



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

ENCINO TOWN CENTER

17200 Ventura Boulevard, Encino, CA 91316



**COMMERCIAL
REAL ESTATE**

MICHAEL SHARON
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DRE#01495419



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PROPERTY FEATURES

17200 Ventura Boulevard, Encino, CA 91316



APPROX. 950 SF

OFFICE SPACE AVAILABLE

- ✓ Former construction office
- ✓ High image neighborhood shopping center
- ✓ Elevator access for courtyard and 3rd floor suites
- ✓ Recessed lighting
- ✓ Lots of natural light
- ✓ Abundant convenient parking in close proximity to the premises
- ✓ Walk score (75) - very walkable

AREA AMENITIES

- ✓ 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
- ✓ Neighboring tenants include: Michael's PetSmart, Verizon, T-Mobile, Chilis, Yogurtland, The Habit Burger, Sports Clips, Chase Bank, Wells Fargo, Starbucks, CVS, and Coffee Bean
- ✓ Close proximity to the 101 FWY

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	17,023	139,801	428,404
 Avg. HH Income	\$128,995	\$121,208	\$110,743
 Daytime Pop	16,124	140,025	428,782
 Traffic Count	± 45,629 CPD ON VENTURA BLVD		

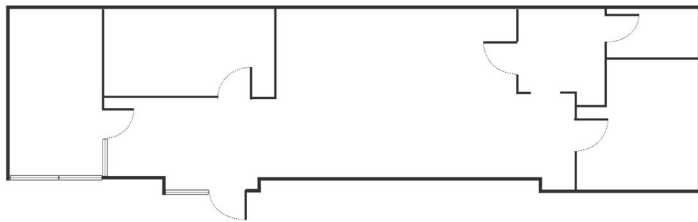
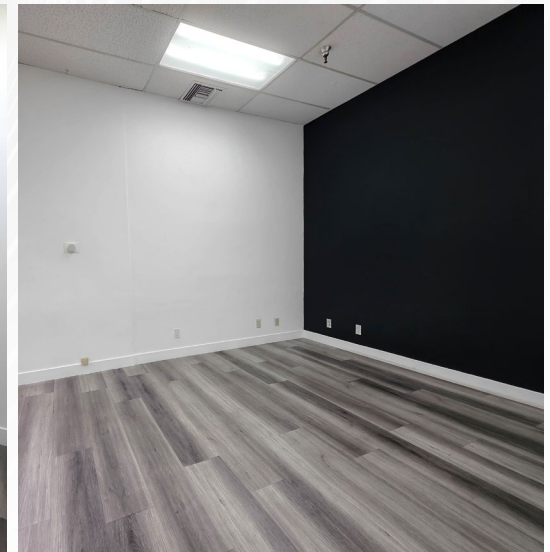
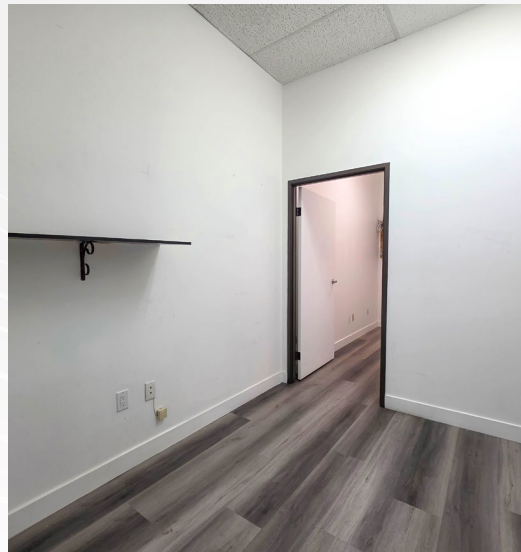
RETAIL & OFFICE SPACES
ENCINO, CA

UNIT 117

17200 Ventura Boulevard, Encino, CA 91316



APPROX. 950 SF
FORMER CONSTRUCTION OFFICE
✓ \$3,150/month modified gross



RETAIL & OFFICE SPACES
ENCINO, CA

SITE PLAN | STREET LEVEL

17200 Ventura Boulevard, Encino, CA 91316



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.

RETAIL & OFFICE SPACES
ENCINO, CA

SITE PLAN | COURTYARD

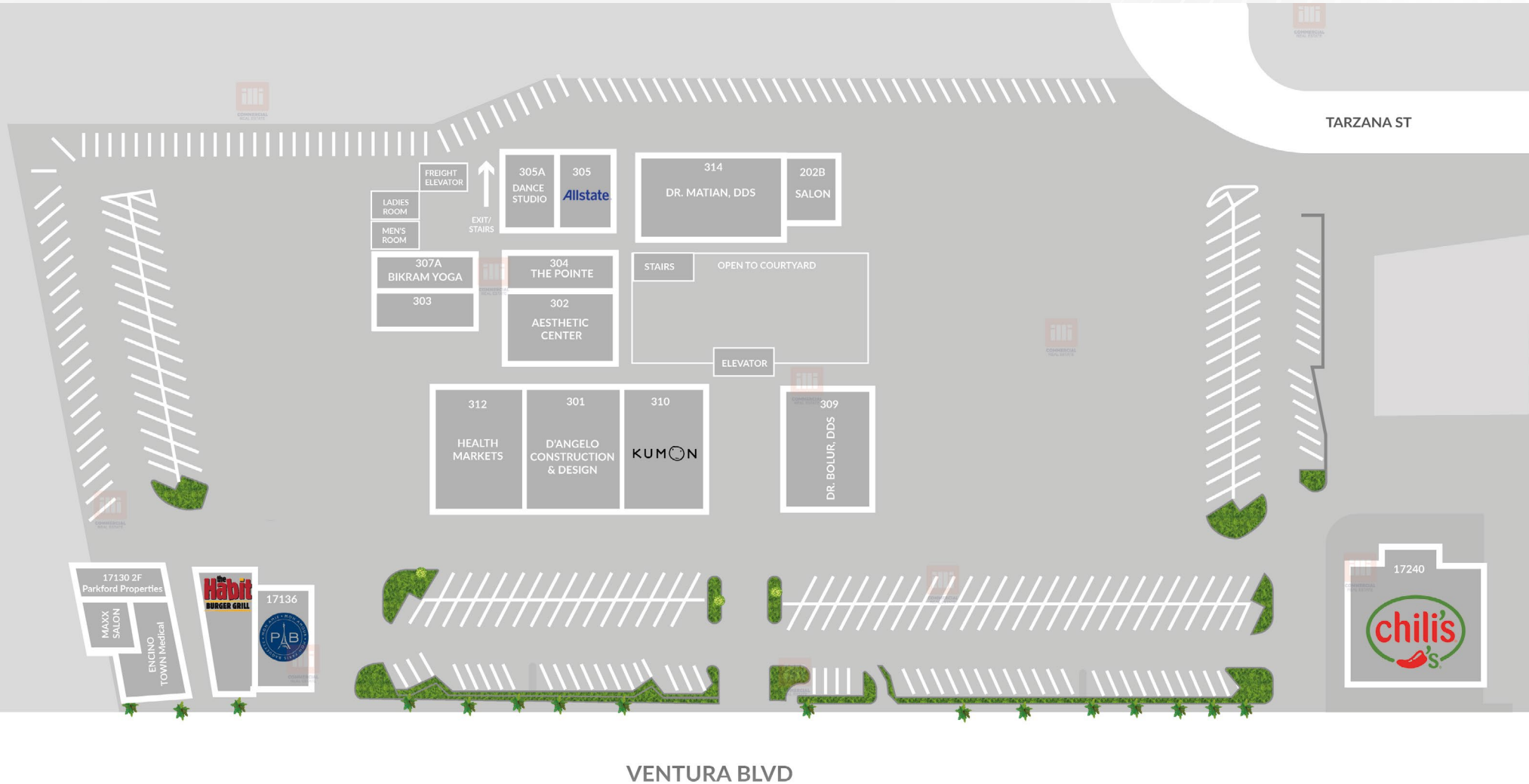
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SITE PLAN | MEZZANINE

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AERIAL MAP

ENCINO TOWN CENTER



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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.