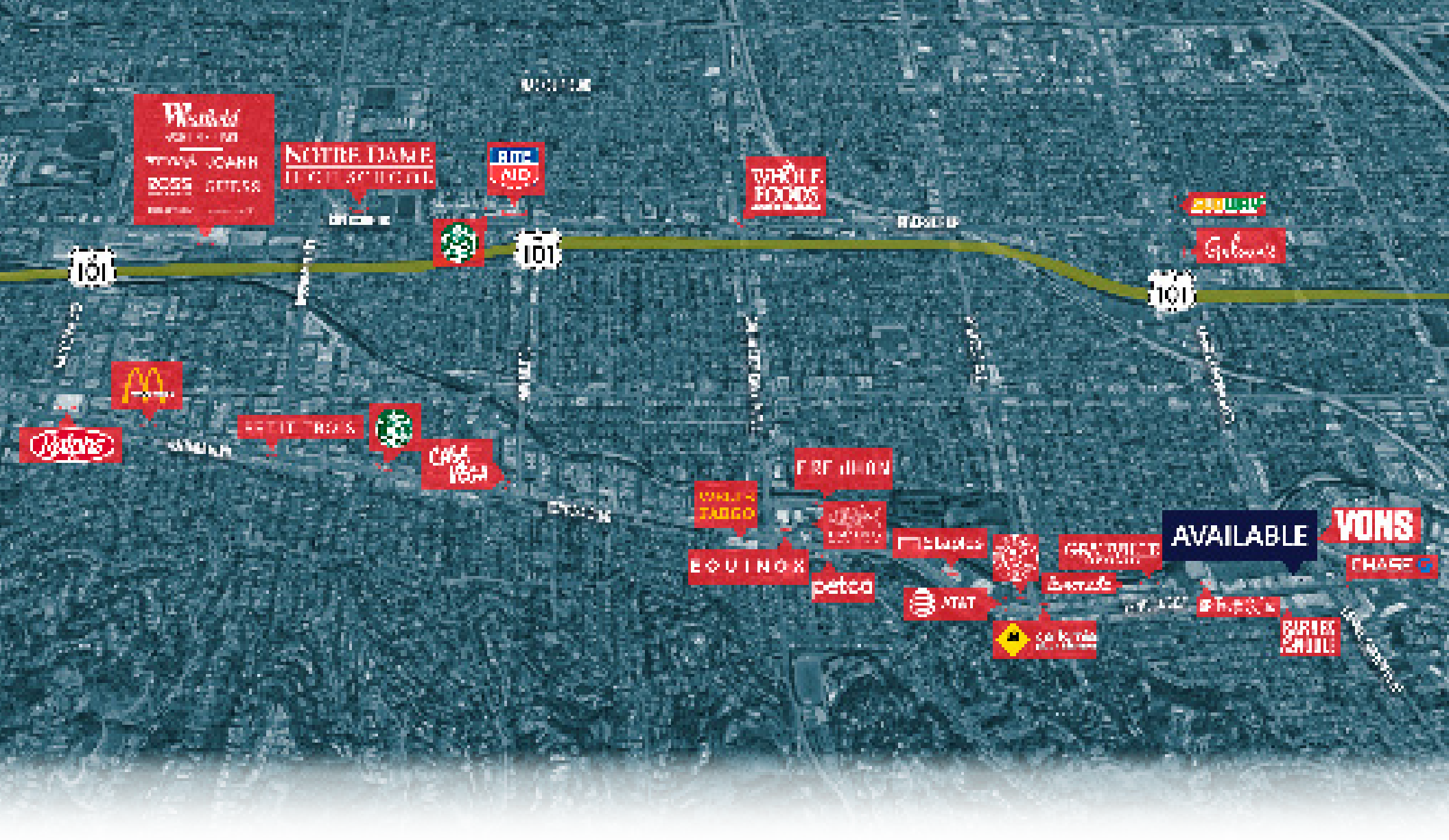
Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

SITE PLAN

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AVAILABLE **VONS**



AERIAL MAP



**COMMERCIAL
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DEAN CUTLER

EXECUTIVE VICE PRESIDENT

(818) 514-0633 | dcutler@illicre.com

DRE#00907933

AGENT NAME 2

AGENT ASSOCIATE 2

(818) 000-0000 | agent2@illicre.com

DRE#0000000



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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.