



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



## **FREESTANDING PROFESSIONAL OFFICE W/ SECURE PARKING**

17515-17517 Ventura Blvd, Encino, CA 91316

**BRANDON PARTIELI**

(310) 697-5390 | brandon@illicre.com  
DRE#02126338

**BRIAN WIENER**

(310) 730-1459 | brian@illicre.com  
DRE#01259067

**JAMES HEERDEGEN**

(818) 697-9379 | james@illicre.com  
DRE#02197482

**TODD NATHANSON**

(818) 514-2204 | todd@illicre.com  
DRE#00923779

# PROPERTY FEATURES

17515-17517 Ventura Blvd, Encino, CA 91316



## APPROX. 4,625 SF

OFFICE SPACE AVAILABLE

- ✓ Freestanding two-story office
- ✓ Gated parking (12 spaces)
- ✓ Live-work opportunity
- ✓ Prominent signage and visibility on Ventura Blvd





## AREA AMENITIES

- ✓ Located on busy Ventura Blvd
- ✓ Close access to 101 and 405 freeways
- ✓ Upscale Encino customer base
- ✓ Proximity to fine dining and retail destinations in Encino Commons



## RENTAL RATE

\$2.10 PSF + 0.57 NNN

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	25,770	138,914	448,62
 Avg. HH Income	\$120,138	\$134,308	\$121,741
 Daytime Pop	24,752	135,569	443,574
 Traffic Count	± 49,099 CPD ON VENTURA BLVD & ENCINO AVE		

OFFICE SPACE  
ENCINO, CA

# INTERIOR PHOTOS

17515-17517 Ventura Blvd, Encino, CA 91316





**AVAILABLE**



**AERIAL MAP**



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**BRANDON PARTIELI**

ASSOCIATE

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DRE#02126338

**BRIAN WIENER**

ASSOCIATE

(310) 730-1459 | [brian@illicre.com](mailto:brian@illicre.com)

DRE#01259067

**JAMES HEERDEGEN**

SENIOR ASSOCIATE

(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)

DRE#02197482

**TODD NATHANSON**

PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)

DRE#00923779



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

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