NEW VENTURA BOULEVARD RETAIL/RESTAURANT BUILDING Heart of Encino Financial District



16624 Ventura Blvd. ■ Encino, CA SEC Ventura Blvd. and Petit Ave.

HIGHLIGHTS

- 1,700+/- Square Feet Available for Retail/Restaurant Use
- Major Signalized Corner
- New Construction
- 100 at Grade Parking Spaces
- Situated Amongst Over 4.8 Million Square Feet of High-Rise Office and Medical Buildings with a Daytime Population of Over 44,000 (within 2 Miles)
- Delivery: Immediate

TRAFFIC COUNTS

Approximately 50,000 CPD



Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

| CHA | ATSWORTH | 118 | GRANADA HILLS Devonshire St. | | | | Y | PACO | IMA . |
|------------------|----------------|--------------|------------------------------------|--|---|-----------------|----------------|--------------|-------------------|
| | Tampa Ave. | Reseda Blvd. | Nordhoff St. | Balboa Blvd | | MISSIO HILLS | 7 | \times | Datorie St. |
| n. Rd | | | NORTHRIDGE Roscoe Blvd. | | | | PANOR. CIT | Y | X |
| Topenga Cyn. Rd. | WINNETKA | | RESEDA Sherman Way | | | Sepulveda Blvd. | Van Nuys Blvd. | Woodman Ave. | 170 |
| Lober | CANOGA PARK | | Victory Blvd. | 40 | 5 | VAN NUYS | | | |
| | TARZANA | (101) | | | | | | Burba | ank Blvd. |
| | | <u> </u> | Ventura Blvd. | NO CONTRACTOR OF THE PARTY OF T | 1 | | RMAN AKS | | VALLEY VILLAGE |
| 1 | | | _ | TE TE | 1 | | | | STUDIO CITY |

| DEMOGRAPHICS | 1 Mile | 2 Miles | 3 Miles | |
|------------------|-----------|-----------|----------|--|
| Total Population | 10,057 | 49,880 | 144,238 | |
| Avg. HH Income | \$181,735 | \$120,454 | \$94,158 | |
| No. of Employees | 19,941 | 44,062 | 87,356 | |

For information, please contact your exclusive listing agent:

Steven H. Weiss Senior Vice President 818.905.2400 x134 DRE #00680554 sweiss@naicapital.com

| 16001 Ventura Blvd. | Suite 200 | Encino, California 91436 | tel 818 905 2400 | fax 818 905 2425

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Site Plan • 4 TRASH as'-1 **@** ⊜ € Bank of America. 93,-8" € 75 Œ TP. 311-1 00'0909=N 184.PT T.C. 91.82 F.L. 91.16 BUS —— BENCHES STREET LIGHT 29'-3' Available VENTURA BLVD.



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