

Retail, Fitness, & Office Spaces

For Lease at Capri Plaza

15928 Ventura Blvd., Encino, CA 91436

KWP
REAL ESTATE



Available

	Size (SF):	Rent:
Retail	±1,400	\$3.25 PSF/Mo., NNN
Fitness	±1,950	\$3.25 PSF/Mo., NNN
2nd Floor Office	±355-1,350	Call broker for details
NNN	±\$0.85 PSF/Mo.	

Features

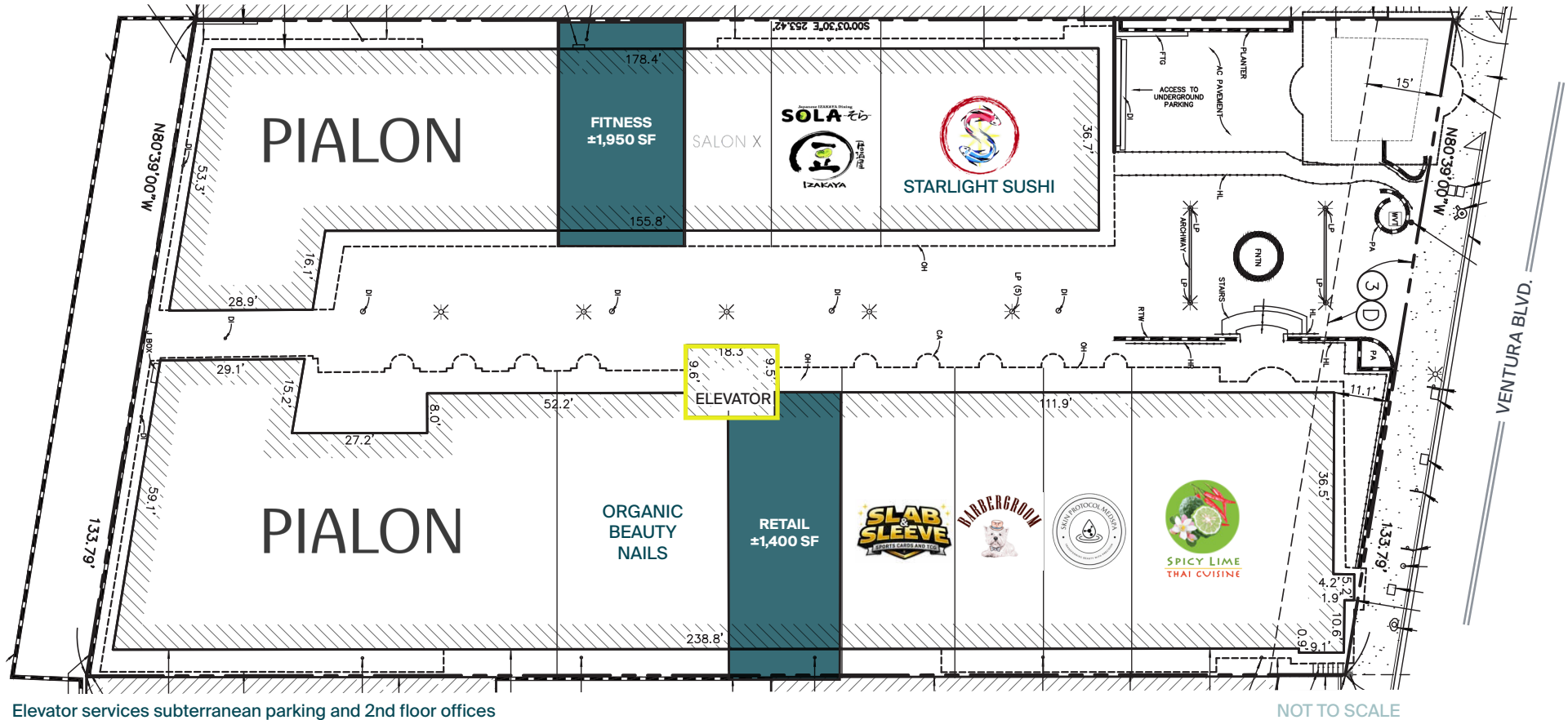
- ▶ Beautiful shopping center with retail, fitness, and office spaces available
- ▶ Monument signage available
- ▶ Located in the heart of Encino on Ventura Blvd.
- ▶ Affluent trade area with HHI of ±\$254,392 within 1 mile
- ▶ Ample subterranean parking
- ▶ Inviting common areas for customers to spend time
- ▶ 48,821 cars per day at Ventura Blvd. and Haskell Avenue.
- ▶ Several high rise office buildings with great daytime population nearby
- ▶ Near major credit tenants including IHOP, McDonald's, Marshalls, Home Goods, Tartine, Dunn Edwards, East West Bank, and more

Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor

Spaces from 1,400 - 1,950 SF available



Elevator services subterranean parking and 2nd floor offices

NOT TO SCALE



Fantastic Co-Tenancy

Capri Plaza is occupied by local favorites such as Pialon and Salon X



Retail Available

±1,400 SF



Fitness Available

±1,950 SF



Signage

Monument Signage Available



Parking Entrance

Ample subterranean parking



Looking East

Less than one mile from 405 Freeway and Sherman Oaks Galleria



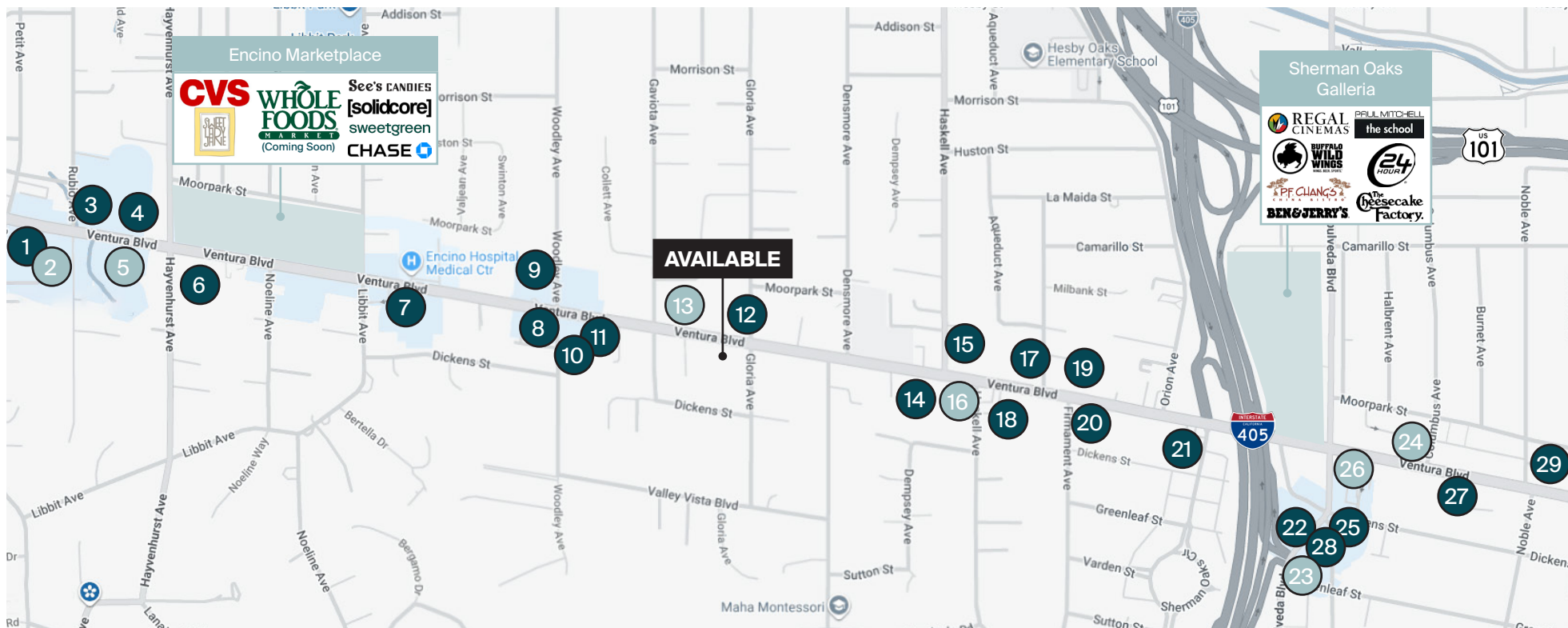
Looking West

Near the best of Encino



Premier Encino Location

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy



- | | | | | |
|----------------------------|-----------------------------|-----------------------------|-------------------------------------|------------------------------|
| 1. Maria's Italian Kitchen | 7. Benihana | 13. Marshalls HomeGoods | 19. Le Pain Quotidien | 24. World Market |
| 2. Supercuts | 8. Davenport's Restaurant | 14. McDonald's | 20. Shiraz | 25. El Pollo Loco |
| 3. Riasing Cane's | 9. California Pizza Kitchen | 15. IHOP | 21. Valley Inn | 26. Hot 8 Yoga |
| 4. Centinela Feed | 10. Cactus Encino | 16. Dunn-Edwards Paint | 22. The Little IZAKA-YA by KATSU-YA | 27. Mulberry Street Pizzeria |
| 5. Katsu-ya | 11. Fresh Brothers | 17. California Chicken Cafe | 23. Whole Foods | 28. Mizlala |
| 6. Gelson's | 12. House of Galbi | 18. Tartine (Coming Soon) | | 29. Blue Jam Cafe |

Food/Beverage Retail

Encino Profile



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2026 Estimated Population	3,820	12,808	54,698
2031 Projected Population	3,629	12,185	52,244
2020 Census Population	3,699	12,405	53,530
2010 Census Population	3,816	12,375	53,112
Projected Annual Growth 2026 to 2031	-1.0%	-1.0%	-0.9%
Historical Annual Growth 2010 to 2026	-	0.2%	0.2%
2026 Median Age	44.7	43.4	42.3
HOUSEHOLDS			
2026 Estimated Households	1,545	5,573	24,801
2031 Projected Households	1,466	5,321	23,725
2020 Census Households	1,603	5,659	25,189
2010 Census Households	1,578	5,353	24,004
Projected Annual Growth 2026 to 2031	-1.0%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2026	-0.1%	0.3%	0.2%
RACE & ETHNICITY			
2026 Estimated White	70.9%	69.9%	65.2%
2026 Estimated Black or African American	4.2%	5.0%	5.9%
2026 Estimated Asian or Pacific Islander	10.7%	10.6%	11.4%
2026 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.4%
2026 Estimated Other Races	14.1%	14.2%	17.1%
2026 Estimated Hispanic	19.0%	19.2%	21.5%
INCOME			
2026 Estimated Average Household Income	\$251,755	\$254,392	\$221,240
2026 Estimated Median Household Income	\$146,718	\$146,511	\$134,903
2026 Estimated Per Capita Income	\$101,838	\$110,749	\$100,387
EDUCATION			
2026 Estimated High School Graduate	8.9%	8.4%	9.6%
2026 Estimated Some College	11.6%	11.8%	13.7%
2026 Estimated Associates Degree Only	6.5%	5.3%	5.8%
2026 Estimated Bachelors Degree Only	35.1%	38.6%	37.1%
2026 Estimated Graduate Degree	32.5%	31.9%	29.6%
BUSINESS			
2026 Estimated Total Businesses	2,899	5,590	10,898
2026 Estimated Total Employees	21,680	41,399	70,836
2026 Estimated Employee Population per Business	7.5	7.4	6.5
2026 Estimated Residential Population per Business	1.3	2.3	5.0

Your trusted *partners*

Kyle Fishburn

kyle.fishburn@kwprealestate.com

310-887-6216

DRE #01909843

Max Rosenberg

max.rosenberg@kwprealestate.com

310-887-3562

DRE #01298423