

FOR SALE

Rare Auto-Use Retail Opportunity
on Prime Ventura Boulevard

17964 Ventura Blvd.
Encino, CA 91316

SBA
FINANCING
ELIGIBLE!

2 Bay Automotive Bldg. with Subterranean Pits and Rear Alley Access!
Seeking Car Industry Users and Auto Performance Shops

Exclusively Listed By:

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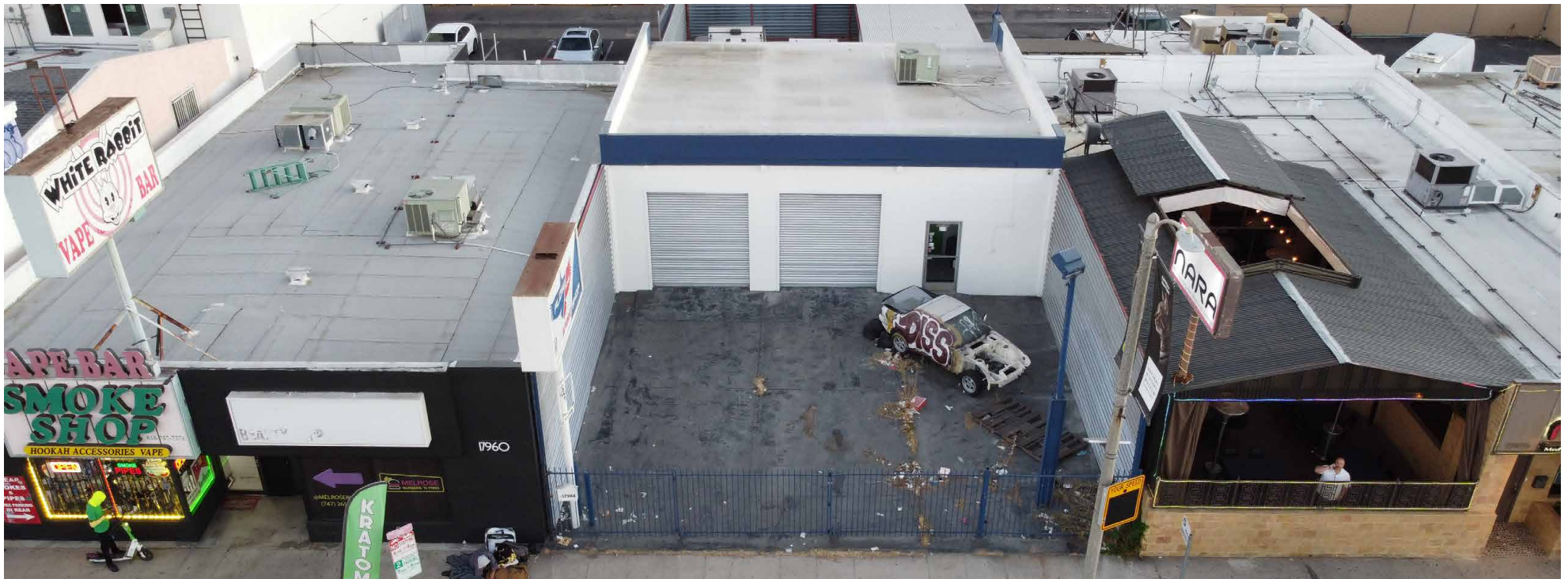
NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Summary

PROPERTY DESCRIPTION:

Presenting a rare opportunity to acquire a freestanding commercial building zoned C4, ideally suited for auto-related or retail use, located on the highly sought-after Ventura Boulevard. This ±1,238 square foot building is positioned on a ±0.11-acre lot, offering excellent visibility along one of the San Fernando Valley's most prominent and high-traffic corridors. With outstanding street frontage, strong surrounding demographics, and a high Walk Score, the property benefits from consistent pedestrian and vehicular exposure—making it ideal for a wide range of uses. The site comes with its own Monument Sign and Building Signage available for maximum exposure. The site also features dual access from both Ventura Boulevard and the alley behind, providing convenient ingress and egress for customers and operations.

Currently improved for auto service use, the building includes two built-in floor pits and a small office, making it especially appealing for owner-users in the automotive sector—a use increasingly rare along this stretch of Ventura Boulevard. Zoned C4, the property offers flexibility for investors or businesses looking to capitalize on the limited availability of auto-use sites in this vibrant retail corridor. Whether you are an investor seeking a high-demand asset or an owner-user ready to occupy a well-located facility, this is a unique opportunity that is seldom available in such a prime, high-demand location.



Property Highlights

Rare Auto-Use Retail Opportunity



Building Size: 1,463 SF



Lot Size: 4,809 SF



Year Built: 1972



Zoning: C4-1VL



Pricing Guidance - \$1,850,000.00



SBA Financing Eligible (As little as 10% Down for Qualified Borrowers)



Located on Prominent Ventura Blvd



Rare Auto Use Opportunity



Strong Demographics



High Traffic Counts and Excellent Walking Score



Turn-Key Opportunity



Comes with Equipment (Auto Lifts)



Owner User/ Investment Grade



Phenomenal Exposure with Pylon Signage



Two Built-in Floor Pits w/ Auto Upgrades



+40,000 Cars Per Day (CPD) along Ventura Blvd

Zoning Summary

Use Code 2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story

ZONING SUMMARY (C4 1VL)

- **Zone:** C4 – Commercial
- **Height Limit:** Up to 45 ft (max 3 stories) per LAMC § 12.21.1 and City Planning findings
- **Maximum FAR:** 1.5 :1 as allowed under Height District 1VL
- **Permitted Land Uses:** Defined under LAMC § 12.16 for C4 zones

C4-1VL ZONING SUMMARY

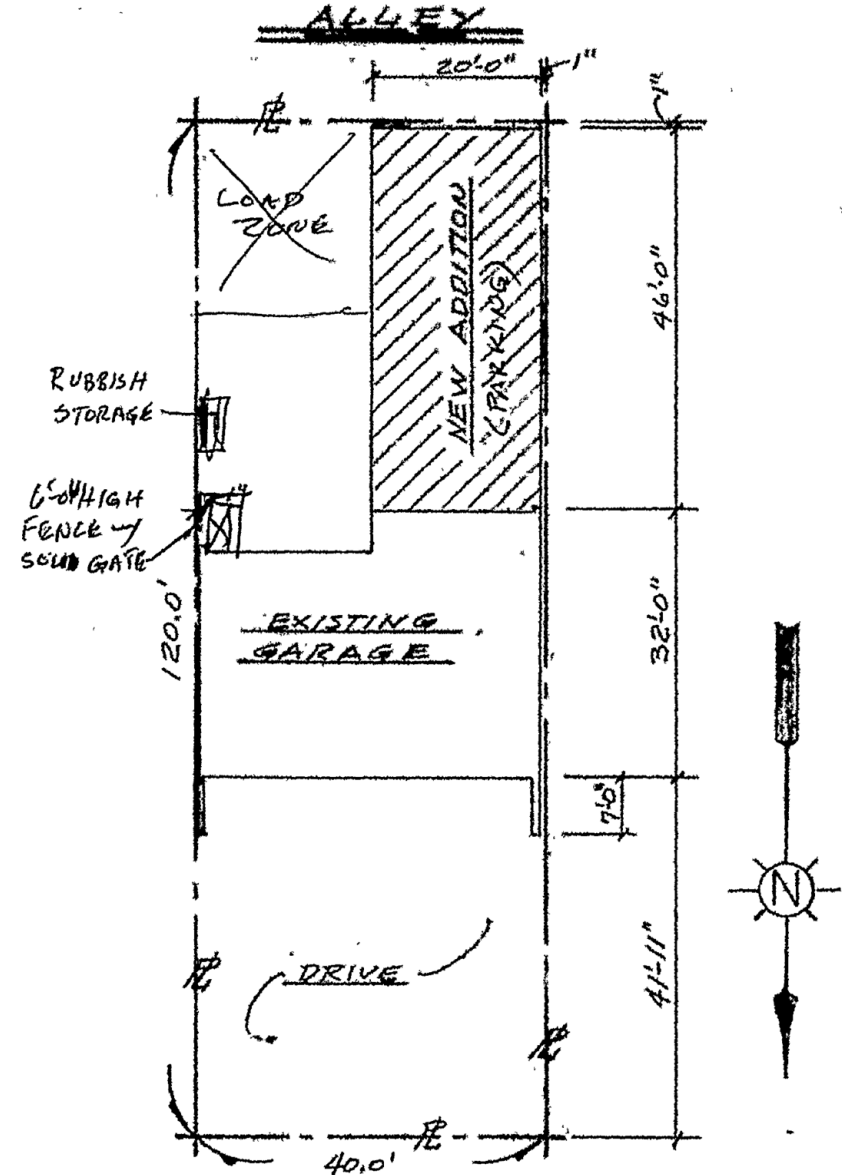
This property is governed by the C4-1VL zoning designation under the Los Angeles Municipal Code (LAMC). Below is a quick reference summary of permitted uses and development standards, with direct links to official sources that can be cited in marketing materials.

Zoning Designation C4-1VL (Commercial, Height District 1 Very Low)

Permitted Uses	As defined in LAMC §12.16 - Includes retail, office, restaurant, and various commercial uses
Height Limit	Up to 45 feet / 3 stories (per LAMC §12.21 and CP-7150 Summary)
Floor Area Ratio (FAR)	Maximum FAR 1.5:1 (Height District 1VL)
Verification	ZIMAS And LAMC official documents

OFFICIAL REFERENCES

- LAMC §12.16 - C4 Commercial Zone (Permitted Uses)
- LAMC §12.21.1 - Height Districts (C4-1VL + 45 Ft / 3 Stories, FAR 1.5:1)
- City Clerk Zoning Findings - Height/FAR Confirmation (PDF)
- CP-7150 - Generalized Zoning Summary (March 2024)
- ZIMAS - Zone Information & Map Access System per zimas.lacity.org



Zoning Guidelines Per Zimas

Address/Legal

Site Address	17964 W VENTURA BLVD
ZIP Code	91316
PIN Number	171B129 248
Lot/Parcel Area (Calculated)	4,808.7 (sq ft)
Thomas Brothers Grid	PAGE 561 - GRID A3
Assessor Parcel No. (APN)	2182001010

Jurisdictional

Community Plan Area	Encino - Tarzana
Area Planning Commission	South Valley APC
Neighborhood Council	Encino
Council District	CD 4 - Nithya Raman
Census Tract #	1395.02000000
LADBS District Office	Van Nuys

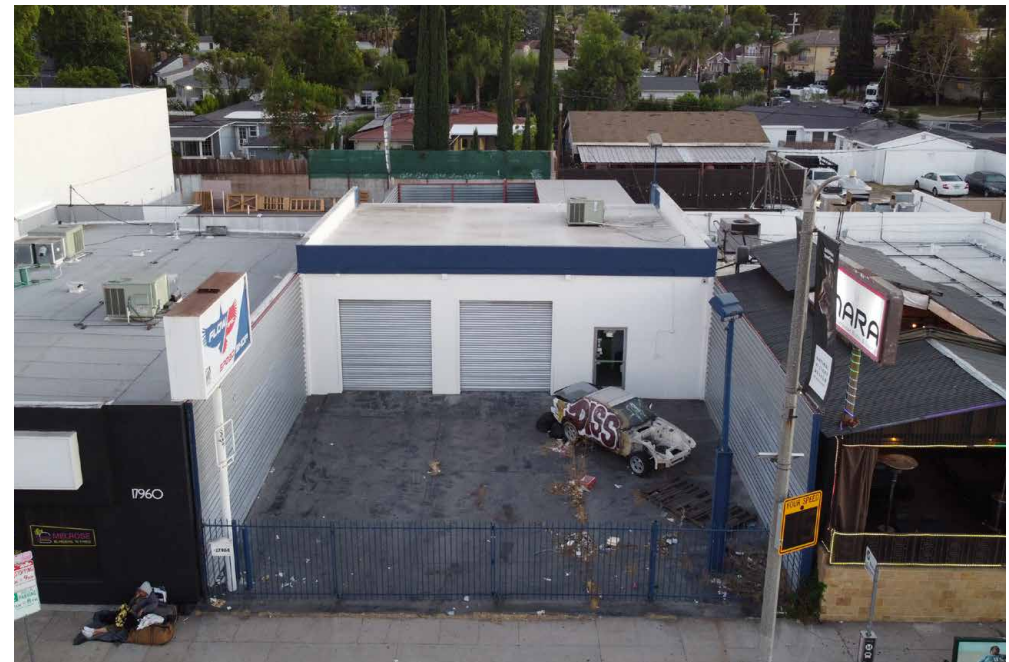
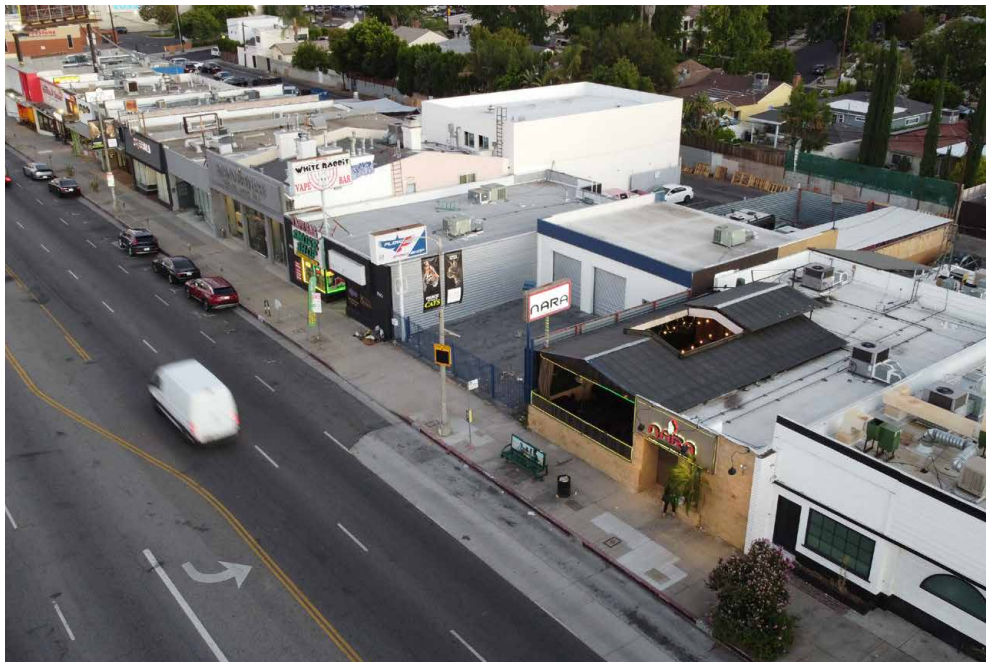
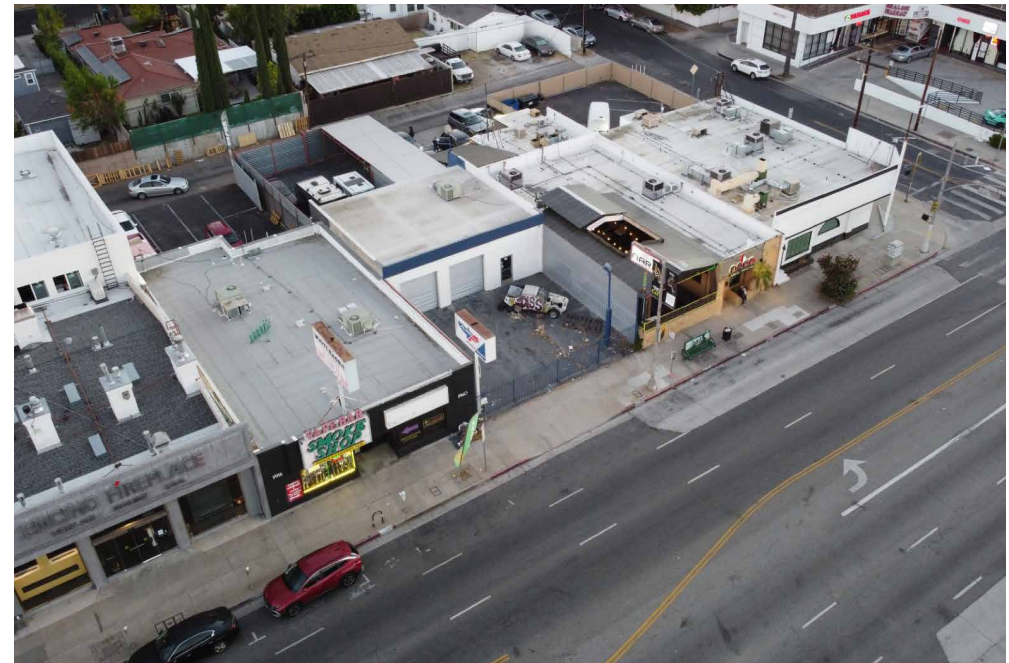
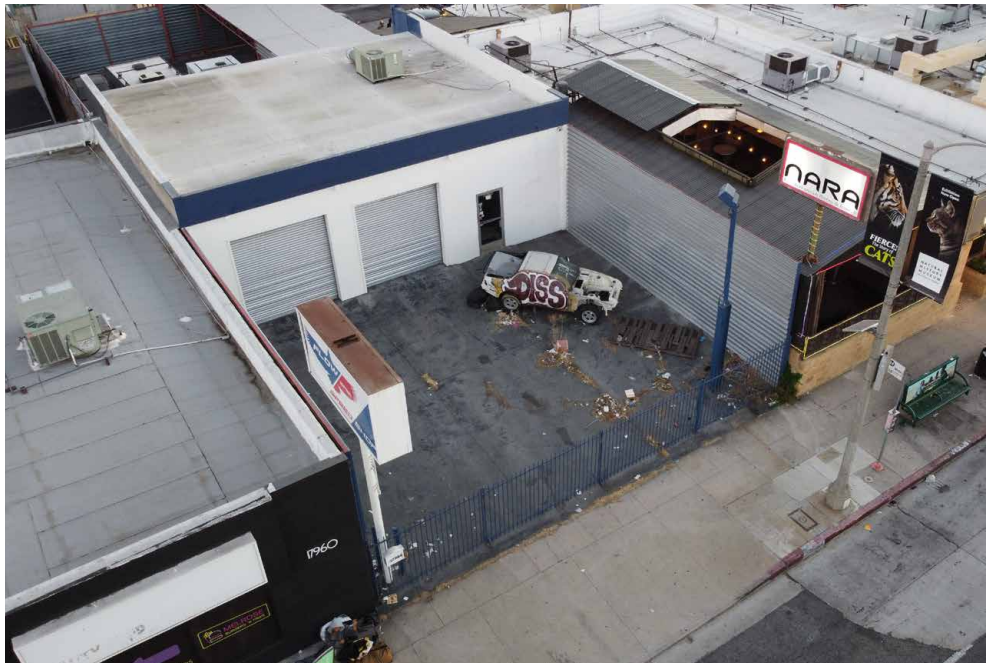
Assessor

Assessor Parcel No. (APN)	2182001010
APN Area (Co. Public Works)*	0.110 (ac)
Use Code	2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story
Year Built	1972

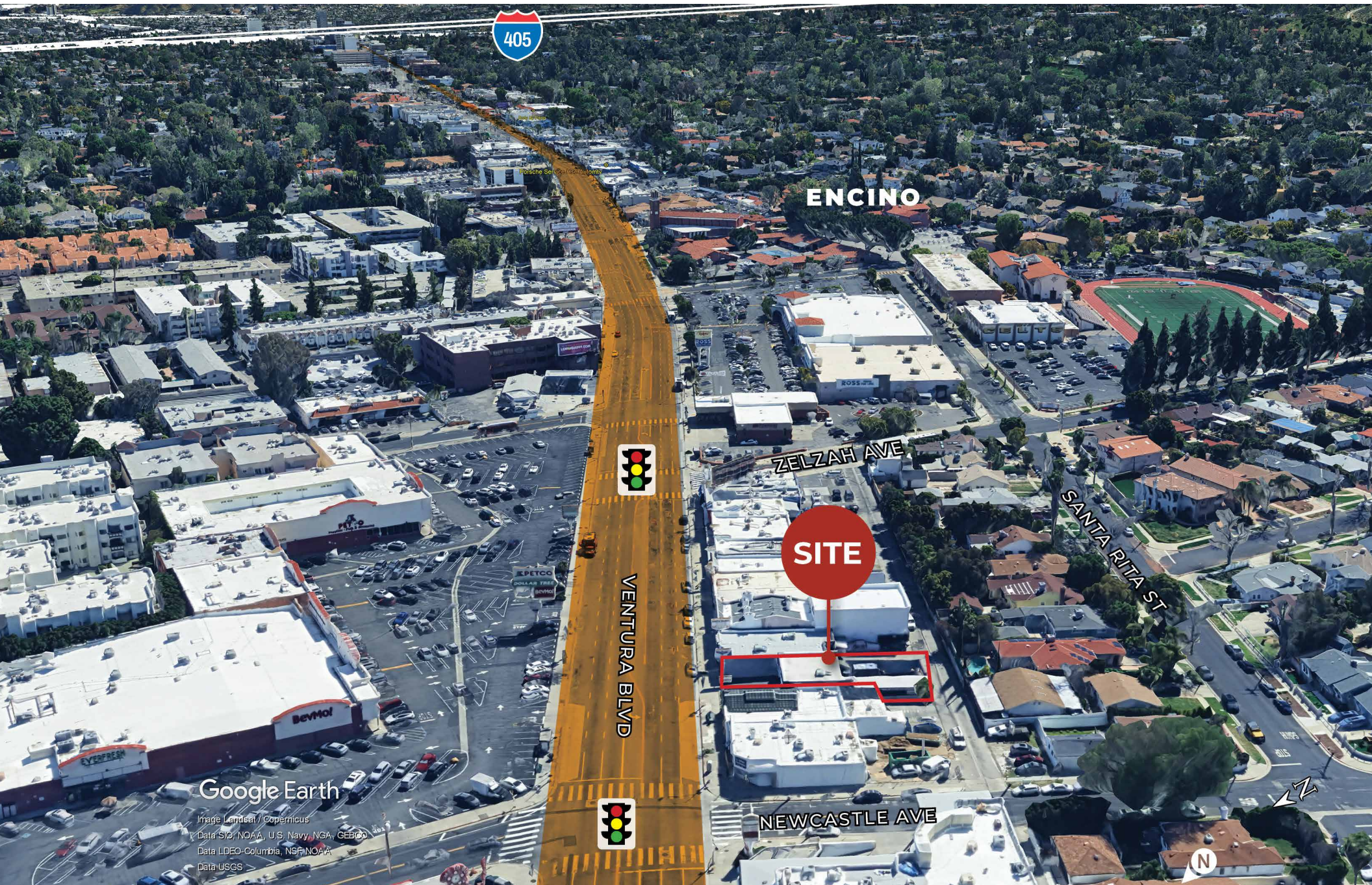
Planning and Zoning

Zoning	C4-1VL
Zoning Information (ZI)	ZI-2512 Housing Element Sites
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information (ZI)	ZI-1729 Specific Plan: Ventura/Cahuenga Boulevard Corridor
Zoning Information (ZI)	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
General Plan Land Use	Community Commercial
Minimum Density Requirement	Yes (Citywide)
Hillside Area (Zoning Code)	No
Specific Plan Area	Ventura / Cahuenga Blvd. Corridor
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
AB 2334: Low Vehicle Travel Area	Yes
Streetscape	Encino
Residential Market Area	Medium
Non-Residential Market Area	Medium
Opportunity Corridors Incentive Area	OC-2
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site

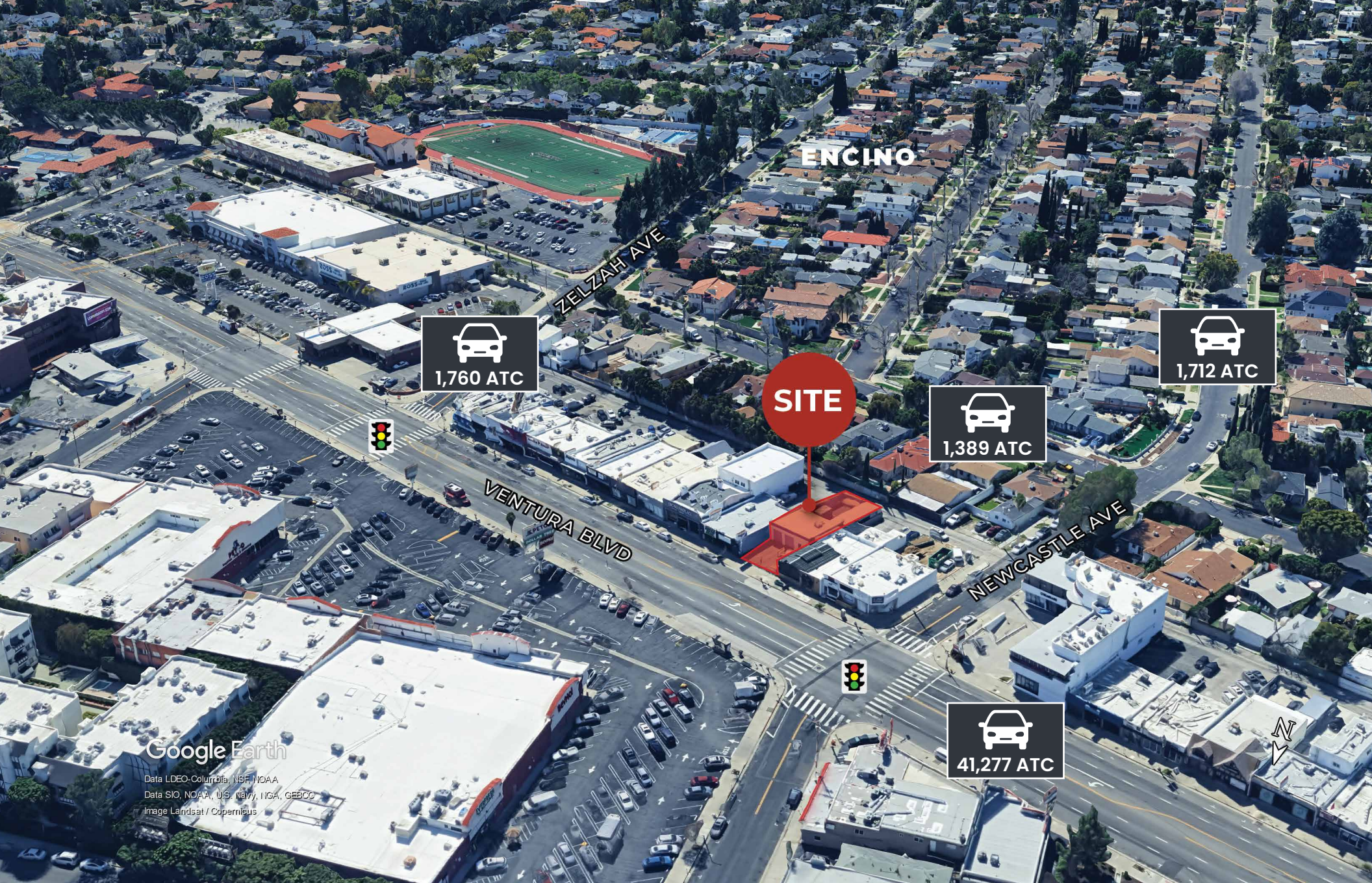
Property Photos



Aerial Map Facing East



Aerial Map



ENCINO

1,760 ATC

1,712 ATC

1,389 ATC

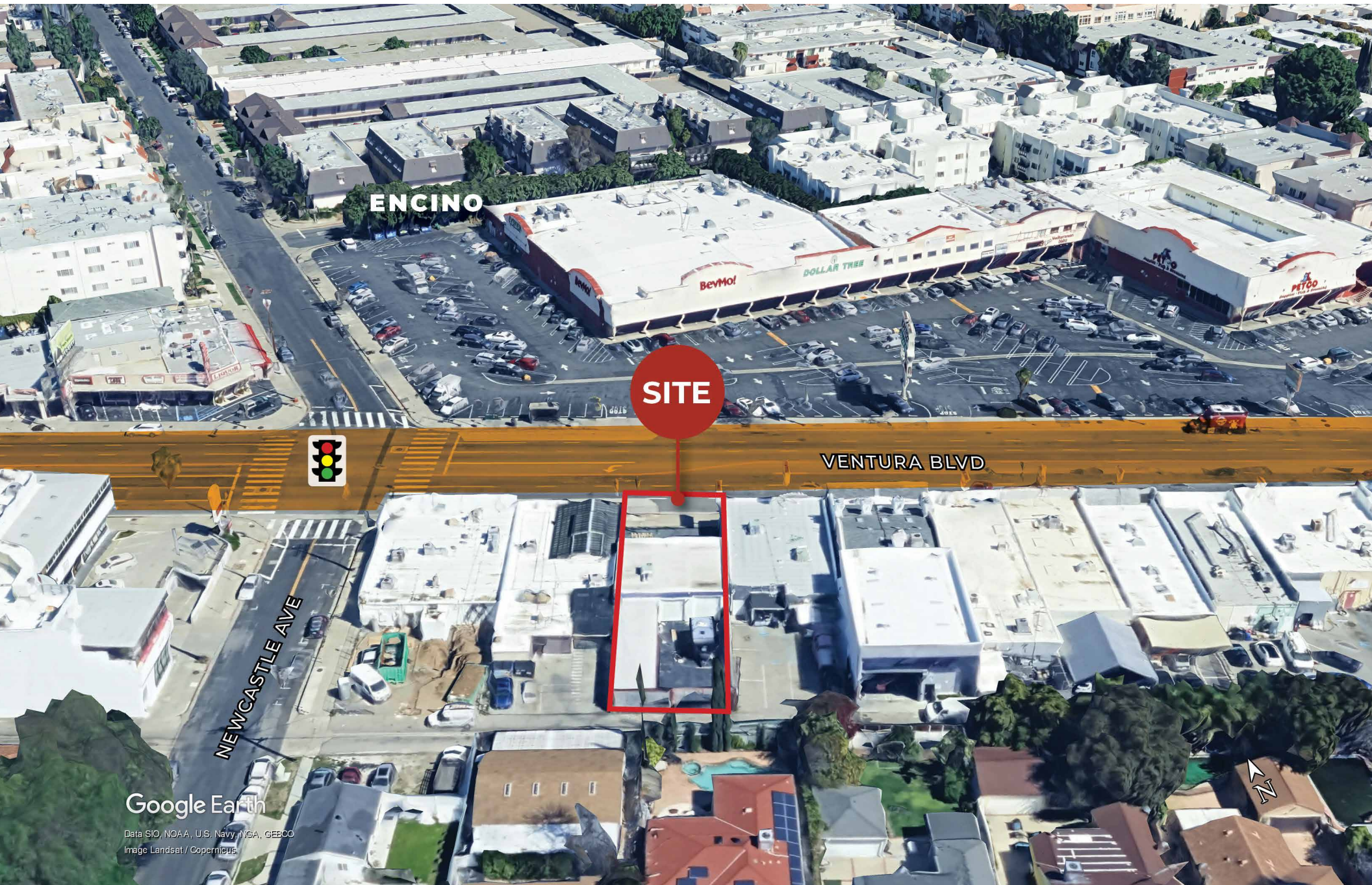
SITE

41,277 ATC

Google Earth

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

Aerial Map Facing North



Aerial Map



VENTURA BLVD

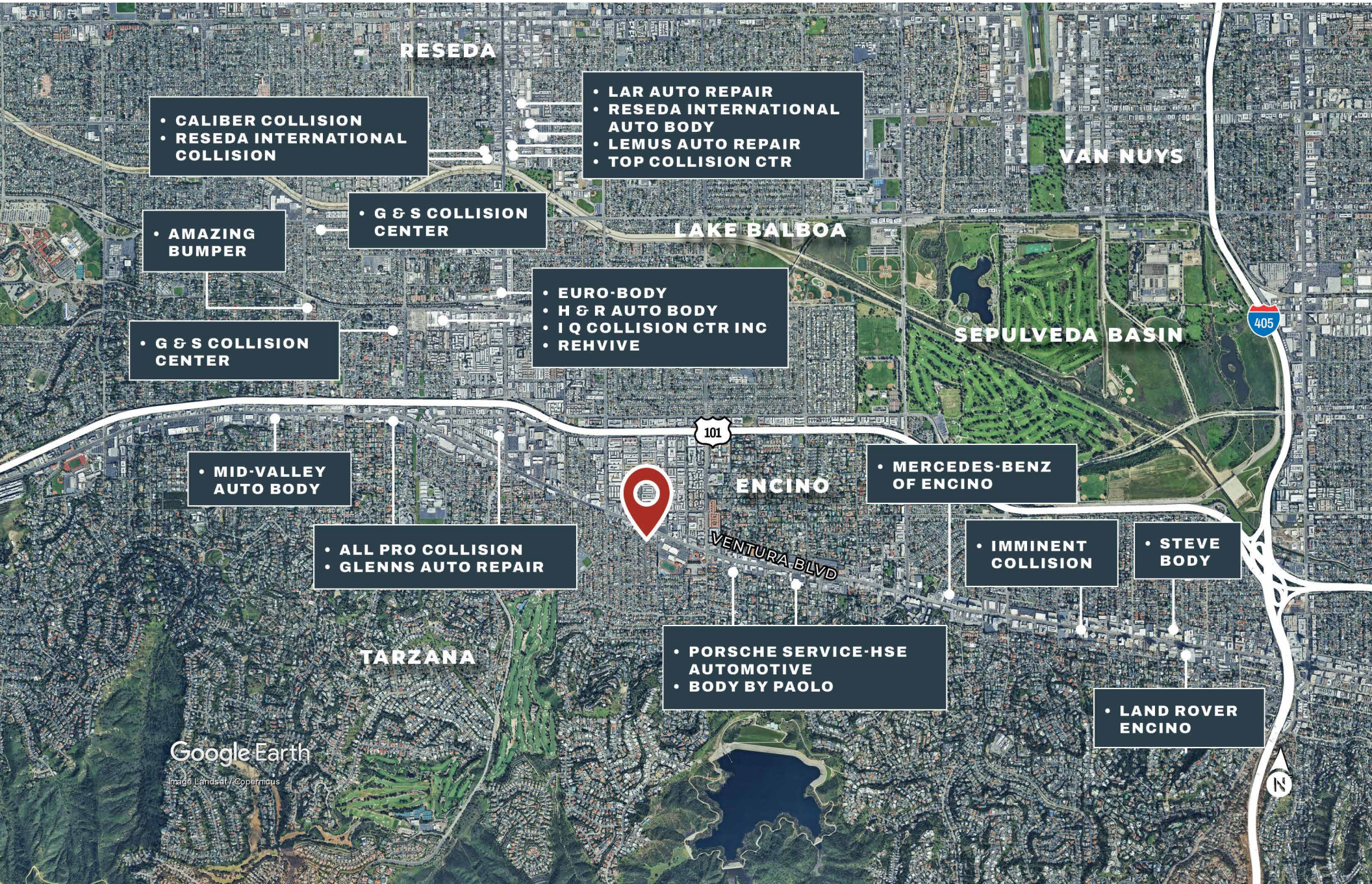
SITE

NEWCASTLE AVE

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus

Automotive Business Local Map



• CALIBER COLLISION
• RESEDA INTERNATIONAL COLLISION

• LAR AUTO REPAIR
• RESEDA INTERNATIONAL AUTO BODY
• LEMUS AUTO REPAIR
• TOP COLLISION CTR

• AMAZING BUMPER

• G & S COLLISION CENTER

• G & S COLLISION CENTER

• EURO-BODY
• H & R AUTO BODY
• I Q COLLISION CTR INC
• REHVIVE

• MID-VALLEY AUTO BODY

• ALL PRO COLLISION
• GLENS AUTO REPAIR

• MERCEDES-BENZ OF ENCINO

• IMMINENT COLLISION

• STEVE BODY

• PORSCHE SERVICE-HSE AUTOMOTIVE
• BODY BY PAOLO

• LAND ROVER ENCINO

Google Earth
Image Landsat / Copernicus

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.

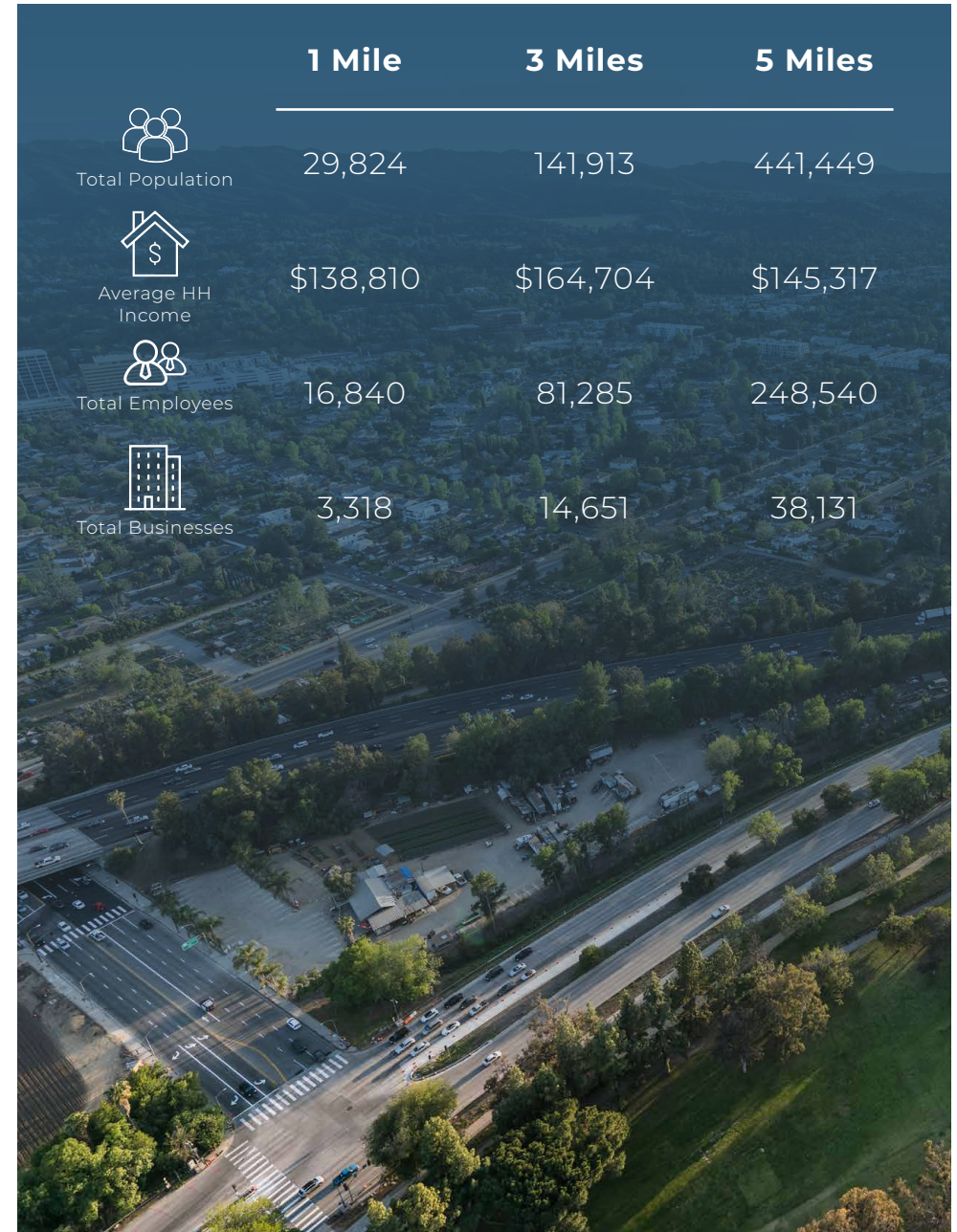
Area Demographics

Population	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	29,824	141,913	441,449
Projected Population (2030)	27,659	135,238	426,037
Census Population (2020)	28,606	138,271	429,265

Households	1 Mile	3 Miles	5 Miles
Estimated Households (2025)	13,012	52,916	163,999
Projected Households (2030)	12,450	51,540	162,070
Census Households (2020)	13,207	53,198	160,895

Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2025)	\$138,810	\$164,704	\$145,317
Projected Average Household Income (2030)	\$137,405	\$162,245	\$142,892
Census Average Household Income (2010)	\$77,890	\$93,624	\$83,524
Estimated Per Capita Income (2025)	\$60,704	\$61,578	\$54,171
Projected Per Capita Income (2030)	\$62,006	\$62,004	\$54,551

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Businesses (2025)	3,318	14,651	38,131
Total Employees (2025)	16,840	81,285	248,540



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