

# ENDCAP GROUND FLOOR MEDICAL SPACE AND 2ND FLOOR OFFICE SPACE AVAILABLE IN ENCINO



17071 VENTURA BLVD  
ENCINO, CA 91316



COMMERCIAL  
ASSET GROUP

- PRIME ENCINO LOCATION ON HARD CORNER OF VENTURA BLVD & AMESTOY AVE
- CLOSE PROXIMITY TO RETAIL AND OFFICE ENCINO CORRIDOR
- SIGNALIZED INTERSECTION WITH HEAVY CAR TRAFFIC
- AVAILABLE SPACE LOCATED ON AMESTOY AVENUE
- DENSE DEMOGRAPHICS
- SEEKING: OFFICE, CHIROPRACTOR, REAL ESTATE OFFICE, HAIR SALON, NAIL SALON, PILATES, FITNESS, MEDICAL OFFICE
- JOIN SUCCESSFUL LOCAL RETAILERS
- RIGHT ACROSS FROM CHASE BANK
- INTERIOR GARDEN AVAILABLE FOR TENANT'S USE

## SPACE SIZE

GROUND FLOOR ENDCAP:

±1,220 SF

2ND FLOOR:

±1,650 SF

## PARKING

PARKING ON AMESTOY



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2ND FLOOR OFFICE PHOTOS

Population			
	2 mile	5 mile	10 mile
2010 Population	52,170	422,102	1,738,666
2020 Population	56,679	453,997	1,846,112
2025 Population Projection	57,287	458,098	1,858,571
Annual Growth 2010-2020	0.9%	0.8%	0.6%
Annual Growth 2020-2025	0.2%	0.2%	0.1%
Median Age	44.6	38.7	38.4
Bachelor's Degree or Higher	50%	33%	37%
U.S. Armed Forces	1	113	442

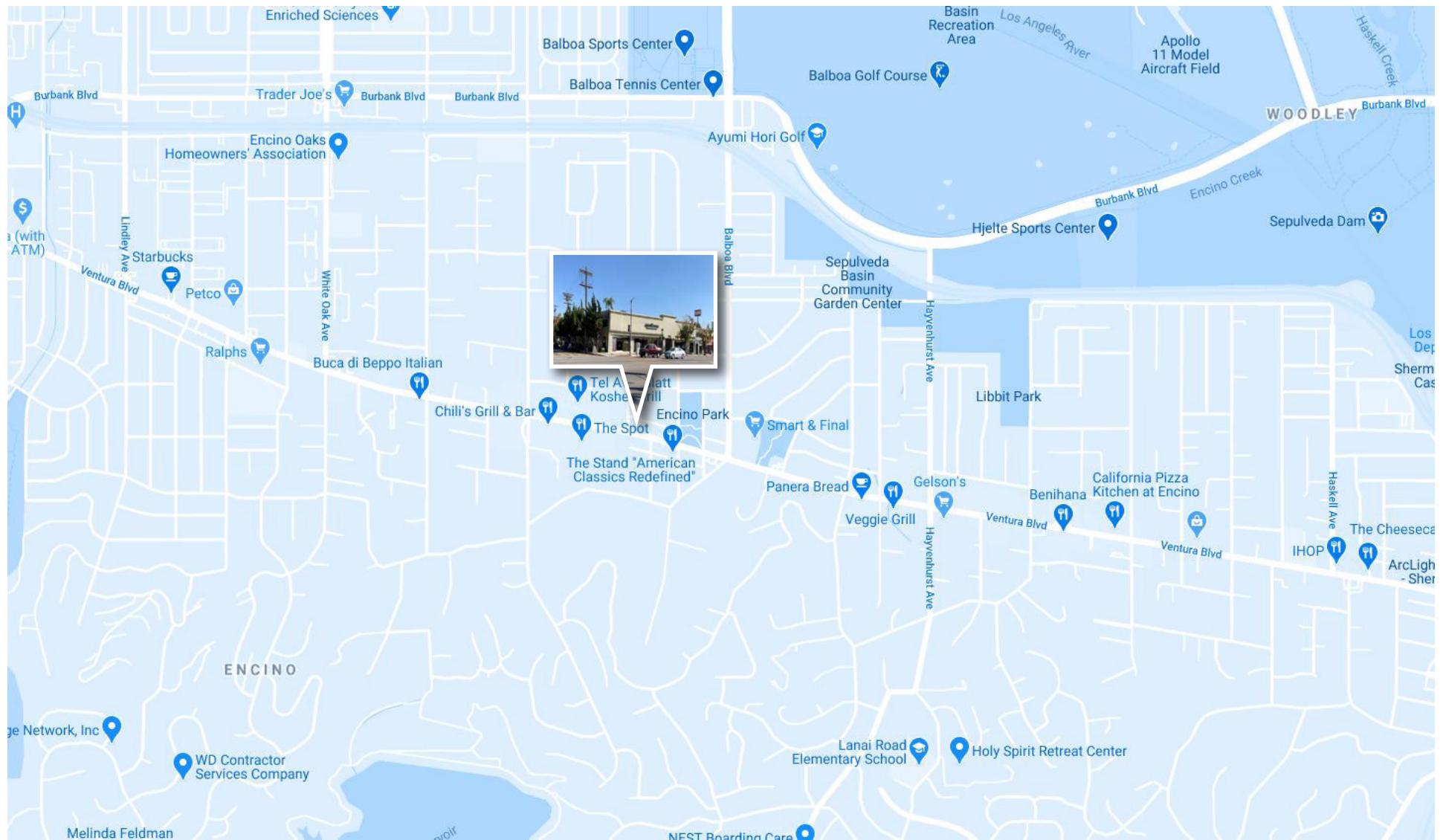
  

Population By Race			
	2 mile	5 mile	10 mile
White	47,128	361,749	1,446,919
Black	2,176	22,931	78,592
American Indian/Alaskan Native	228	5,037	18,967
Asian	4,210	46,006	231,593
Hawaiian & Pacific Islander	90	985	3,603
Two or More Races	2,847	17,289	66,438
Hispanic Origin	7,421	185,269	705,797

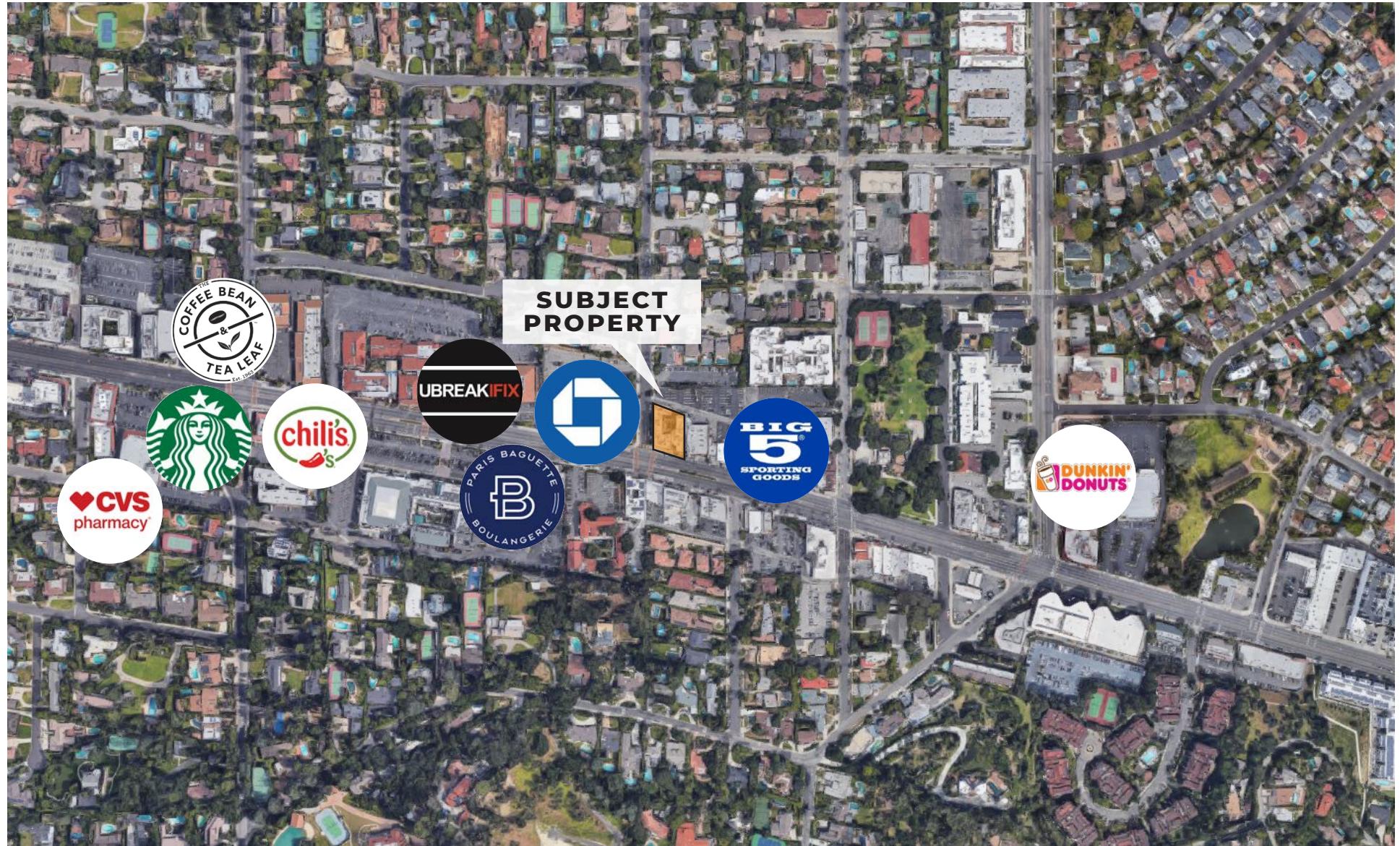
Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$124,885	\$101,339	\$109,906
Median Household Income	\$94,565	\$70,991	\$79,519
< \$25,000	3,481	28,415	112,046
\$25,000 - 50,000	2,991	30,867	110,391
\$50,000 - 75,000	3,572	25,961	101,457
\$75,000 - 100,000	2,307	18,184	80,959
\$100,000 - 125,000	2,733	15,665	68,098
\$125,000 - 150,000	1,672	9,851	45,235
\$150,000 - 200,000	2,339	12,812	57,559
\$200,000+	4,604	20,300	101,311

Households			
	2 mile	5 mile	10 mile
2010 Households	22,115	152,998	642,629
2020 Households	23,698	162,056	677,057
2025 Household Projection	23,897	163,095	680,770
Annual Growth 2010-2020	0.6%	0.5%	0.5%
Annual Growth 2020-2025	0.2%	0.1%	0.1%
Owner Occupied	13,970	75,303	311,832
Renter Occupied	9,728	86,753	365,226
Avg Household Size	2.3	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$765,753,023	\$4,682,935,514	\$20,191,259,788

# DEMOGRAPHICS



# MAP



AERIAL



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