



COMMERCIAL
REAL ESTATE
the sign of a profitable property

17227
AVAILABLE
±2,057 SF

17233
AVAILABLE
±986 SF



RETAIL SPACE FOR SUB-LEASE | PLAZA DE ORO

17151-253 Ventura Blvd., Encino, CA 91316



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DRE#01495419



PROPERTY FEATURES

17151-253 Ventura Blvd., Encino, CA 91316



APPROX. 986 - 2,057 SF

RETAIL SPACES AVAILABLE

- ✓ Former Back2Health space
- ✓ Former Bakery
- ✓ High image neighborhood shopping center
- ✓ Great for medical, retail, office requirements
- ✓ Ground floor suites available
- ✓ Elevator access for 2nd floor suites
- ✓ Recessed lighting
- ✓ Excellent signage and visibility on Ventura Boulevard
- ✓ Lots of natural light
- ✓ Abundant convenient parking in close proximity to the premises
- ✓ Truck delivery access
- ✓ Walk score (75) - very walkable

RENTAL RATE

UNIT 17227: ±2,057 SF | \$2.75 PSF + \$0.90 PSF NNN
UNIT 17233: ±986 SF | \$3.50 PSF + \$0.90 PSF NNN

Suites can be combined for a total of ±3,043 SF

CITY HIGHLIGHTS

17151-253 Ventura Blvd., Encino, CA 91316



- ✓ Prime Encino Commons location on Ventura Boulevard
- ✓ Located in the Business Improvement District Corridor
- ✓ Heavy pedestrian and automobile traffic
- ✓ Located in front of a signalized intersection
- ✓ Located at the heart of Encino Commons on Ventura Boulevard
- ✓ Neighboring tenants include: Michael's PetSmart, Laemmle Theaters, Menchie's, Verizon, T-mobile, Chilis, Yogurtland, The Habit Burger, Sports Clips, Chase Bank, Wells Fargo, Jamba Juice, Starbucks, CVS, and Coffee Bean
- ✓ Close proximity to the 101 FWY

DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
18,865	143,468	436,037



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$122,460	\$120,684	\$110,337



DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
18,189	143,162	436,613



TRAFFIC COUNT

± 44,752 CPD ON STREET

UNIT 17227

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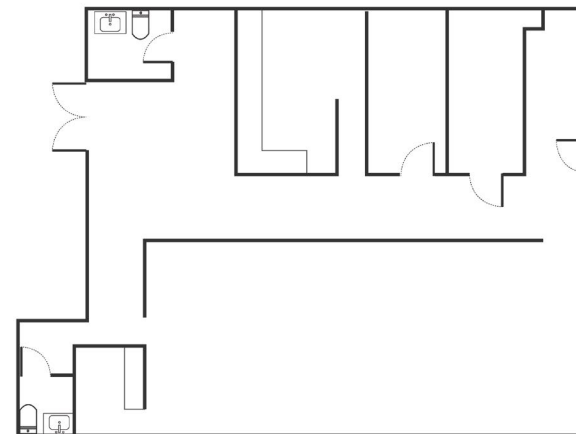
APPROX. 2,057 SF

RETAIL SPACE AVAILABLE

- ✓ Former Back2Health space available for lease in Encino
- ✓ Versatile retail/medical/office suite
- ✓ Strong visibility along Ventura Blvd
- ✓ Excellent on-site parking
- ✓ Functional layout ideal for chiropractic, physical therapy, wellness, medical, fitness, tutoring, or professional services
- ✓ Private treatment rooms included
- ✓ Open areas adaptable for retail or clinical use
- ✓ Welcoming reception area
- ✓ Located in a high-income, high-traffic corridor
- ✓ Exceptional surrounding demographics
- ✓ Can be combined with adjacent suite to ± 3,043 SF

RENTAL RATE

\$2.75 PSF + \$0.90 PSF NNN



UNIT 17233

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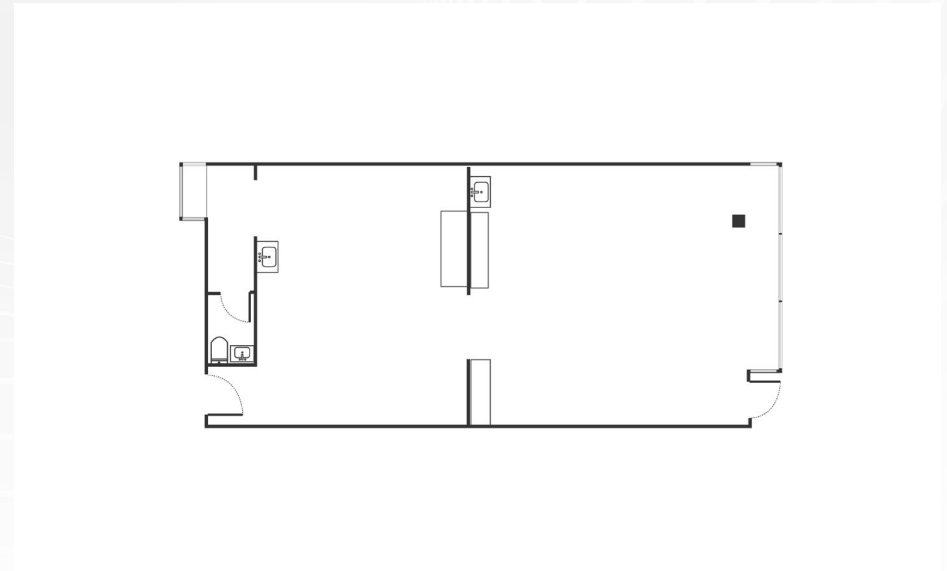
APPROX. 986 SF

RETAIL SPACE AVAILABLE

- ✓ Former bakery
- ✓ Strong visibility along Ventura Blvd
- ✓ Excellent on-site parking
- ✓ Located in a high-income, high-traffic corridor
- ✓ Exceptional surrounding demographics
- ✓ Can be combined with adjacent suite to ± 3,043 SF

RENTAL RATE

\$3.50 PSF + \$0.90 PSF NNN



SITE PLAN | FIRST LEVEL

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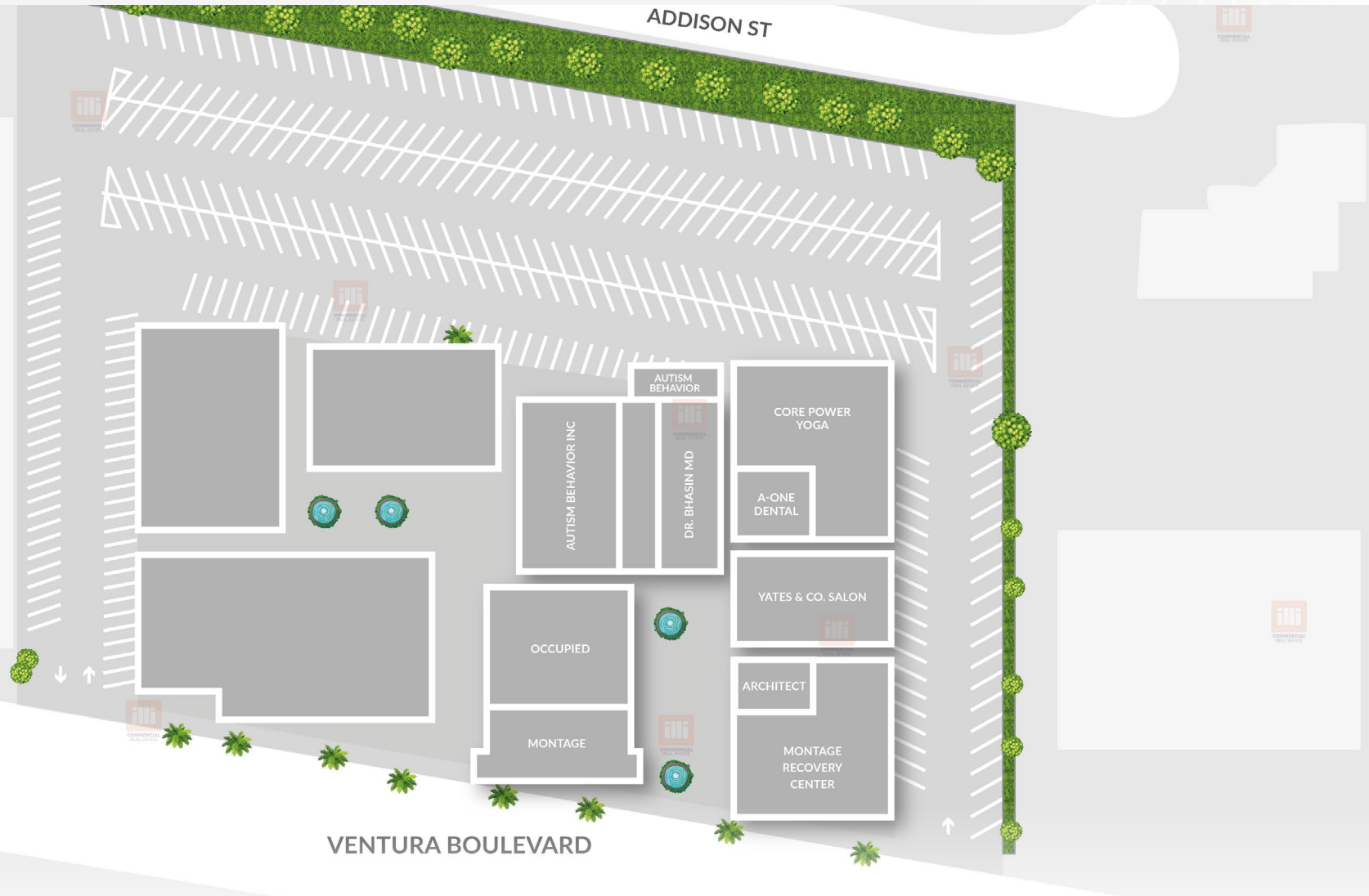


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due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

SITE PLAN | SECOND FLOOR

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SECOND LEVEL



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AVAILABLE



AERIAL MAP



COMMERCIAL
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SENIOR VICE PRESIDENT

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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.