

# FOR LEASE

2,663 SF Stand-alone  
Restaurant/Retail Building

15626 Ventura Blvd.  
Encino, CA 91436



Exclusively Listed By:

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## NAI Capital Commercial

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Property Summary

## PROPERTY DESCRIPTION:

A rare opportunity to acquire a premier 2,663 SF stand-alone, second-generation restaurant/retail building located at a high-visibility, signalized intersection on the iconic Ventura Boulevard in Encino. This highly desirable asset features soaring ceilings, a fully built-out second-generation kitchen, and exceptional frontage with prominent building and monument signage. Strategically positioned with dual ingress/egress access points on both Haskell Avenue and Ventura Boulevard, the property benefits from a private parcel and dedicated parking lot offering abundant on-site parking—an increasingly scarce amenity in this sought-after corridor.

Surrounded by top-tier national retailers and restaurant chains, this high-traffic location boasts exceptional drive-by visibility, strong walkability, and outstanding local demographics. The site's walk score and traffic counts make it an ideal location for restaurant operators, QSR brands, or retail investors seeking long-term value in one of Los Angeles' most affluent submarkets. With a freestanding identity, unmatched visibility, and built-in infrastructure, this turnkey property is ideally suited for owner-users or investors looking to capitalize on one of the San Fernando Valley's premier retail corridors.



# Property Highlights

## Second Gen Restaurant Opportunity



**Building Size:** 2,663 Square Feet



**Lot Size:** 14,944 Square Feet



**Year Built:** 1979



**Zoning:** LAC4



**Located on Prominent Ventura Blvd**



**Near the 101 & 405 Freeways**



**Strong Demographics**



**Own Parking Lot**



**High Traffic Counts and  
Excellent Walking Score**



**Off Haskell Ave Exit**



**Turn-Key Opportunity**



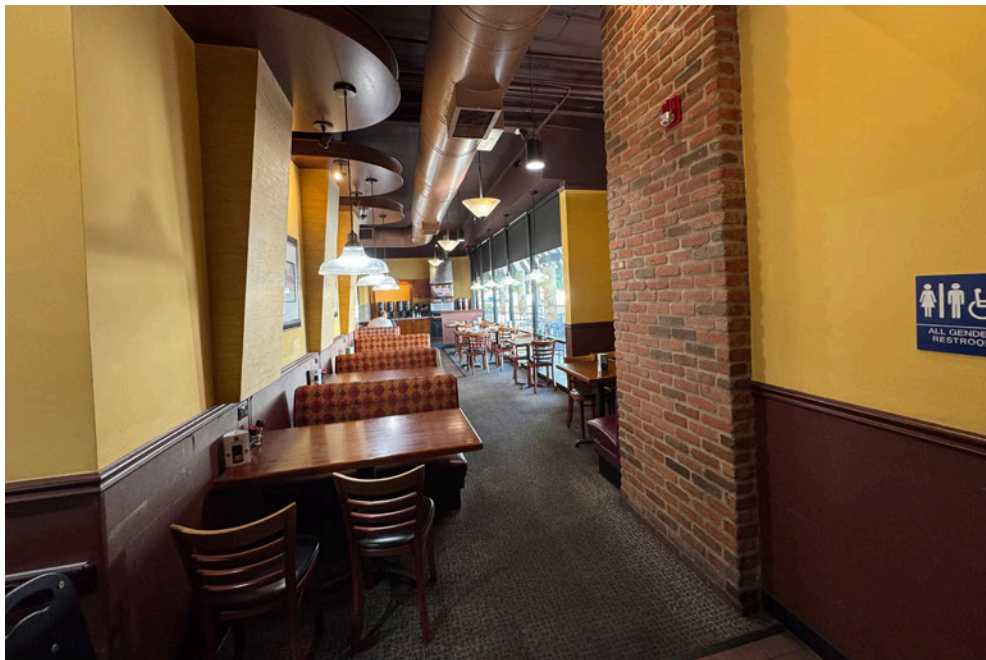
**Kitchen with hood and grease trap**



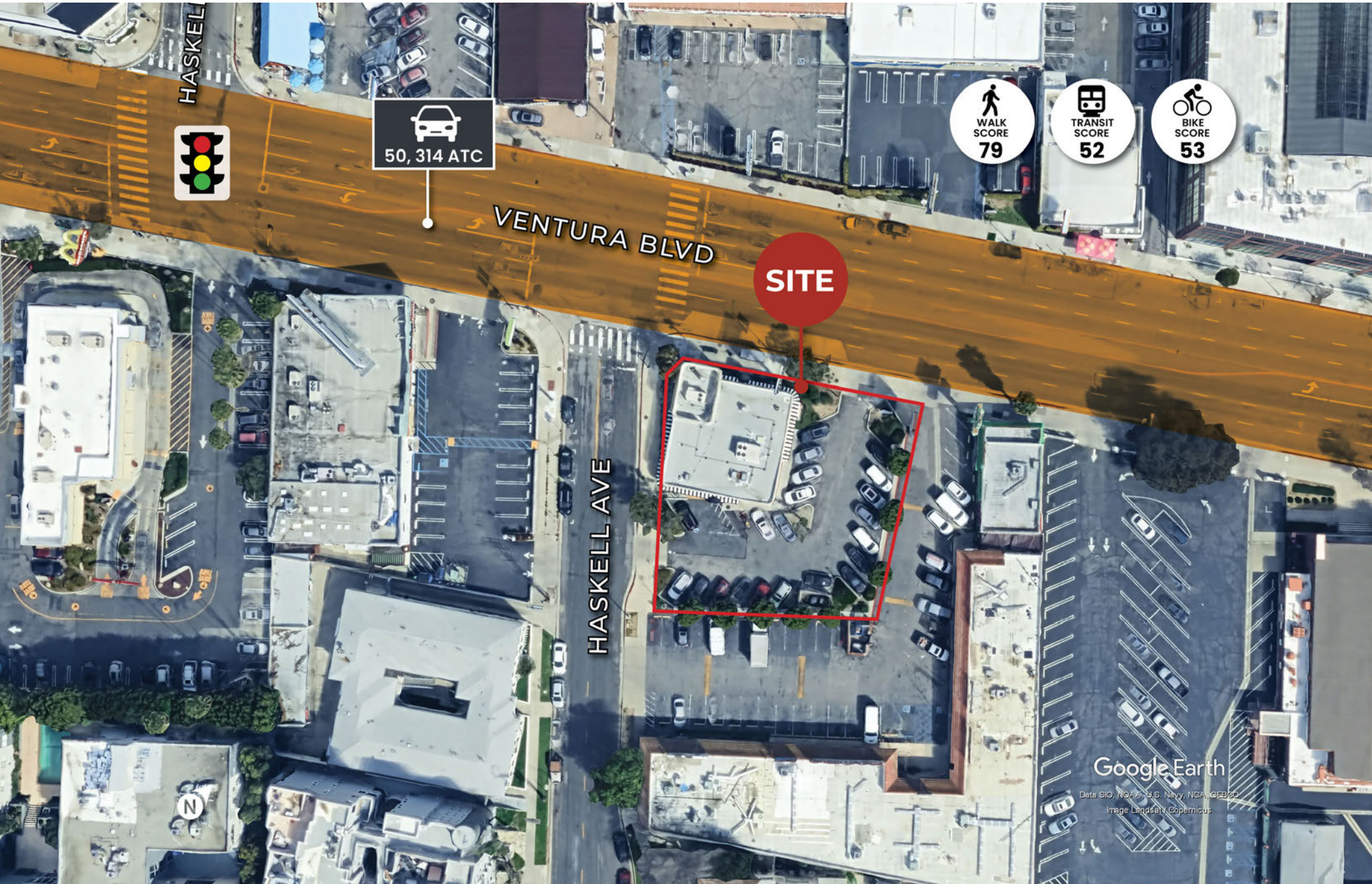
# Property Photos



# Property Photos



# Aerial Map



# Aerial Map



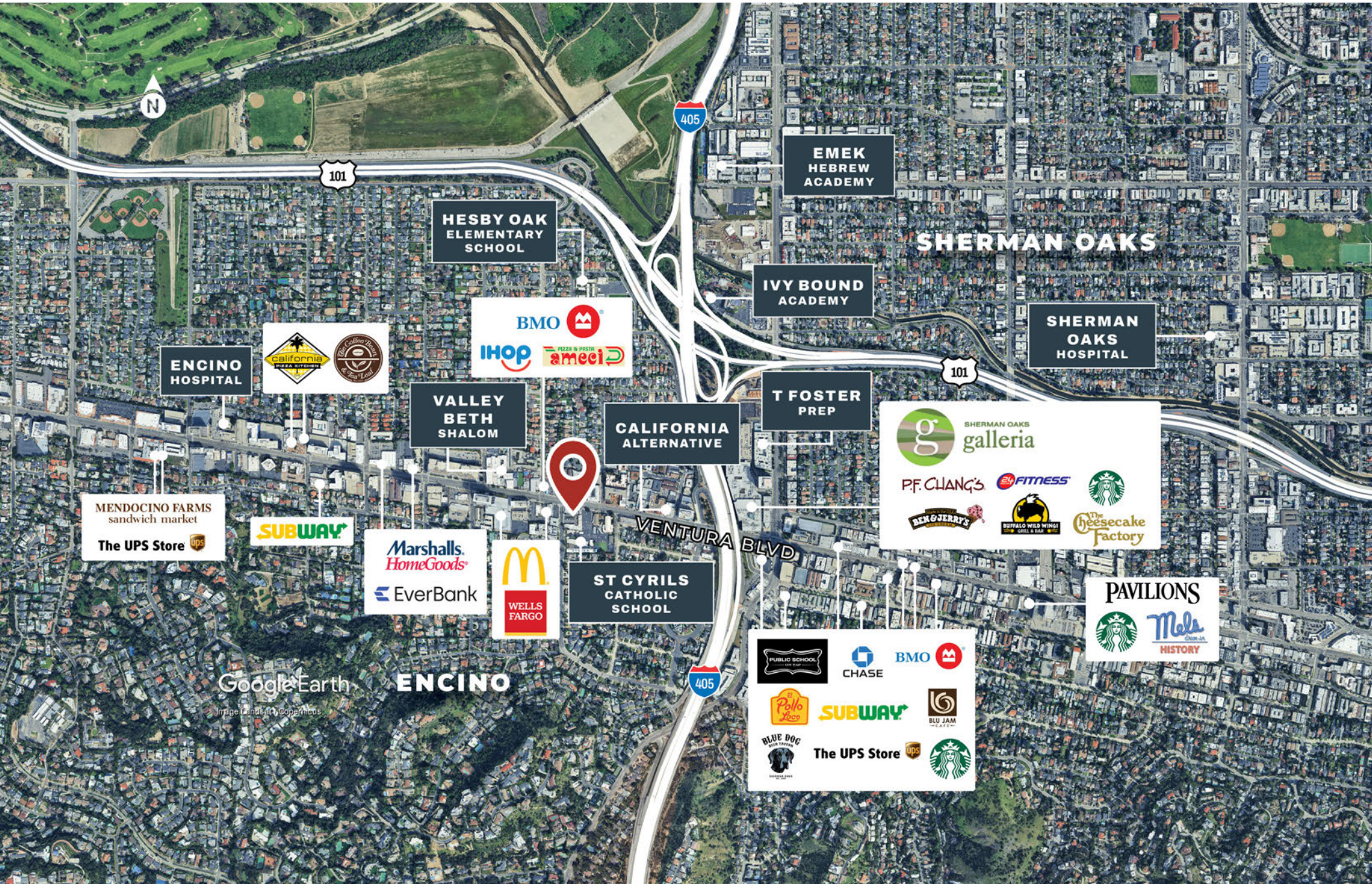
# Aerial Map



Google Earth

Data LDEO-Columbia, NSF, NOAA  
Image Landsat / Copernicus  
Data CIA, NOAA, U.S. Navy, NGA, GEBCO  
Data USGS

# Amenities Map



## Area overview:



### **ENCINO, CA**

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.

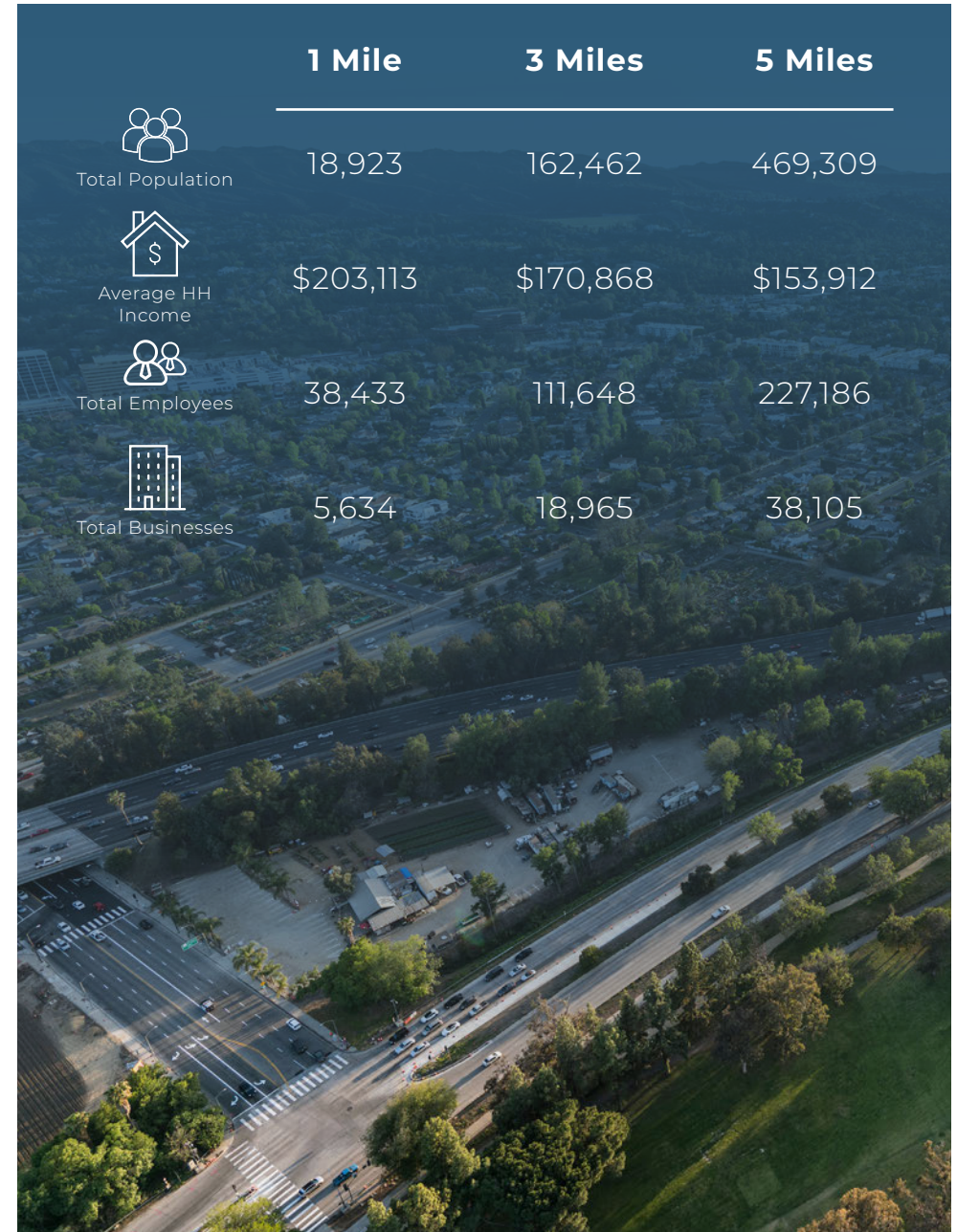
# Area Demographics

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Estimated Population (2025)	18,923	162,462	469,309
Projected Population (2030)	17,598	153,550	448,859
Census Population (2020)	17,712	158,577	461,259

<b>Households</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Estimated Households (2025)	8,599	66,811	179,712
Projected Households (2030)	8,243	64,774	175,912
Census Households (2020)	8,769	67,608	178,983

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Estimated Average Household Income (2025)	\$203,113	\$170,868	\$153,912
Projected Average Household Income (2030)	\$201,205	\$168,000	\$151,330
Census Average Household Income (2010)	\$108,025	\$97,868	\$88,705
Estimated Per Capita Income (2025)	\$122,638	\$111,596	\$104,294
Projected Per Capita Income (2030)	\$123,953	\$112,291	\$104,434

<b>Daytime Demos</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Businesses (2025)	5,634	18,965	38,105
Total Employees (2025)	38,433	111,648	227,186



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corner bakery ca

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