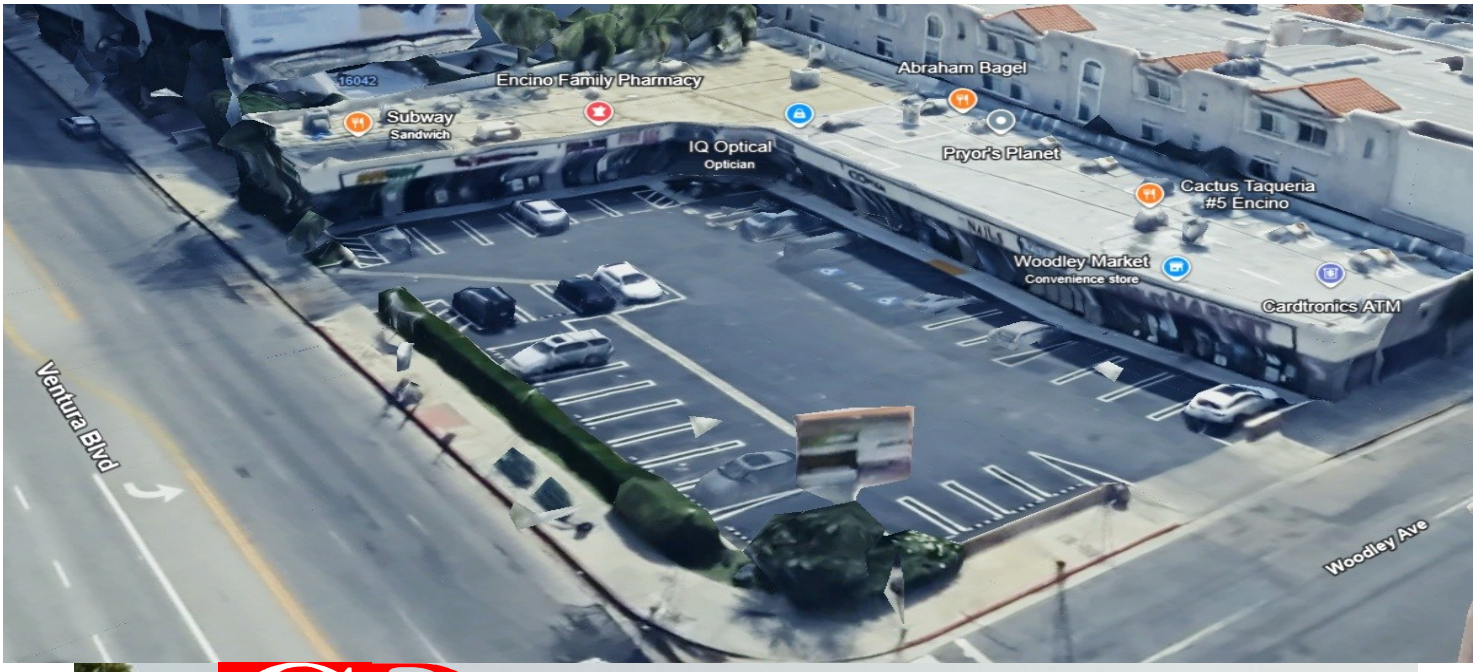
RARE OPPORTUNITY TO PURCHASE
Encino Square Shopping Center
16060 Ventura Boulevard



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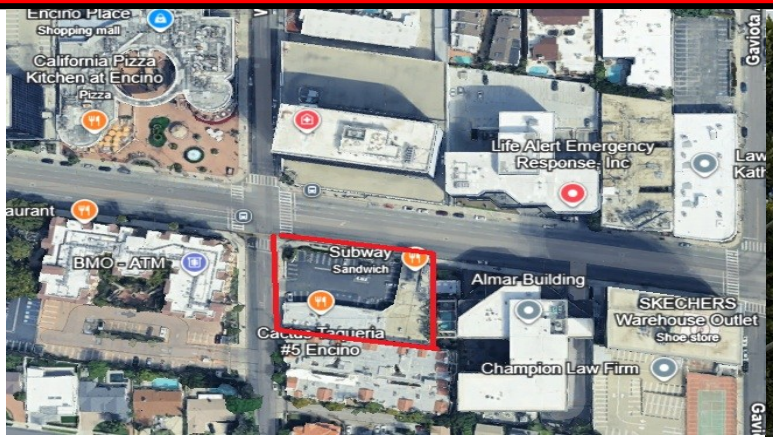
First time on the market in over 30 years!
Encino Square Shopping Center
16060 Ventura Boulevard
Encino, CA



FOR MORE INFORMATION PLEASE CONTACT:

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Broker Associate
greg.greene.re@gmail.com
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818-321-3424 (cell)
Cal BRE #01396840

Gribin Properties
22551 Ventura Blvd Suite 201
Woodland Hills, CA 91364
Cal BRE #00450024

HIGHLIGHTS

- Excellent Location! High Visibility—
- **Prime Retail Center**
- **Excellent tenant mix**
- **Anchor tenants include Subway & Fresh Brothers Pizza**
- Major intersection of Ventura Blvd & Woodley Avenue
- Traffic Counts—Over 35,000 vehicles daily
- Easy access off of the Ventura (101) Freeway / San Diego (405) Freeway
- Shared open parking lot for customers
- **PLEASE DO NOT DISTURB TENANTS**
- **SHOWN BY APPOINTMENT ONLY**

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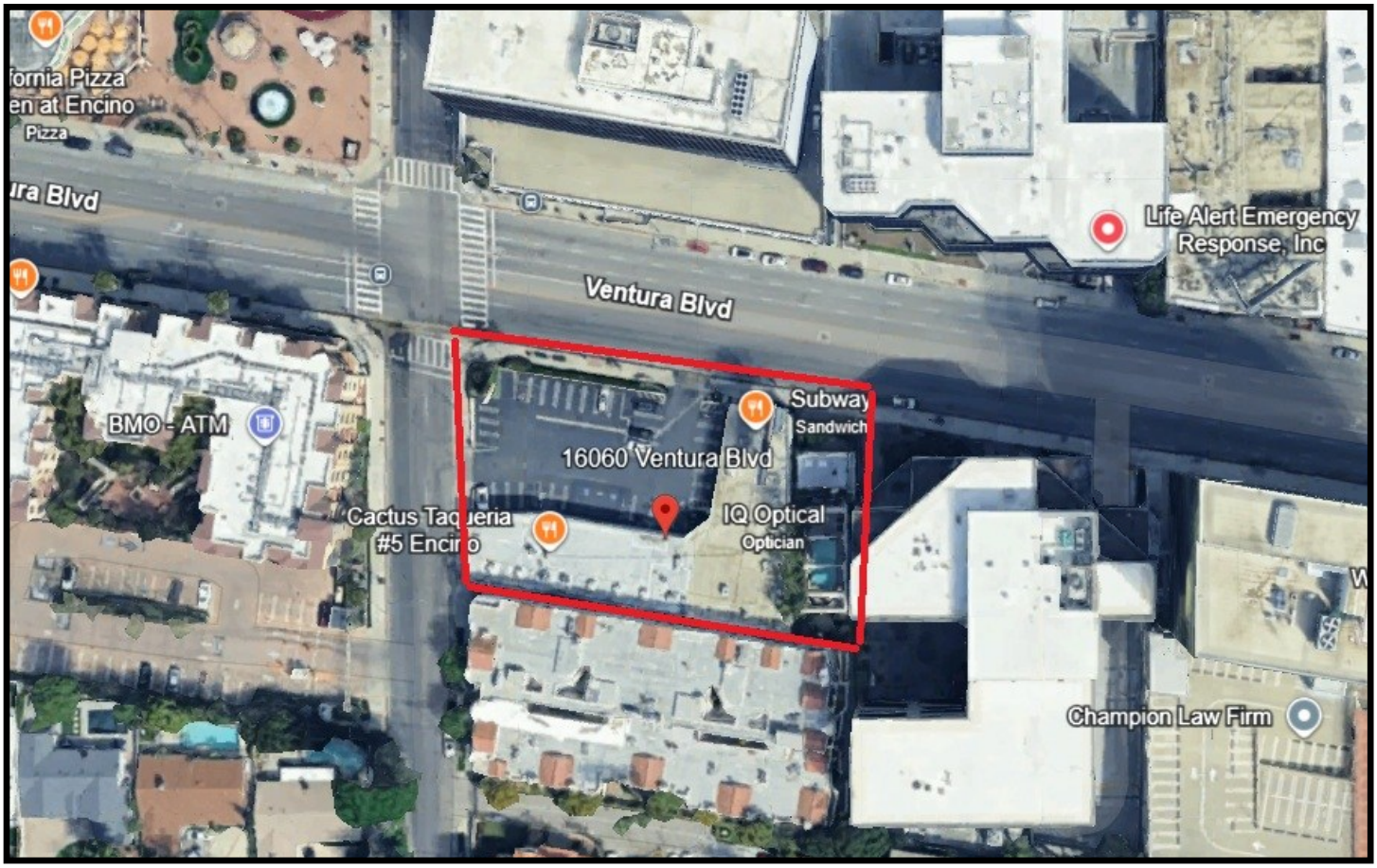
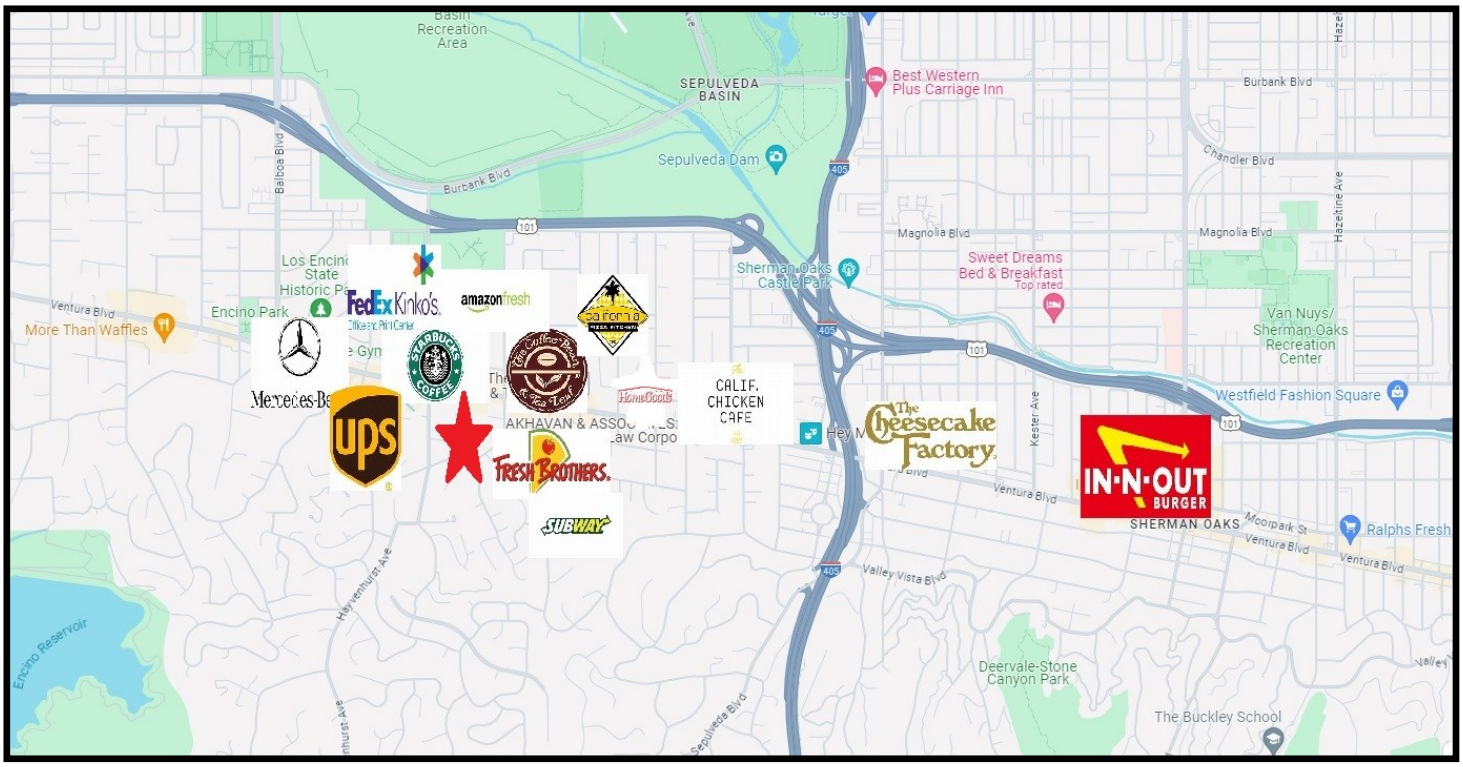
16060 VENTURA BOULEVARD / ENCINO / CA / 91436





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DEMOGRAPHICS

Population/ Households

	2 mile	5 mile	10 mile
2010 Population	54,286	457,325	1,930,464
2023 Population	52,924	461,586	1,940,038
2028 Population Projection	51,600	453,115	1,902,962
Annual Growth 2010-2023	-0.20%	0.10%	0%
Annual Growth 2023-2028	-0.50%	-0.40%	-0.40%
2010 Households	24,667	169,487	734,274
2023 Households	23,683	168,013	735,198
2028 Household Projection	22,994	164,180	719,843
Annual Growth 2010-2023	0.20%	0.40%	0.50%
Annual Growth 2023-2028	-0.60%	-0.50%	-0.40%
Owner Occupied Households	11,839	70,658	301,472
Renter Occupied Households	11,155	93,522	418,371
Avg Household Size	2.2	2.7	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending ($)	$950.1M	$5.9B	$26.5B

Housing

	2 mile	5 mile	10 mile
Median Home Value	$1,058,347	$847,206	$818,982
Median Year Built	1964	1965	1965

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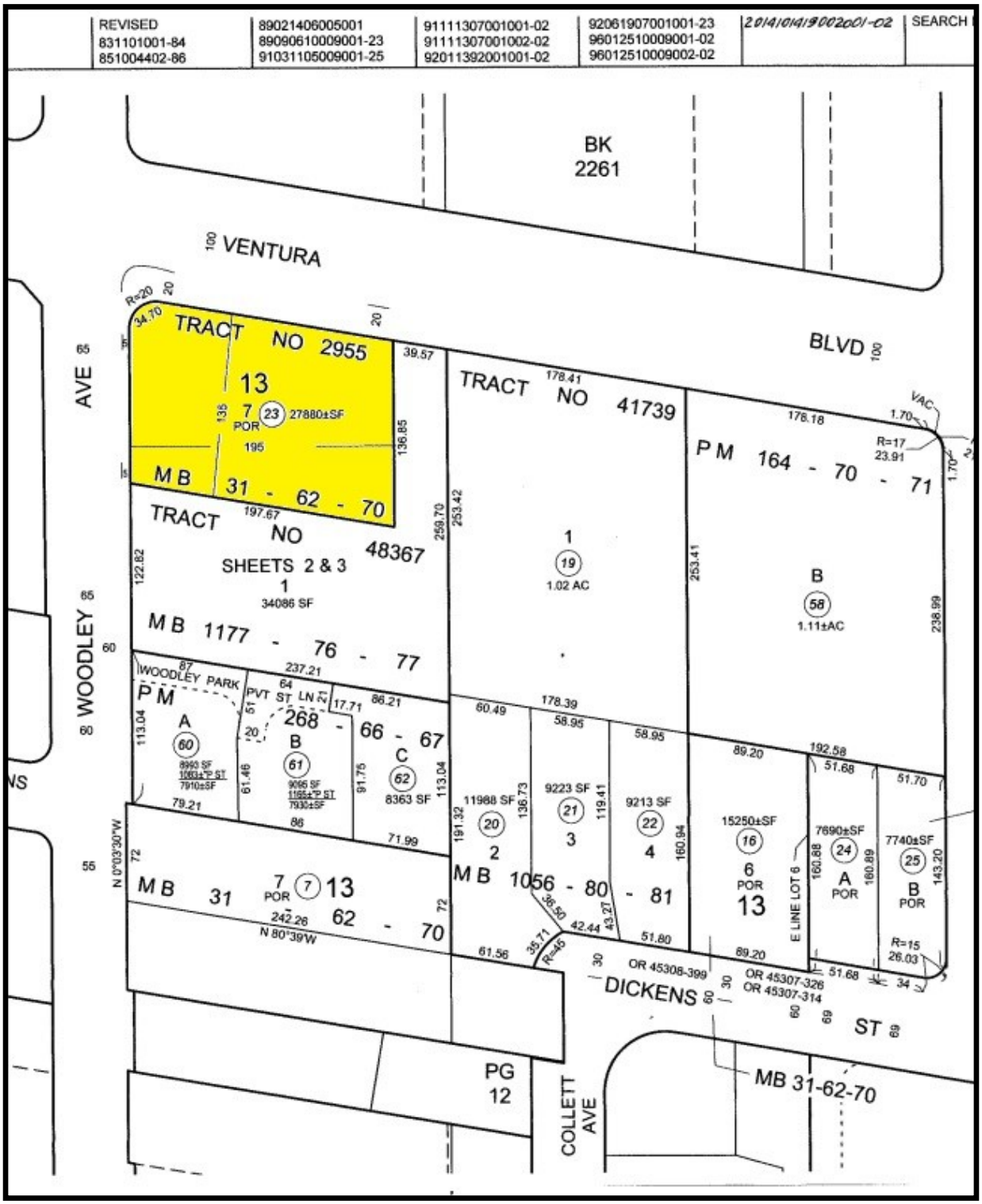
PLAT MAP



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EXCELLENT WELL MAINTAINED AND OPERATED RETAIL SHOPPING CENTER

ENCINO SQUARE
PRIME RETAIL CENTER!

EXCELLENT VISIBILITY!
LOCATED 1 MILE WEST OF THE 405 FREEWAY!
HIGH TRAFFIC AREA!

PLEASE CALL TO DISCUSS THIS PURCHASE OPPORTUNITY

POSSIBLE REDEVELOPMENT OPPORTUNITY!

GRIBIN PROPERTIES
Commercial Real Estate

CAL BRE #01396840

THESE PROPERTY WON'T LAST LONG!

GREG GREENE / 818-321-3424

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