

ENCINO TOWN CENTER

17200 VENTURA BOULEVARD, ENCINO, CA 91316



CONTACT

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PROPERTY FEATURES

- Former health insurance provider office
- Former fitness facility and would be perfect for fitness use
- High image neighborhood shopping center
- Elevator access for court yard and 3rd floor suites
- Recessed lighting
- Excellent signage and visibility on Ventura Boulevard
- Lots of natural light
- Abundant convenient parking in close proximity to the premises
- Walk score (75) - very walkable

AREA AMENITIES

- Prime Encino Commons location on Ventura Boulevard
- Located in the Business Improvement District Corridor
- Heavy pedestrian and automobile traffic
- Located in front of a signalized intersection
- Located at the heart of Encino Commons on Ventura Boulevard
- Neighboring tenants include: Michael's PetSmart, Laemmle Theaters, Menchie's, Verizon, T-Mobile, Chilis, Yogurtland, The Habit Burger, Sports Clips, Chase Bank, Wells Fargo, Jamba Juice, Starbucks, CVS, and Coffee Bean
- Close proximity to the 101 FWY



RENTAL RATE

- Unit 105 ±1,940 SF (\$2.95 + \$0.88) PSF – Office/Retail - NNN
- Unit 303 ±1,185 SF \$2.95 PSF – Office/Retail - MG

DEMOS	1 mile	3 mile	5 mile
Population	19,222	140,413	434,755
Avg. HH Income	\$116,791	\$112,583	\$100,450
Daytime Pop.	12,432	71,869	173,776
Traffic Count	±39,738 on Intersection		

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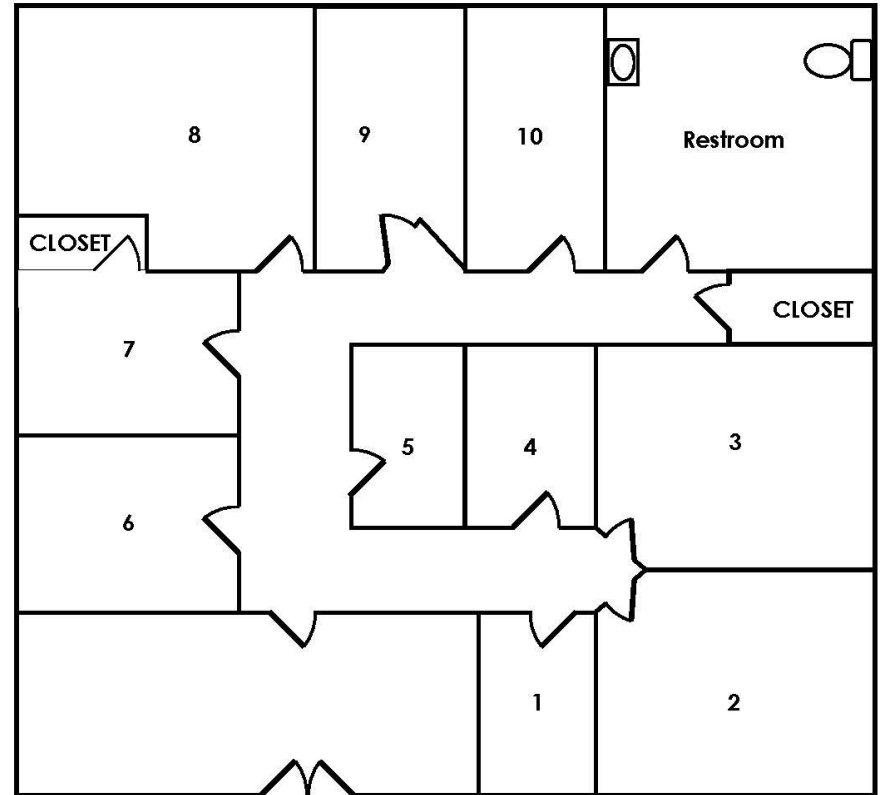
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UNIT 105 ±1,940 SF (\$2.95 + \$0.88) PSF – OFFICE/RETAIL – TRIPLE NET



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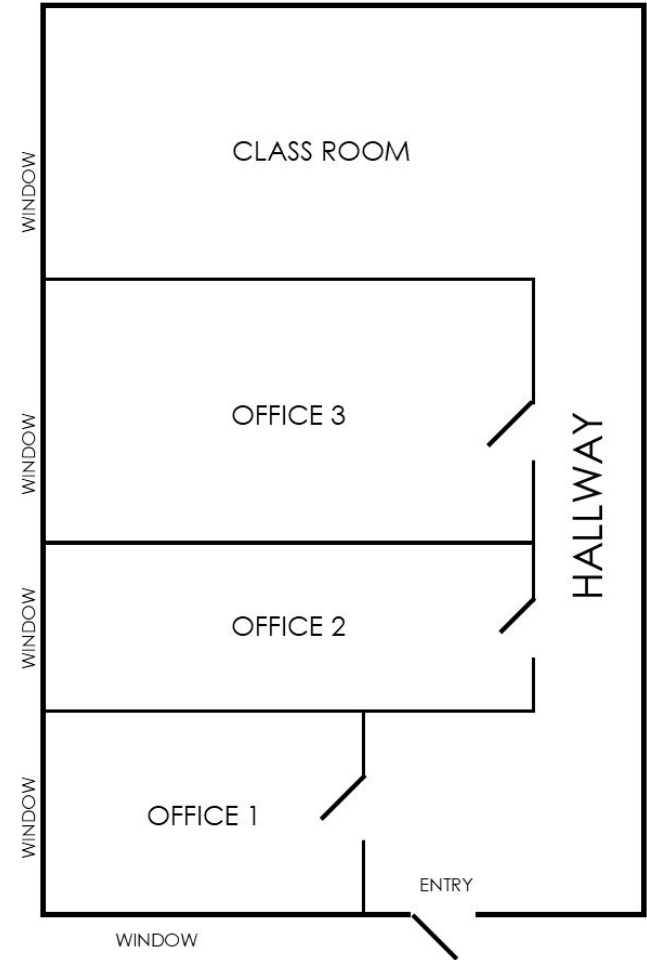
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UNIT 303 ±1,185 SF \$2.95 PSF – OFFICE/RETAIL – MODIFIED GROSS



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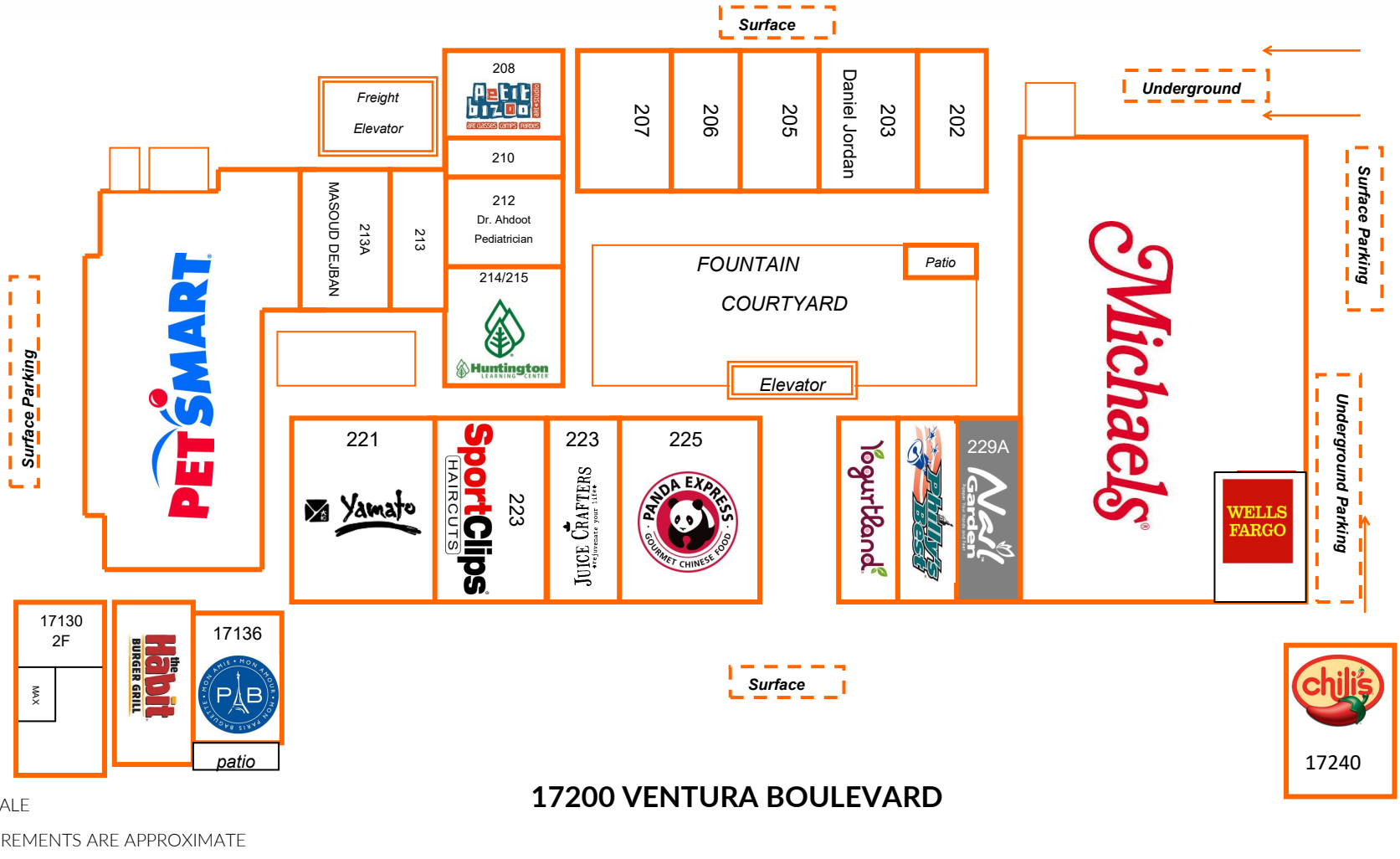
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ENCINO TOWN CENTER

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STREET LEVEL



NOT TO SCALE

ALL MEASUREMENTS ARE APPROXIMATE

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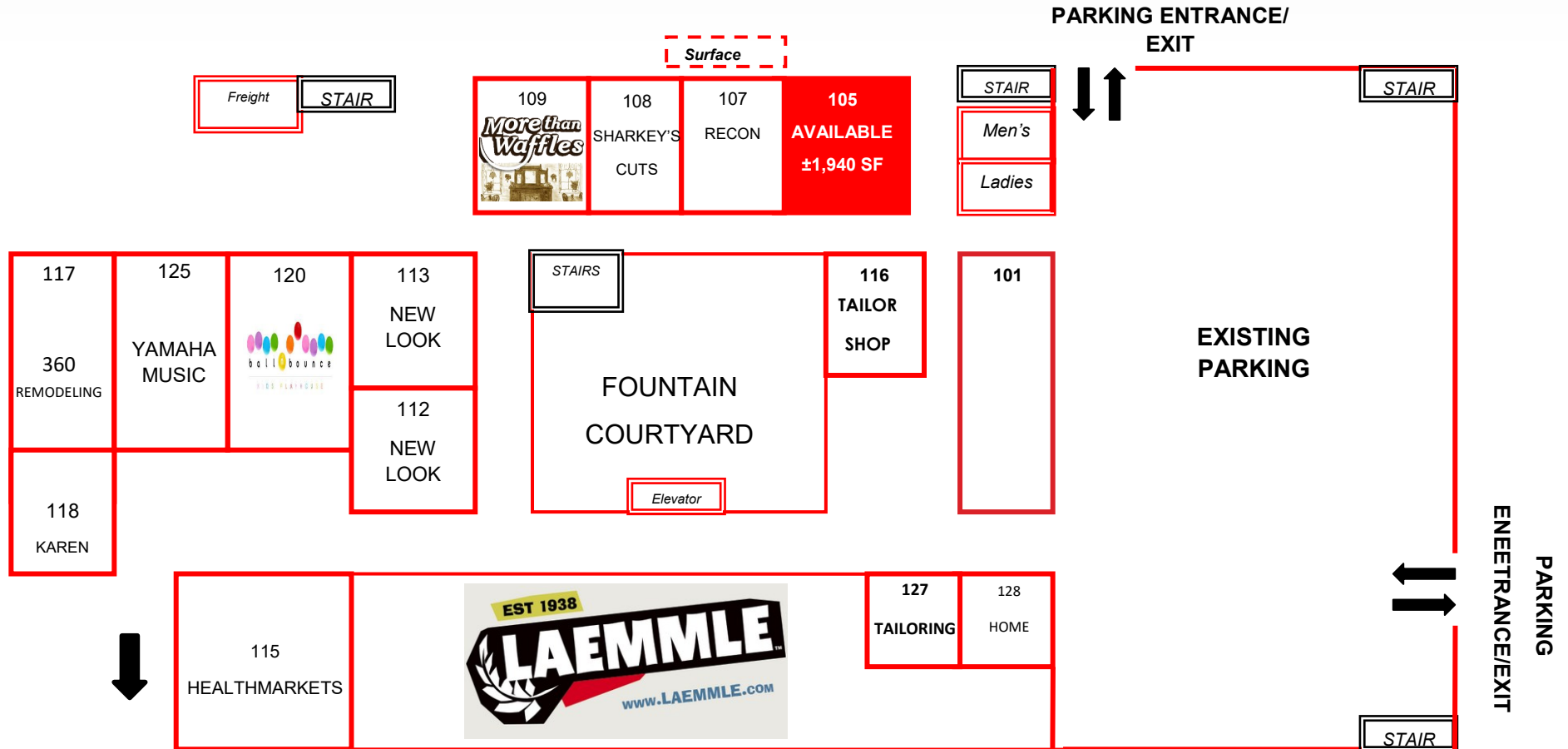
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ENCINO TOWN CENTER

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COURTYARD LEVEL



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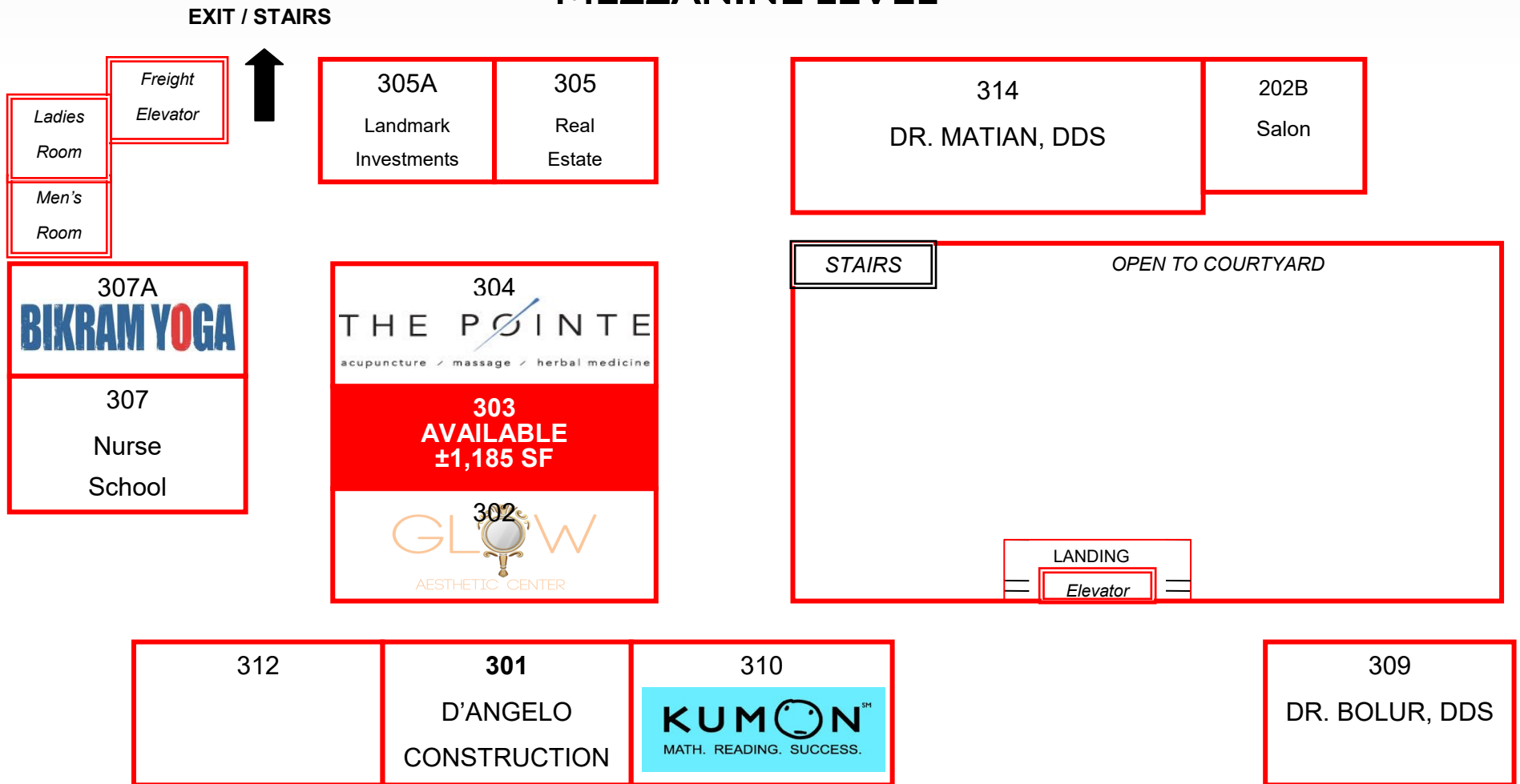


COMMERCIAL
REAL ESTATE

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MEZZANINE LEVEL



NOT TO SCALE

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