



Arbor

16710

VENTURA BLVD

ENCINO, CA 91436

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Legado Encino is located on prime real estate across from Mercedes Benz of Encino on Ventura Boulevard near the 405 freeway. Average Household Income within a two-mile radius is \$132,941, almost twice the LA county average. The site has traffic counts of 48,431 cars per day at Ventura Boulevard and Park Encino Lane. The Legado Encino is an ideal mix of 16,000 square feet of retail and 125 luxury residences with abundant parking for retail customers. Ideal retailers include daily service needs retailers, office, fitness, restaurants and general retail.

PROPERTY HIGHLIGHTS

- 48,431 Cars Per Day (Ventura and Park Encino Lane)
- Average Household Income within a two-mile radius: \$132,941
- New Construction Luxurious mixed-use site on Ventura Blvd
- Retail Beneath 125 Luxury Residence
- Potential for Patio Opportunities
- Energy Efficient New Construction equals less Operating Costs

OFFERING SUMMARY

Lease Rate:	\$3.50 SF/yr (NNN)
Number of Units:	8
Available SF:	1,000 - 16,000 SF
Lot Size:	77,182 SF
Building Size:	140,861 SF

William Stifel

Senior Associate

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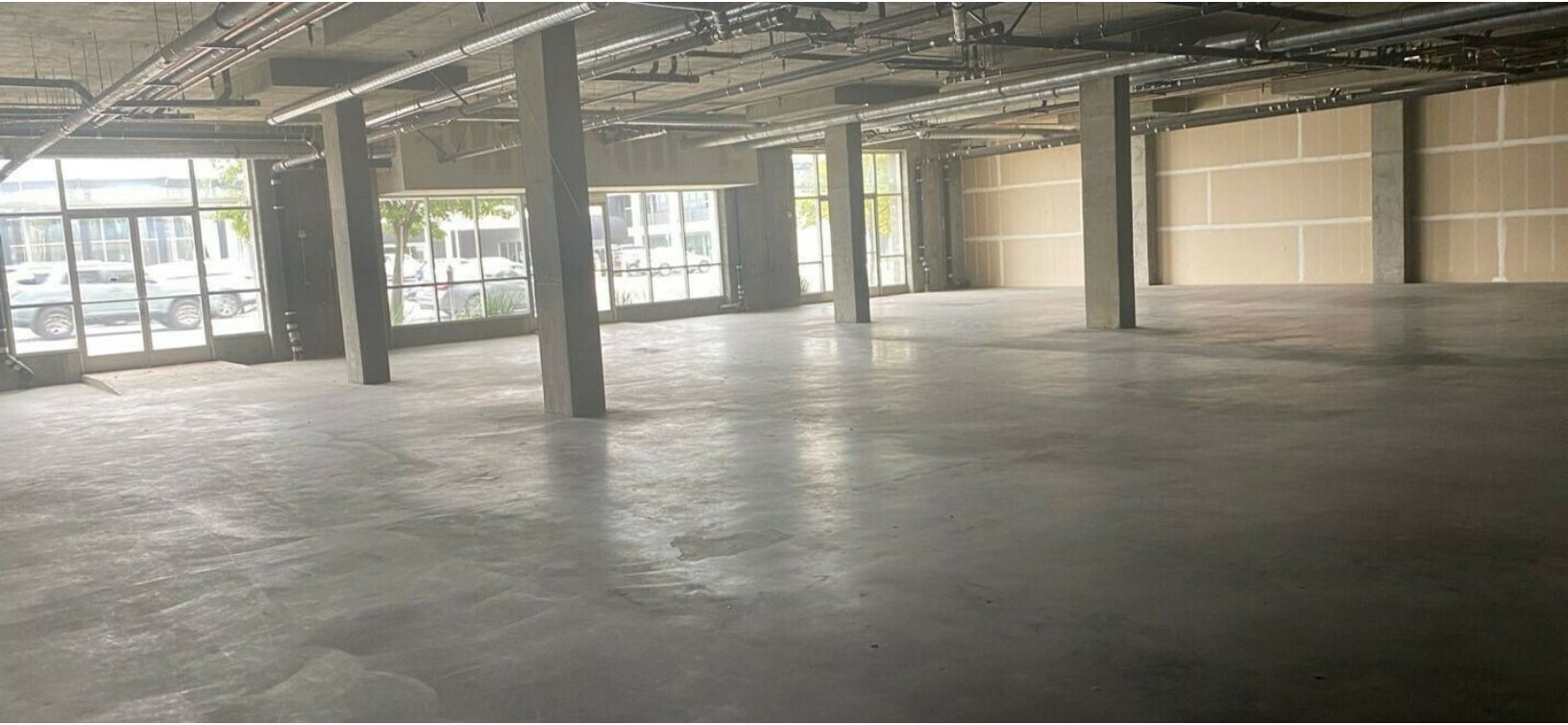
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INTERIOR PHOTOS



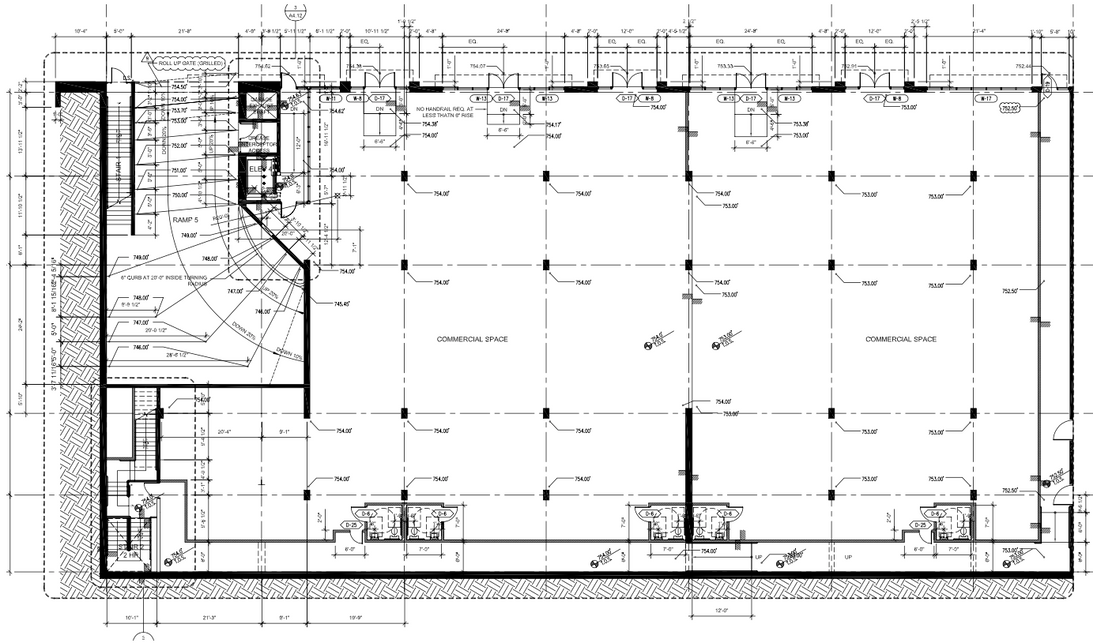
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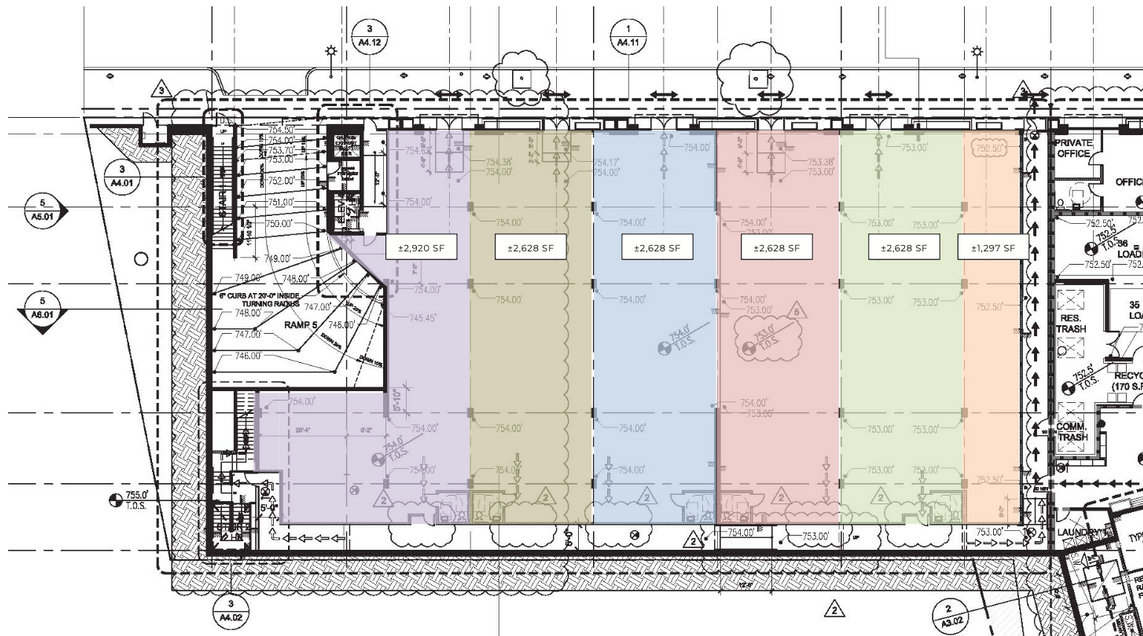
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FLOOR PLAN



POTENTIAL DEMISES



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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population:	11,583	457,645	1,876,961
Total Households:	4,695	174,621	749,021
Average Age:	47.2	38.8	38.9
Average HH Income:	\$181,037	\$110,222	\$115,054

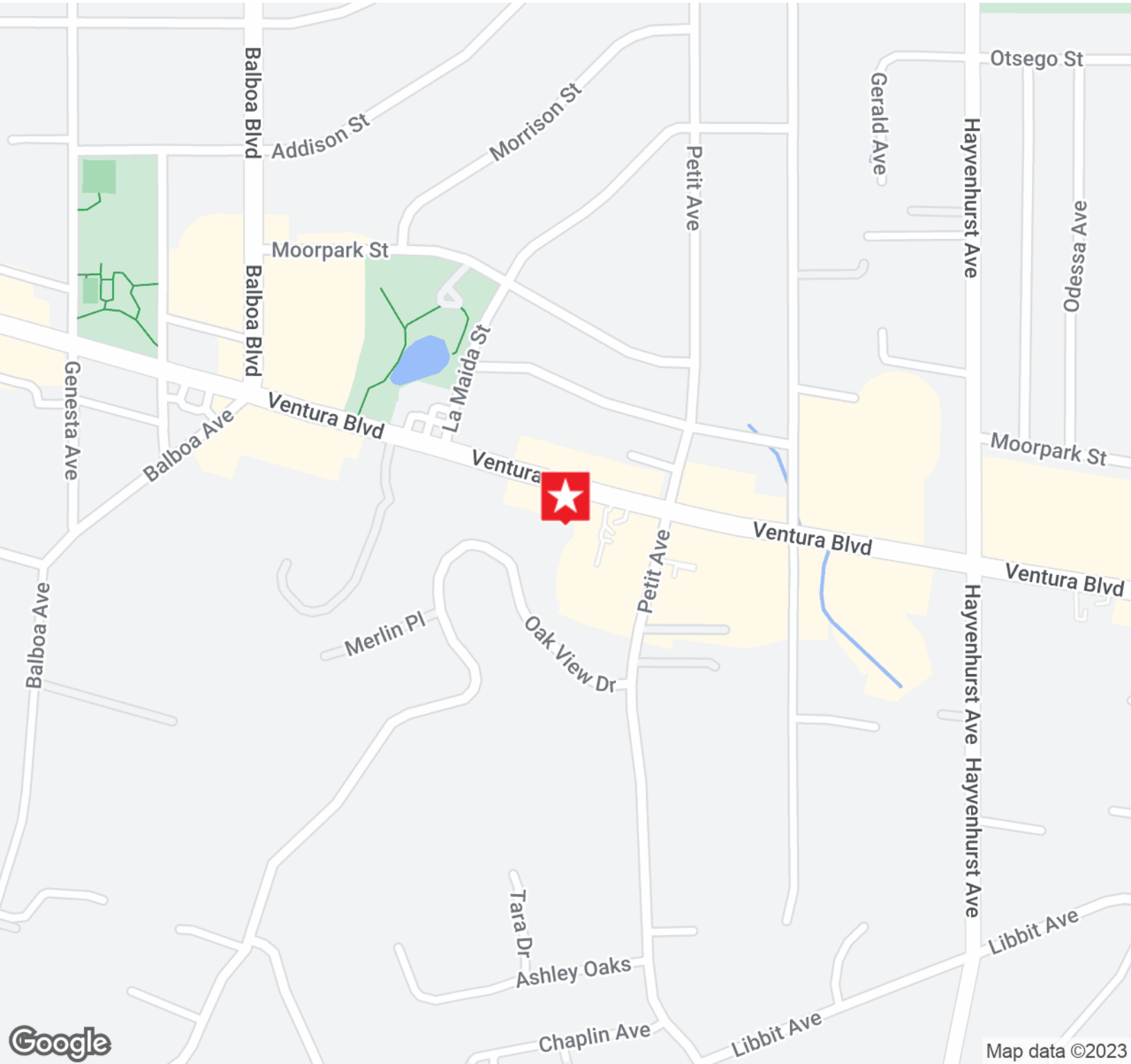
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AREA GENERAL MAP



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