

Rare Opportunity to own an Office Condominium In Encino 15915 Ventura Boulevard #303 Encino, CA



SALE PRICE: \$990,000 (\$505/SF)

FOR MORE INFORMATION
PLEASE CONTACT:

GREG GREENE

Broker Associate

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Cal BRE #01396840

Gribin Properties

22551 Ventura Blvd Suite 201

Woodland Hills, CA 91364

Cal BRE #00450024

HIGHLIGHTS

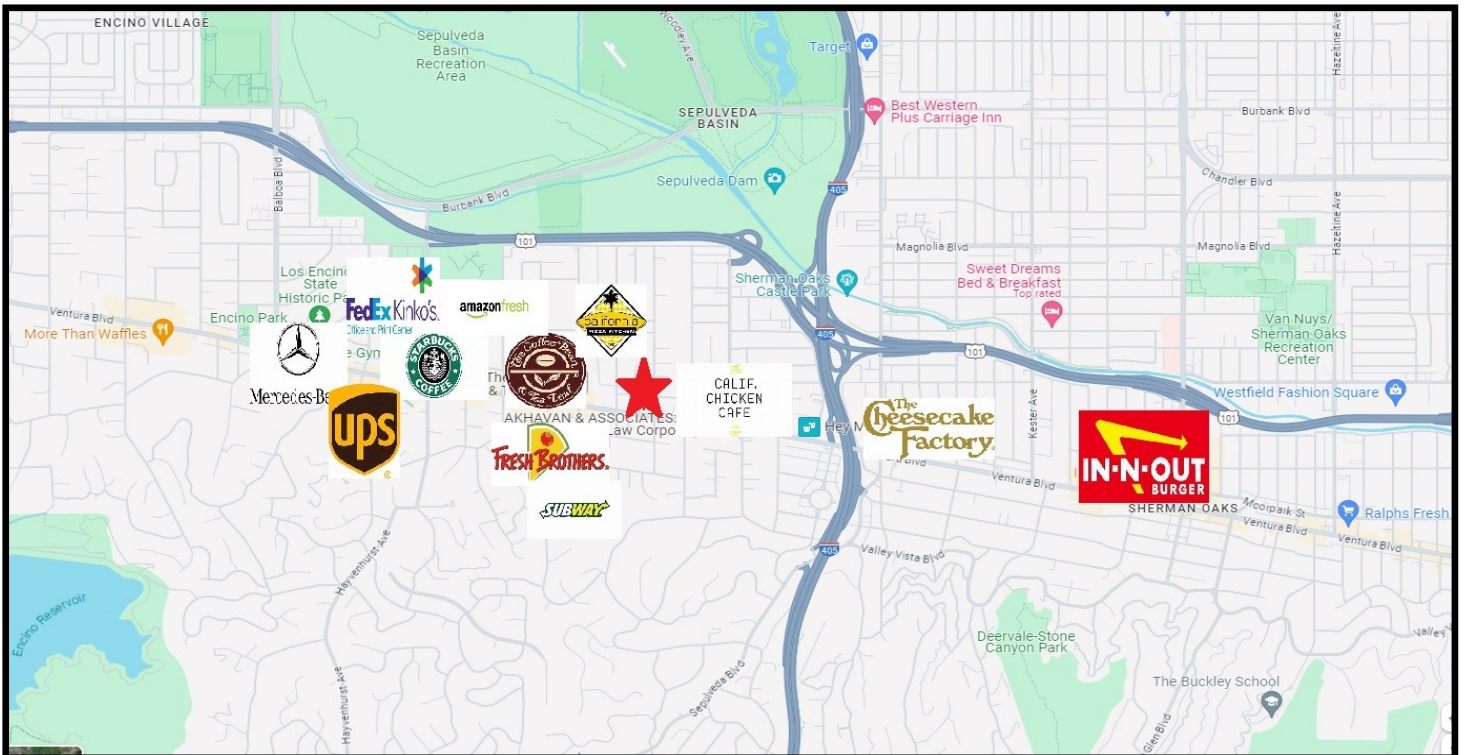
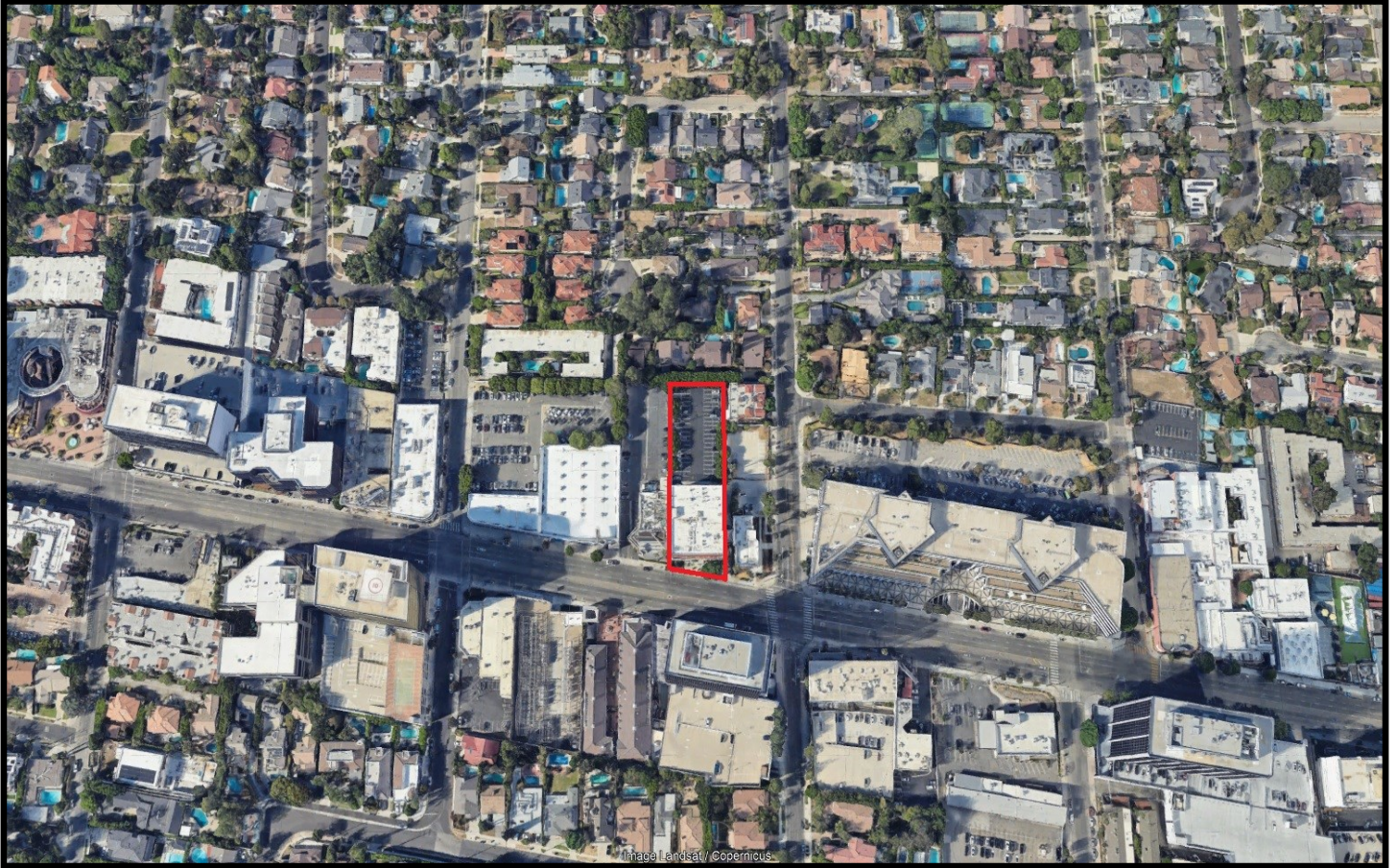
- Excellent Location! High Visibility—Encino Law Center
- Condo area 1,960 SF / Land Size 33,4258 SF (POTL)
- Owner/User—Rare Opportunity to own instead of renting
- Common areas include use of conference rooms
- Close to major intersection of Ventura Blvd & Haskell Ave
- Traffic Counts—Over 35,000 vehicles daily
- Easy access to the Ventura (101) Freeway / San Diego (405) Freeway
- APN:2261-021-075
- 2 Onsite Parking spaces / 1 covered—1 uncovered
- Close to business support and a variety of restaurants
- Window line looks down upon Ventura Boulevard
- **CONDO HAS NOT TRANSFERRED IN OVER 30 YEARS!**
- **RARE ENCINO OPPORTUNITY TO PURCHASE**
- **SHOWN BY APPOINTMENT ONLY**



GRIBIN PROPERTIES
Commercial Real Estate

This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

15915 VENTURA BOULEVARD #303 / ENCINO / CA / 91436



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DEMOGRAPHICS

Population/ Households			
	2 mile	5 mile	10 mile
2010 Population	54,286	457,325	1,930,464
2023 Population	52,924	461,586	1,940,038
2028 Population Projection	51,600	453,115	1,902,962
Annual Growth 2010-2023	-0.20%	0.10%	0%
Annual Growth 2023-2028	-0.50%	-0.40%	-0.40%
2010 Households	24,667	169,487	734,274
2023 Households	23,683	168,013	735,198
2028 Household Projection	22,994	164,180	719,843
Annual Growth 2010-2023	0.20%	0.40%	0.50%
Annual Growth 2023-2028	-0.60%	-0.50%	-0.40%
Owner Occupied Households	11,839	70,658	301,472
Renter Occupied Households	11,155	93,522	418,371
Avg Household Size	2.2	2.7	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$950.1M	\$5.9B	\$26.5B
Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$1,058,347	\$847,206	\$818,982
Median Year Built	1964	1965	1965

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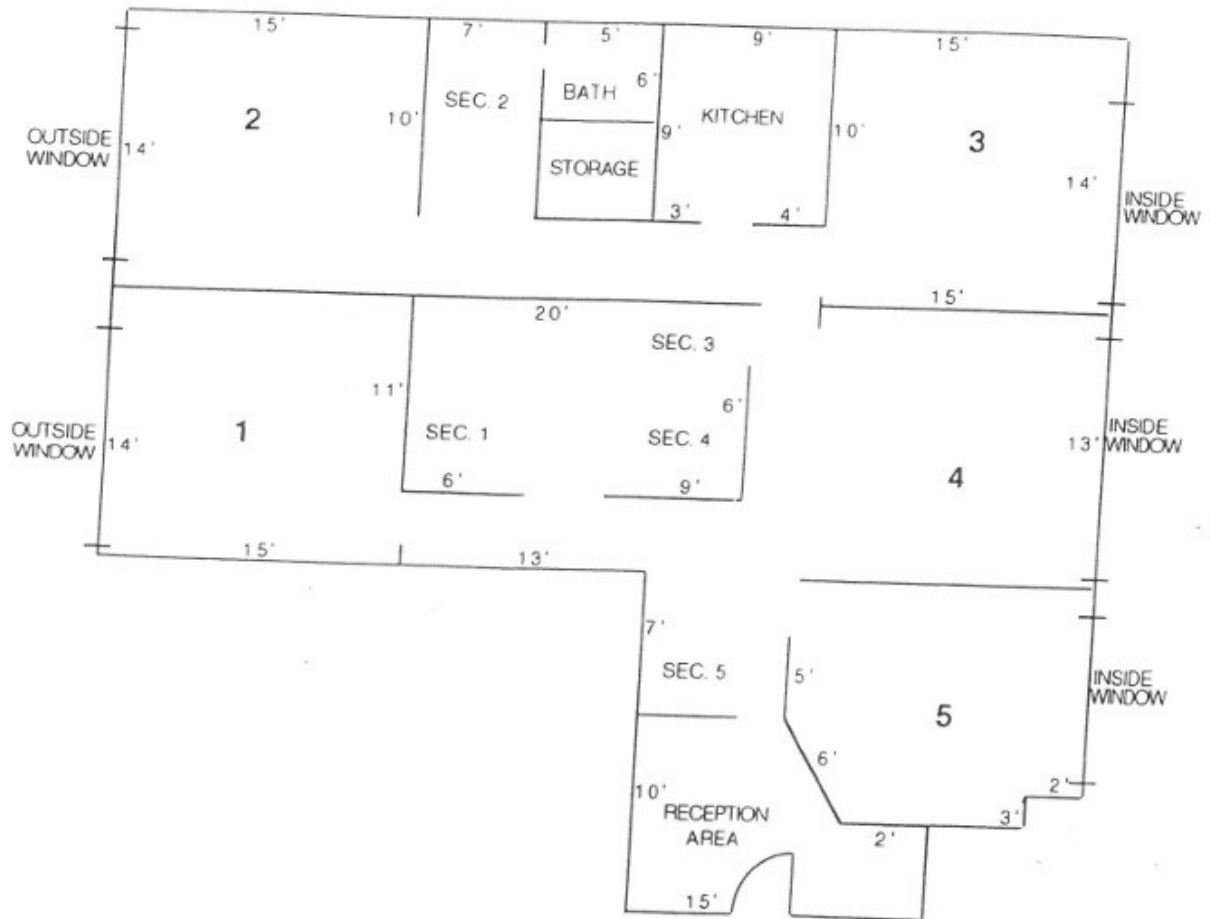


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FLOOR PLAN

EXHIBIT (A)
SUITE 303 - ENCINO LAW CENTER



READY TO PURCHASE?

OWNER/USER OPPORTUNITY

**PRIME ENCINO LAW CENTER BUILDING!
OFFICE CONDOMINIUM FOR SALE
EXCELLENT VISIBILITY!
LOCATED 1 MILE WEST OF THE 405 FREEWAY!
HIGH TRAFFIC AREA!**

**PLEASE CALL TO DISCUSS SHOWING
OF THE PROPERTY!**



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THIS CONDO WON'T LAST LONG!

GREG GREENE / 818-321-3424 (CELL)



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