



Building Name	Encino Shoppes
Property Type	Retail
Building Size	8,324 SF
Lot Size	17,860 SF
Year Built	2004

State of the Art Multi-Tenant Free-Standing building in the Prominent Encino Commons Anchored by Coffee Bean & Tea Leaf. Current Junior Anchor available at 2,774 Rentable Square Feet. Excellent frontage on Ventura Blvd, Phenomenal Tenant-Mix, and Heavy Daytime Traffic. The Zoning is C4 - Standard/Specialty Retail, Medical, Professional/Creative Office, Educational, Fitness, Restaurant, and Service Use Available, for immediate occupancy. It is equipped with High Ceilings, allowing it to truly be a Plug & Play space. Signage- Comes with Available space for signage on top of the unit, being the corner property it has strong exposure for all traffic going both directions East & West and North & South. For any additional information or any questions please contact Dean Kinan at any time - (818)742-1608.

**Dean Kinan**

818.742.1608
 dkinan@naicapital.com
 CA DRE #02051348

Chris Jackson

818.933.2368
 cjackson@naicapital.com
 CA DRE #01255538

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Property Highlights

- Join Coffee Bean and other High Performing Retail Tenants
- Many National Retailers Nearby
- Highly visible, Excellent location in Prime Encino
- Signalized Corner with over 50,000 Cars per Day
- Located on Major Traffic Arterial
- Anchored by Coffee Bean & Tea Leaf
- Prime Ventura Blvd frontage in Prominent "Encino Commons"
- Heavy Daytime Traffic
- Phenomenal Tenant Mix

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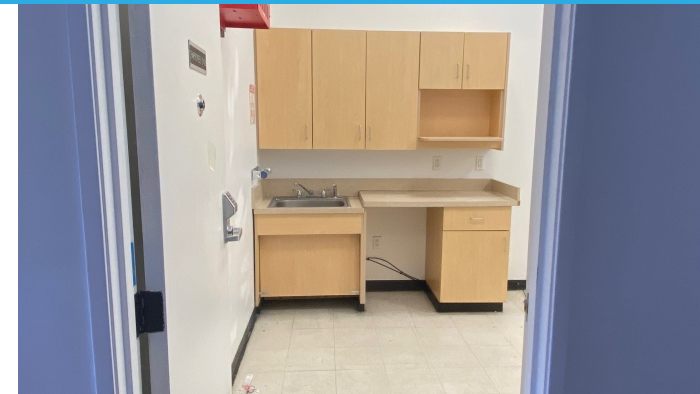
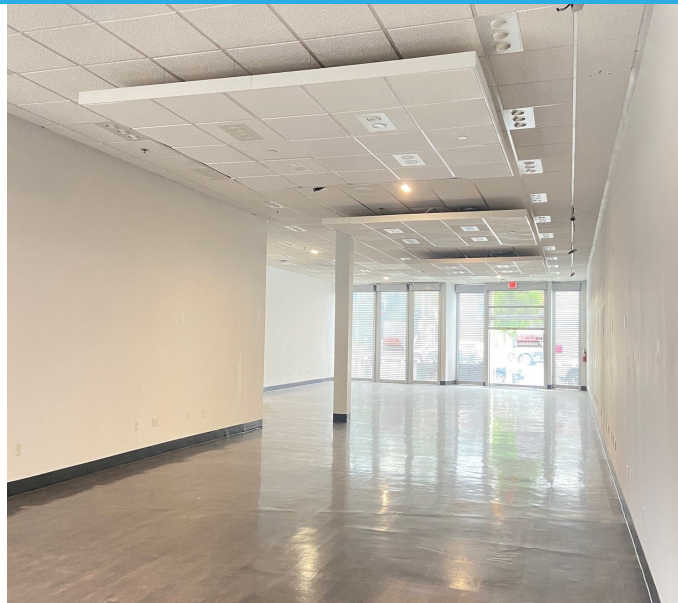
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Encino, CA 91316

17301 Ventura Blvd Unit# 2



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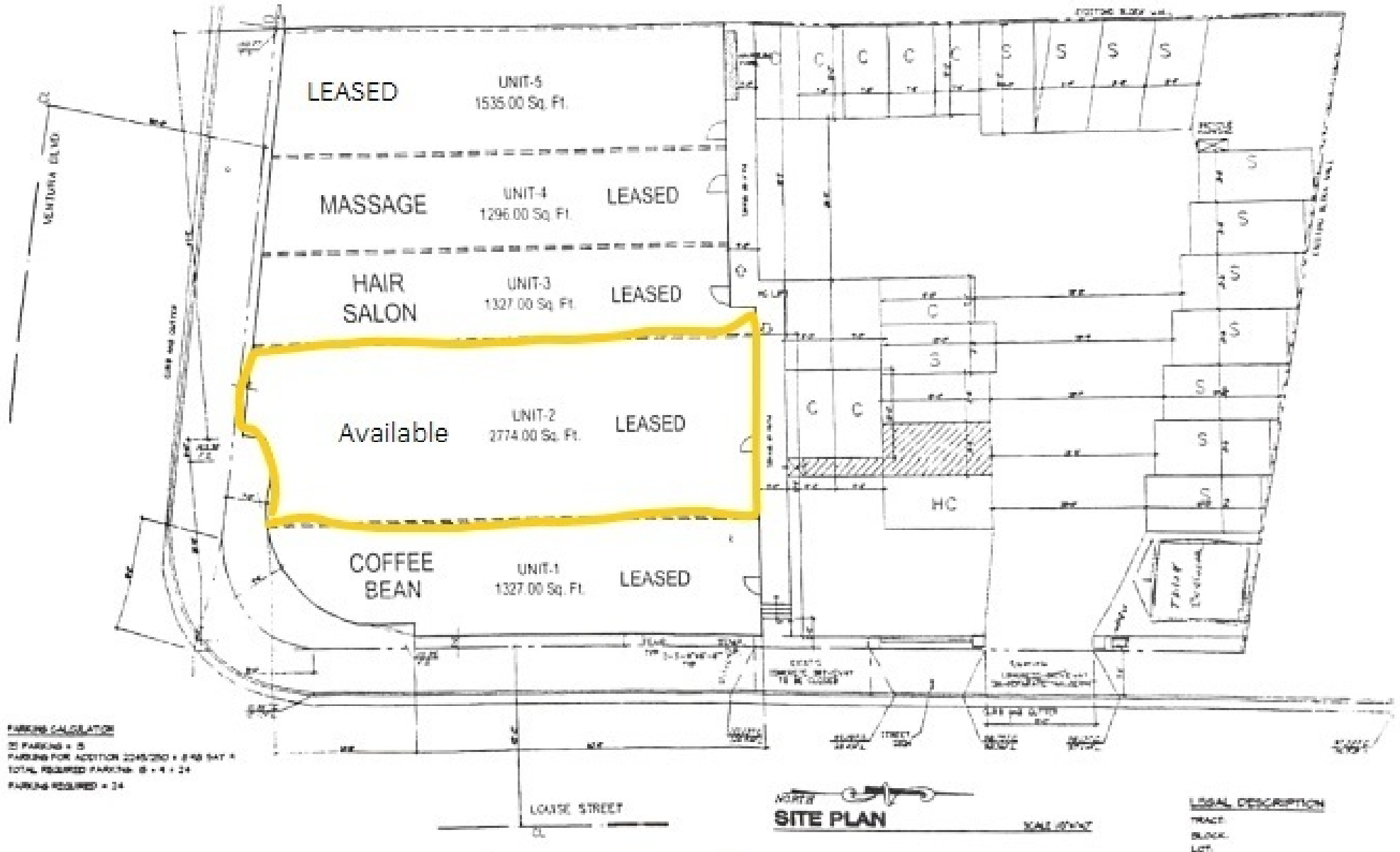
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Population	1 Mile	3 Miles	5 Miles
Total Population	21,716	148,576	453,272
Average Age	44.7	41.5	38.8
Average Age (Male)	41.7	39.7	37.5
Average Age (Female)	46.6	42.5	39.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,896	59,702	171,370
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$112,606	\$120,079	\$107,610
Average House Value	\$816,154	\$805,508	\$721,128

Traffic Counts

Ventura Blvd & Louise Ave	55,000+/- /day
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** Demographic data derived from 2020 ACS - US Census*

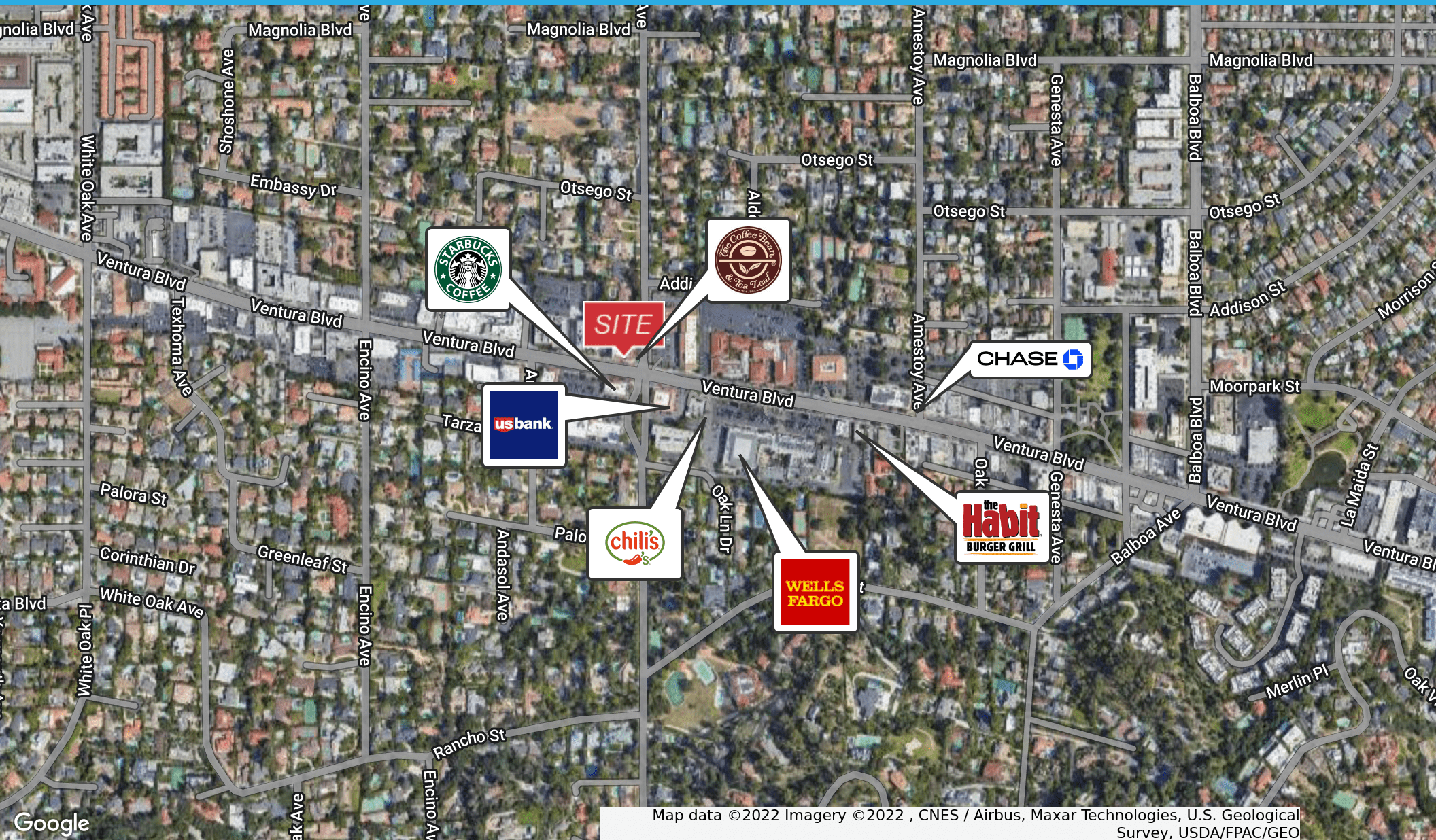
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