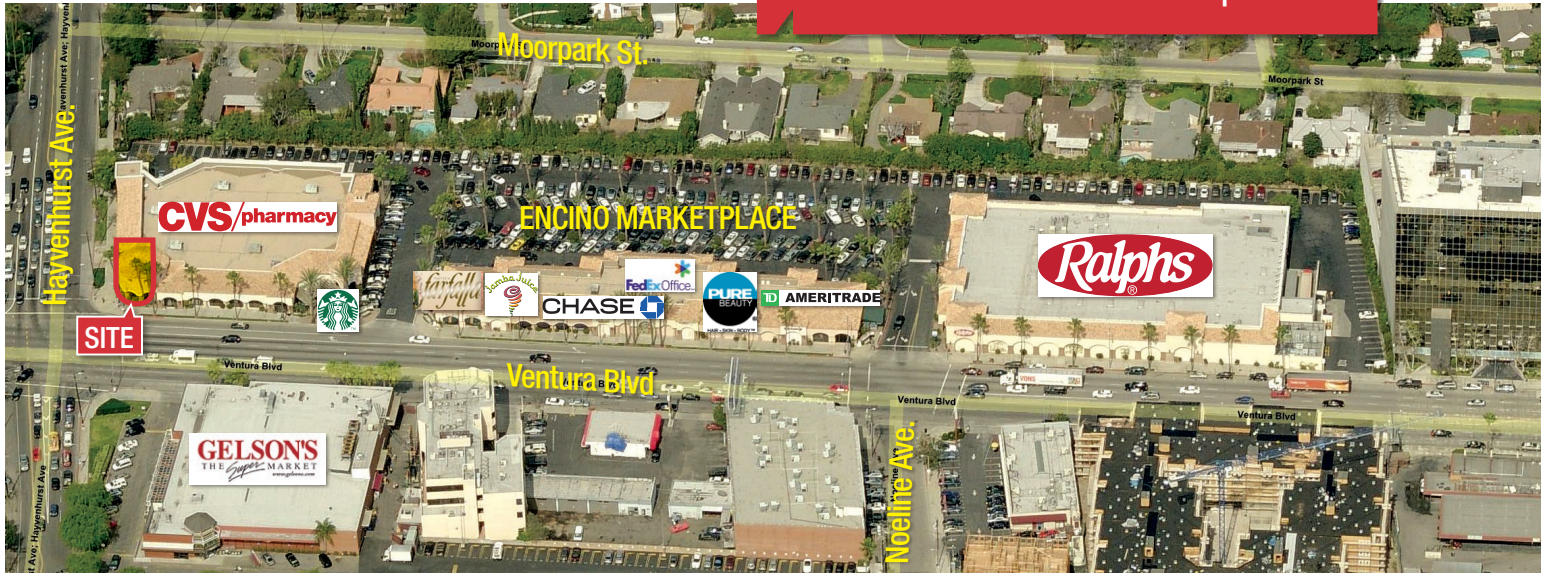


FOR SUBLEASE
3,900± SF
Hard Corner Retail Space



Encino Marketplace

A Caruso Affiliated Holdings Development
16461 Ventura Blvd., Encino, CA
NEC Ventura Blvd. & Hayvenhurst Ave.

Property Highlights

- Heart of Encino Financial District
- Major signalized corner
- Approximately 3,900 SF available on hard corner (**no food**)
- Ralph's, CVS/Pharmacy anchored community center. Other co-tenants include Starbucks, Jamba Juice, T.D. Ameritrade, Chase Bank, FedEx Office and Farfalla Restaurant. Gelson's Market at intersection
- Situated amongst over 4.8 million SF of high rise office and medical buildings with a daytime population of over 50,000 (within 2 miles)
- Available Immediately



Demographics	1 Mile	2 Miles	3 Miles
Population	10,285	50,336	152,018
Avg. HH Income	\$155,673	\$112,345	\$89,549
Employees	18,992	36,458	76,208

Traffic Counts	
Ventura Blvd. @ Hayvenhurst Ave.	47,598 CPD*
Hayvenhurst Ave. @ Ventura Blvd.	15,333 CPD*
TOTAL	62,931 CPD*

*(2 way count)

FOR MORE INFORMATION:

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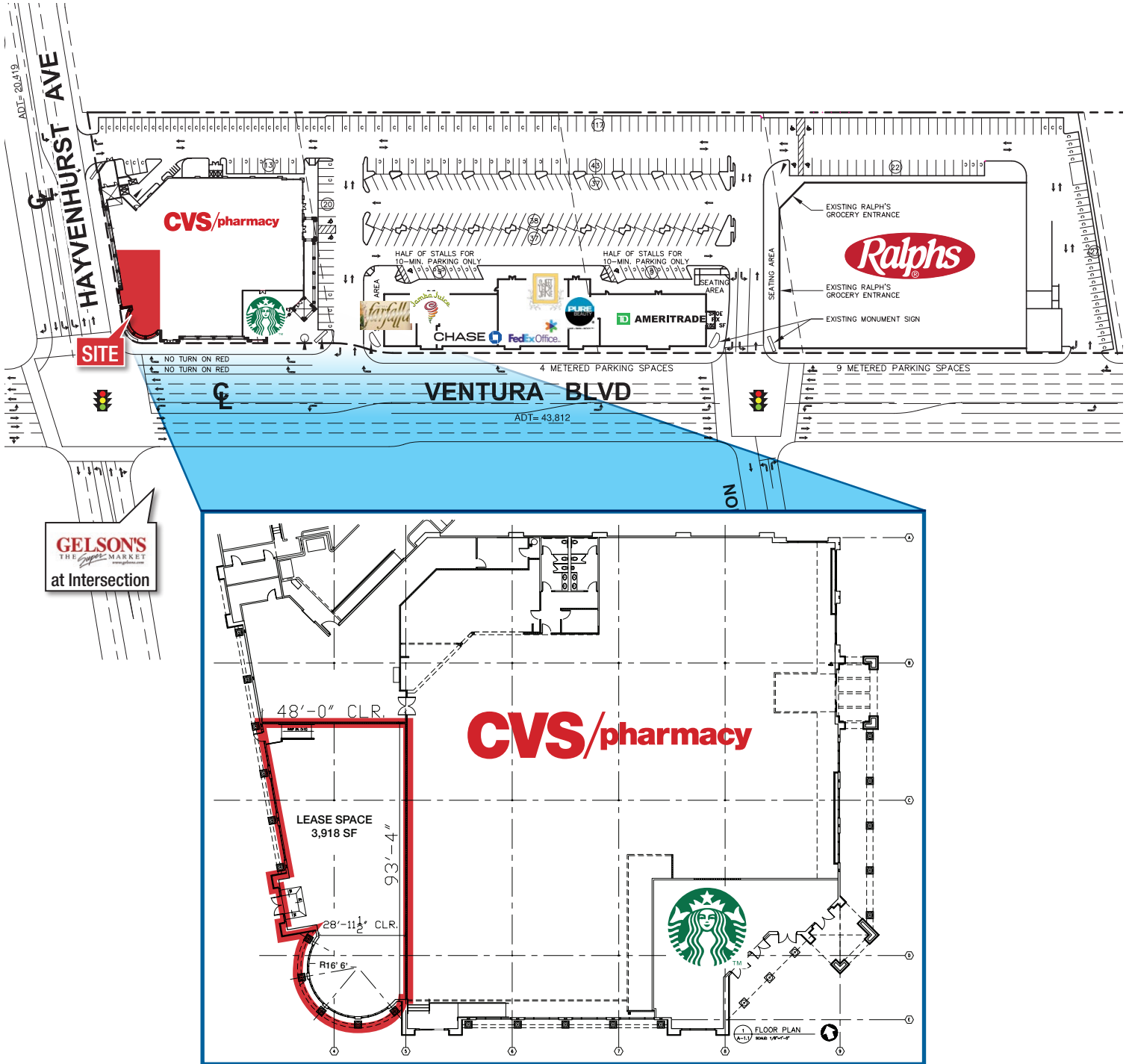
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