



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



## 3RD GEN RESTAURANT W/ AVAILABLE WINE & BEER LICENSE FOR LEASE

12117 Ventura Blvd., Studio City, CA 91604



**DEAN CUTLER**  
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DRE#00907933



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# PROPERTY FEATURES

12117 Ventura Blvd., Studio City, CA 91604







## APPROX. 2,750 SF

3RD GEN RESTAURANT W/ AVAILABLE BEER & WINE LICENSE

- ✓ Former Counter Burger location
- ✓ 20' hood
- ✓ Walk-in refrigeration units
- ✓ Installed grease interceptor
- ✓ Patio space
- ✓ Available wine & beer license
- ✓ Located on the corner of Laurel Canyon and Ventura
- ✓ Concrete floors
- ✓ 400 car parking

## 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, FedEx, Road Runner Sports, and Relax The Back
- ✓ High pedestrian traffic
- ✓ Signalized intersection with excellent visibility

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

# FLOOR PLAN

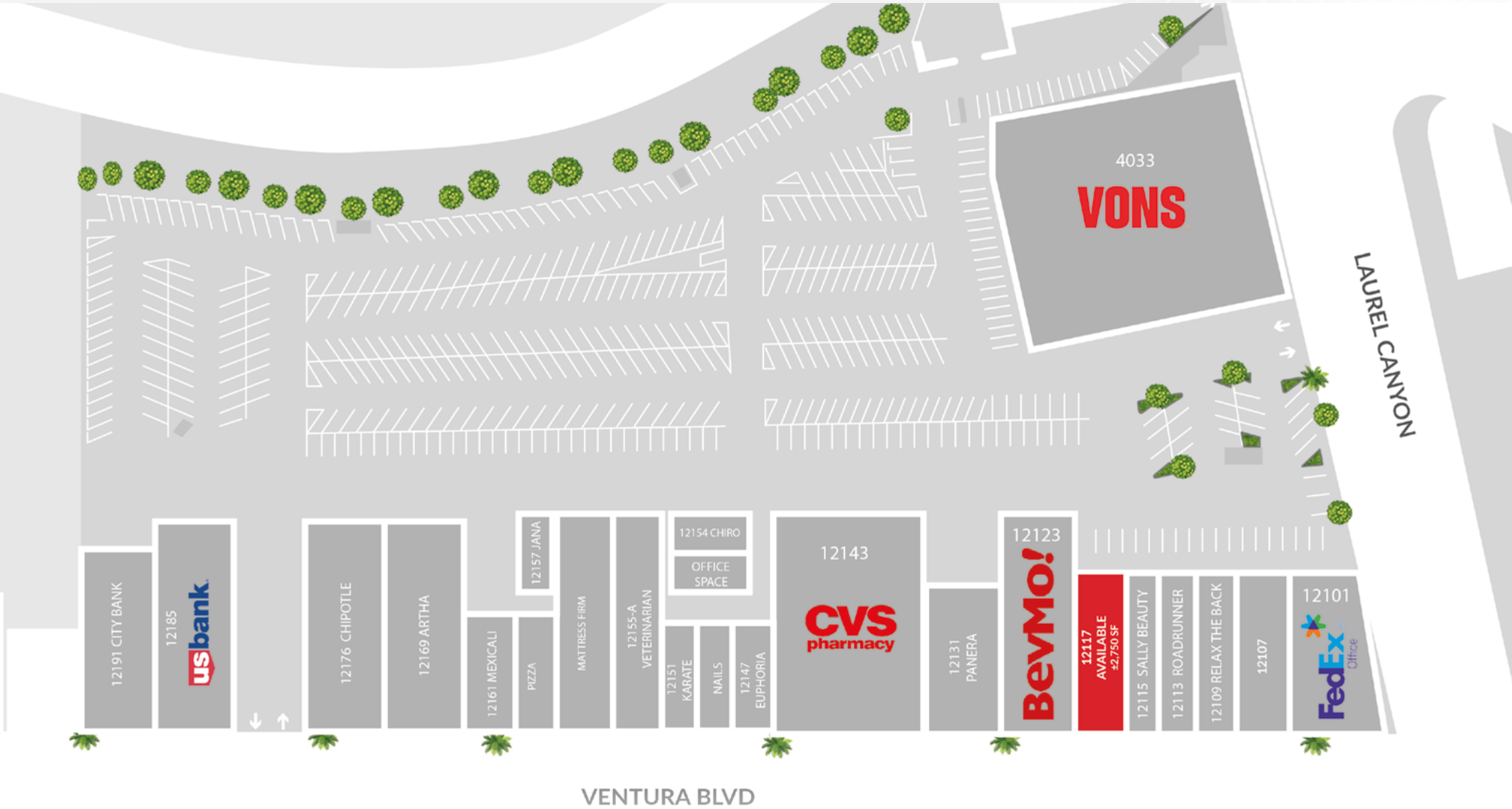
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the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

# SITE PLAN

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