

For Lease

New Ventura Boulevard Retail/Restaurant Development



16206 Ventura Blvd, Encino, CA In the Heart of the Encino Financial District

Property Features

- 17,440 Sq. Ft. of Single Level Retail with 97 Surface Parking Spaces (72 at Grade / 25 Below Grade)
- Up to 12,440 Sq. Ft. Available for Restaurant Use with Patio Exposure to Ventura Blvd.
- 200 Feet of Ventura Blvd. Frontage
- Situated Amongst Over 4.8 Million Square Feet of High-Rise Office and Medical Buildings with a Daytime Population of over 50,000 (within 2 Miles)
- Across the Street from Encino Hospital and Encino Marketplace (a Caruso Affiliated Holdings Retail Center) Anchored by Ralphs, CVS, Chase, Jamba Juice, FedEx Office, Starbucks and TD Ameritrade
- Adjacent to 300,000 Sq. Ft. of New Mixed Use Developments by M. David Paul and Avalon Communities Anchored by Walgreens, Chipotle, Rosti, Color-Me-Mine, and The UPS Store
- Delivery: 3rd - 4th Quarter 2016



DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
POPULATION	11,803	49,988	146,394
AVG. HH INCOME	\$176,947	\$134,482	\$104,322
NO. OF EMPLOYEES	22,282	50,481	92,305

TRAFFIC COUNTS

VENTURA BLVD. @ WOODLEY **45,000 CPD (FEB 2002)**

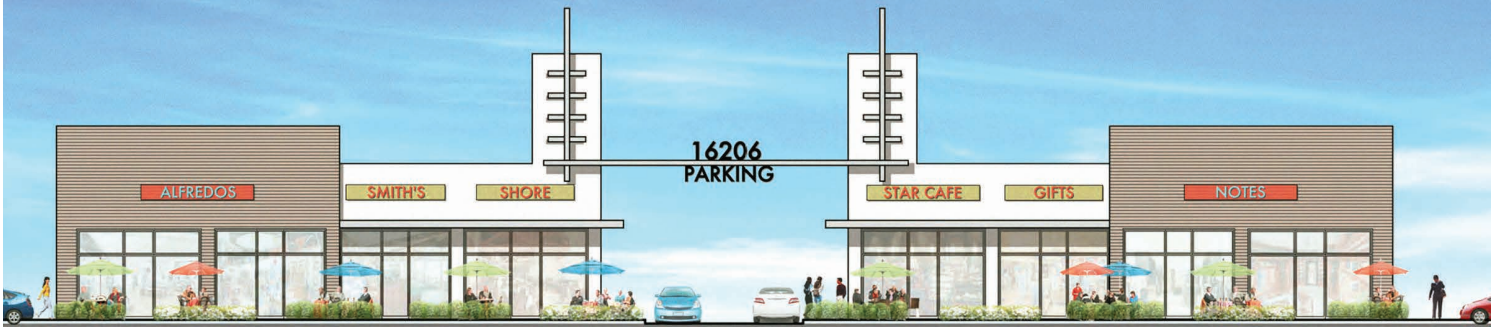


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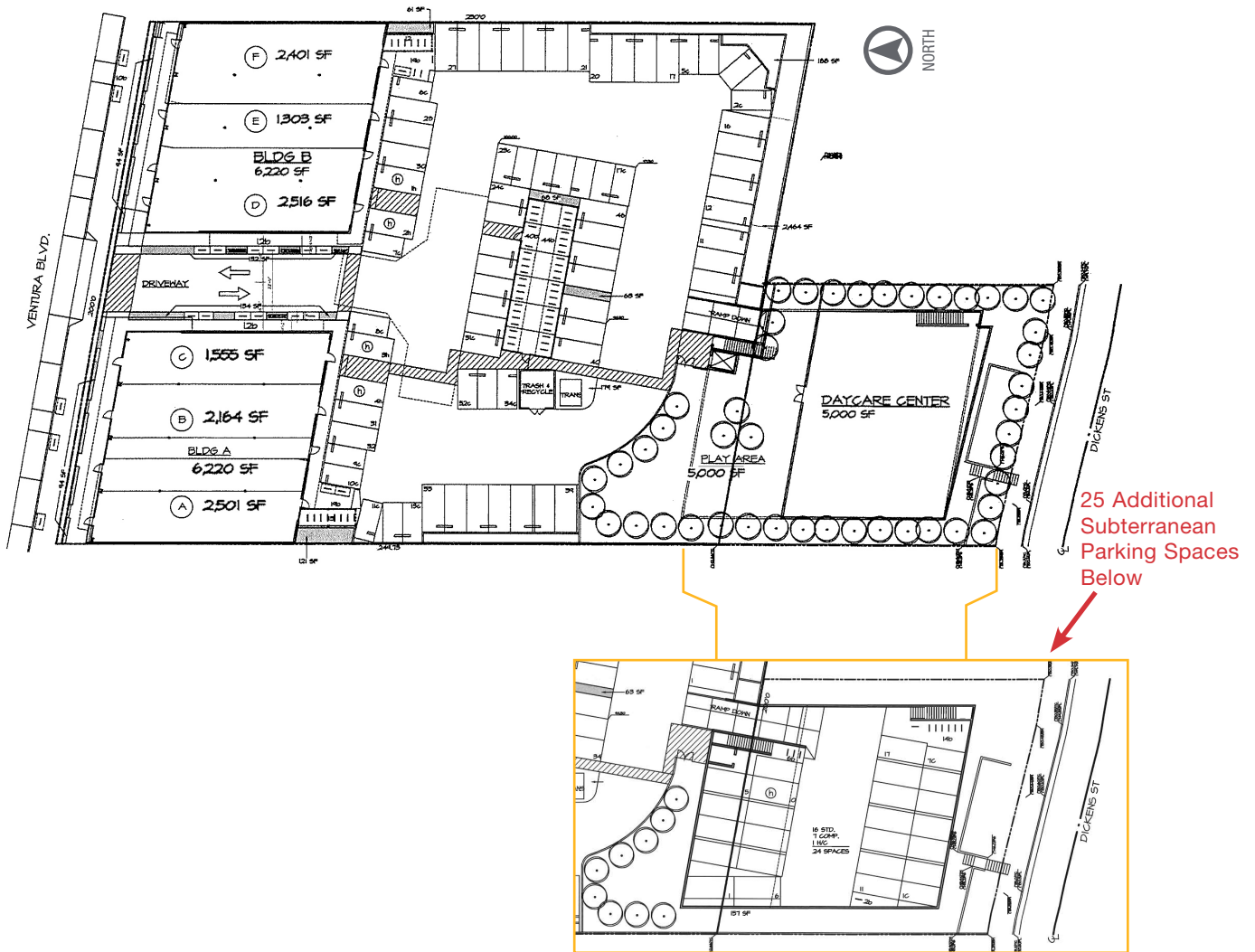
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16206 Ventura Boulevard
Conceptual Site Plan



VENTURA BLVD ELEVATION



NAI Capital
 Commercial Real Estate Services, Worldwide.

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