

FOR LEASE

15603-15607 Ventura Blvd., Encino CA 91335



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NAI CAPITAL ENCINO

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DESCRIPTION

Located along Ventura Boulevard in Encino, at the immediate border of Sherman Oaks, this **MULTI-TENANT RETAIL CENTER** represents a **PREMIER, HIGH-EXPOSURE OPPORTUNITY** within one of the San Fernando Valley's most established and sought-after commercial corridors. The property is currently configured with four well-proportioned tenant suites, with the ability to accommodate a fifth unit, providing meaningful flexibility for lease-up, demising, or repositioning. The improvements are ideally suited to support a diverse range of uses including retail, restaurant, medical, wellness, and professional services, allowing for a curated and synergistic tenant mix that can evolve with market demand.

The asset benefits from exceptional frontage along Ventura Boulevard, offering outstanding visibility, significant daily traffic counts, and strong branding opportunities through prominent storefront presence and monument signage. The surrounding trade area is characterized by dense, affluent residential neighborhoods and a robust daytime population, supported by nearby office, medical, and retail amenities. These fundamentals contribute to consistent consumer traffic and sustained tenant demand, positioning the property as an attractive location for both local operators and national concepts seeking a presence in a high-performing retail corridor.

Strategically located with immediate access to both the 101 and 405 Freeways, the property provides seamless connectivity to the greater San Fernando Valley, West Los Angeles, and surrounding markets. The site is further enhanced by ample on-site parking and multiple points of ingress and egress, delivering convenience and functionality for tenants and customers alike—an increasingly rare and valuable feature along Ventura Boulevard. Overall, the offering combines irreplaceable location fundamentals, strong physical characteristics, and operational flexibility, making it well-suited for any user.



LOCATION DESCRIPTION

Located at **15603–15607 VENTURA BOULEVARD**, the property is prominently situated within the highly desirable Encino/Sherman Oaks submarket—one of the most affluent and established residential and commercial corridors in the San Fernando Valley. This prime stretch of Ventura Boulevard is widely recognized for its strong demographic profile, upscale neighborhood character, and consistent demand for retail, dining, medical, and professional services. The immediate area is defined by tree-lined residential streets, well-maintained commercial buildings, and a stable tenant base catering to high-income households.

The Encino and Sherman Oaks communities are among the Valley's most sought-after submarkets, characterized by strong average household incomes, high homeownership rates, and significant population density. The area supports a robust mix of national retailers, boutique operators, fitness

concepts, medical offices, and destination restaurants, creating a vibrant and highly resilient commercial environment. Ventura Boulevard serves as the primary east-west arterial through these neighborhoods, attracting steady local and commuter traffic throughout the day and evening.

Strategically positioned between the 101 and 405 Freeways, the property benefits from exceptional regional accessibility, connecting seamlessly to West Los Angeles, the San Fernando Valley, and the broader Southern California region. This dual-freeway access enhances both customer reach and tenant draw, while reinforcing the corridor's role as a primary commercial spine. Combined with strong visibility, consistent traffic flow, and proximity to high-performing residential neighborhoods, the location offers an irreplaceable infill retail presence within one of Los Angeles' most enduring and supply-constrained markets.





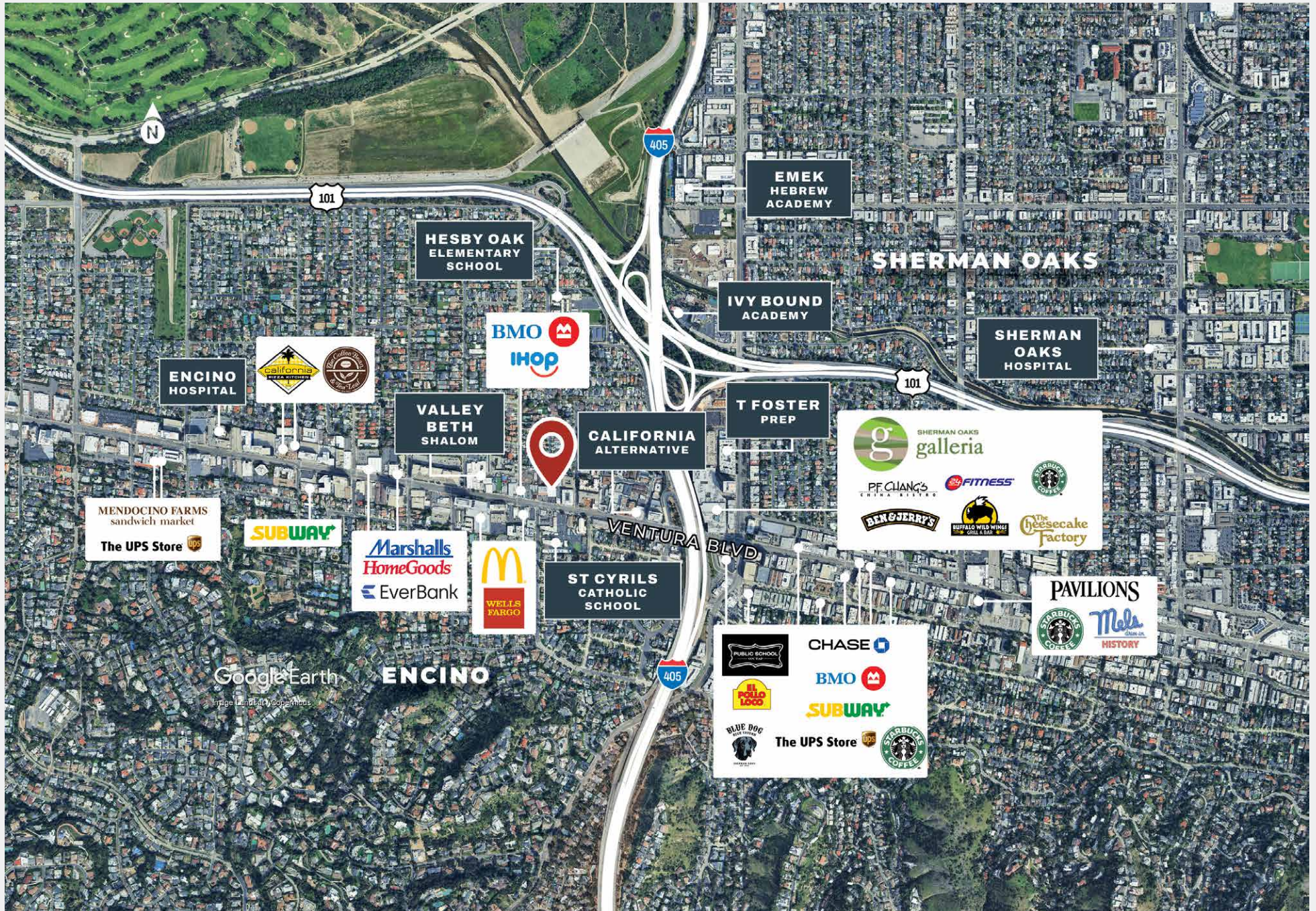
- Prime Ventura Boulevard location in the highly desirable Encino / Sherman Oaks submarket
- Immediate access to both the 101 and 405 Freeways providing seamless regional connectivity
- Exceptional street frontage along one of the San Fernando Valley's most established and high-traffic retail corridors
- High daily traffic counts along Ventura Boulevard supporting consistent exposure and customer flow
- Versatile layout supporting a wide range of uses including retail, restaurant, medical, wellness, and professional services
- Ample on-site parking with convenient ingress and egress—rare along Ventura Boulevard
- Maximum visibility with prominent storefront exposure and dedicated monument signage opportunities
- Strong demographic profile with stable residential base and high barriers to entry for new retail supply
- Dense affluent trade area with high household incomes and strong daytime population
- Located within one of Los Angeles' most supply-constrained and historically resilient retail submarkets
- Surrounded by established national tenants, boutique retailers, restaurants, and service-oriented businesses
- Plug & Play capabilities

FLOOR PLAN





RETAILER MAP



LOCATION MAP





Encino is a neighborhood located in the southern San Fernando Valley region of Los Angeles, positioned on the north slope of the Santa Monica Mountains. It is bordered by Reseda, Lake Balboa, and the Sepulveda Basin to the north; Sherman Oaks to the east; Brentwood to the south; and Tarzana to the west.

Encino is considered one of the most desirable commercial real estate markets in the central San Fernando Valley, with development concentrated along Ventura Boulevard, a major east, west corridor and one of the world's longest stretches of contiguous businesses. Ventura Boulevard spans approximately 18 miles from Calabasas in Woodland Hills, through Tarzana, Encino, Sherman Oaks, and ends in Studio City, where it becomes Cahuenga Boulevard and continues into Hollywood.

Encino's local economy is driven by the healthcare, social services, and professional services sectors. It is home to one of the two campuses of the Encino-Tarzana Regional Medical Center and supports a strong base of real estate, legal, accounting, and financial service providers.





POPULATION	1 MILE	3 MILE	5 MILE
Est. Population (2025)	19,058	162,998	477,010
Proj. Population (2030)	17,742	154,022	455,981
Census Population (2020)	17,798	159,308	468,591
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Est. Avg. HH Income (2025)	\$199,819	\$172,765	\$154,142
Proj. HH Income (2030)	\$200,973	\$172,537	\$153,759
Census Avg. HH Income (2010)	\$105,781	\$97,928	\$88,214
Est. Per Capita Income (2025)	\$91,147	\$70,835	\$59,074
Proj. Per Capita Income (2030)	\$94,630	\$72,609	\$60,375
HOUSEHOLD CHARACTERISTICS	1 MILE	3 MILE	5 MILE
Est. Households (2025)	8,689	66,661	182,193
Proj. Households (2030)	8,350	64,648	178,426
Census Households (2020)	8,874	67,527	181,354
DAYTIME DEMOS	1 MILE	3 MILE	5 MILE
Total Businesses (2025)	5,539	18,986	38,390
Total Employees (2025)	37,888	111,776	228,865

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