

**NEW ASKING PRICE**

~~\$4,450,000~~

**\$3,500,000**



## Million-Dollar Price Reduction! Motivated Seller!

### 17047 VENTURA BLVD

<b>Building Size</b>	± 6,099 SF
<b>Land Size</b>	± 0.18 AC/± 7,976 SF (per title)
<b>Parking Spaces</b>	8
<b>Zoning</b>	C4-IVL
<b>APN</b>	2258-013-023

### EXISTING SUSHI RESTAURANT UNIT A

<b>Approx Size</b>	± 2,450 SF
<b>Lease Rate</b>	\$3.75 SF/month (NNN)
<b>Annual Gross Income</b>	\$110,244
<b>Pro Forma Annual Income</b>	\$274,494
<b>Pro Forma CAP Rate</b>	7.8 %

### OWNER/USER PRO FORMA UNIT B

<b>Approx Size</b>	± 3,649 SF
<b>Lease Rate</b>	\$3.75 SF/month (NNN)
<b>Annual Gross Income</b>	\$164,250



Brand New NNN Lease with Strong Restaurant Operator

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Long Term Stable Tenancy

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Fully Built Private Pickleball Court

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Exciting Owner/User Opportunity

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Rooftop Patio Space

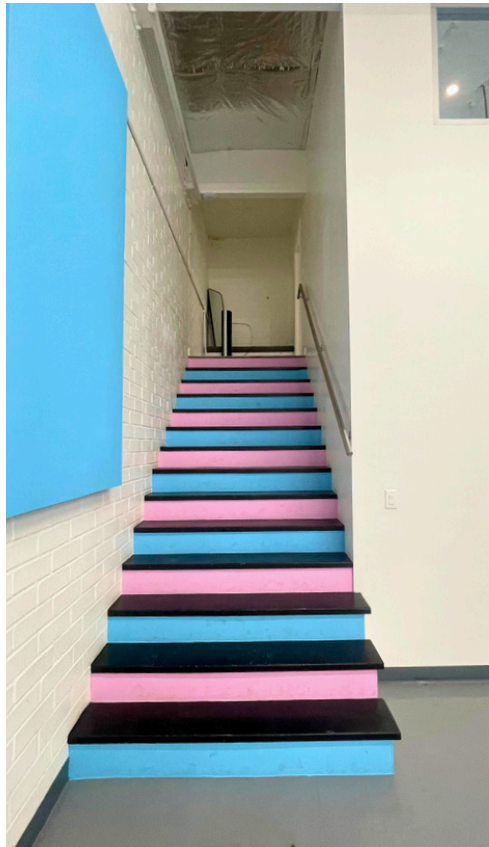
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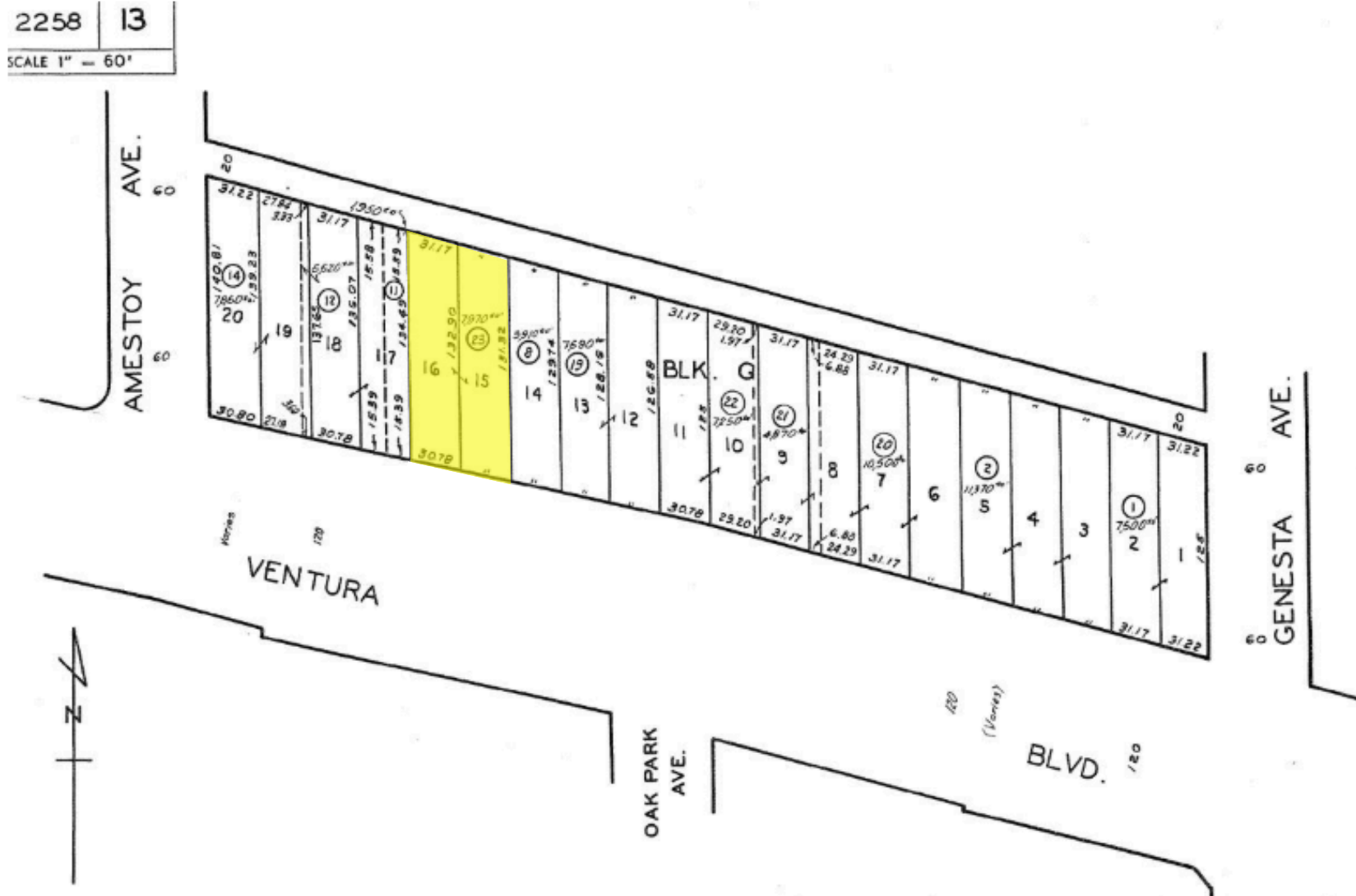
Great Visibility on Ventura with Pole Signage

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SBA Financing Available







# FOR SALE - OWNER/USER

## Ventura Blvd Retail Building

17047 Ventura Blvd  
Encino, CA 91316

