

FOR LEASE

# ENCINO COMMONS

## RETAIL, MEDICAL, AND OFFICE FOR LEASE - PLAZA DE ORO

17151-253 Ventura Boulevard, Encino, CA 91316



MICHAEL HAIM SHARON | SENIOR VICE PRESIDENT

(818) 697-9385 · msharon@illicre.com · DRE#01495419

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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### FEATURES

- High image neighborhood shopping center
- Great for medical, retail, office requirements
- Ground floor suites available
- Elevator access for 2nd floor suites
- Recessed lighting
- Excellent signage and visibility on Ventura Boulevard
- Lots of natural light
- Abundant convenient parking in close proximity to the premises
- Truck delivery access
- 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

- 17237-B Ventura Blvd | ±2,283 SF | \$3.75 PSF + \$0.84 PSF NNN
- 17207-4 Ventura Blvd | ±3,171 SF | \$2.95 PSF + \$0.84 PSF NNN



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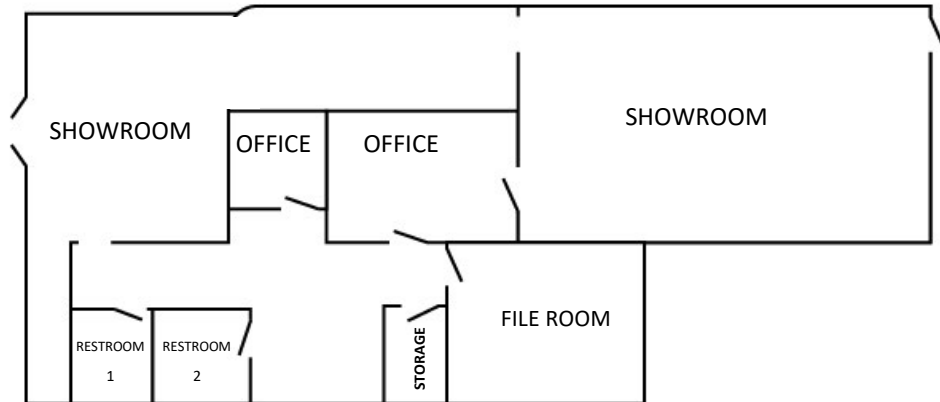
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17237-B: ±2,283 SF | \$3.75 PSF + \$0.84 PSF NNN | FORMER VERIZON



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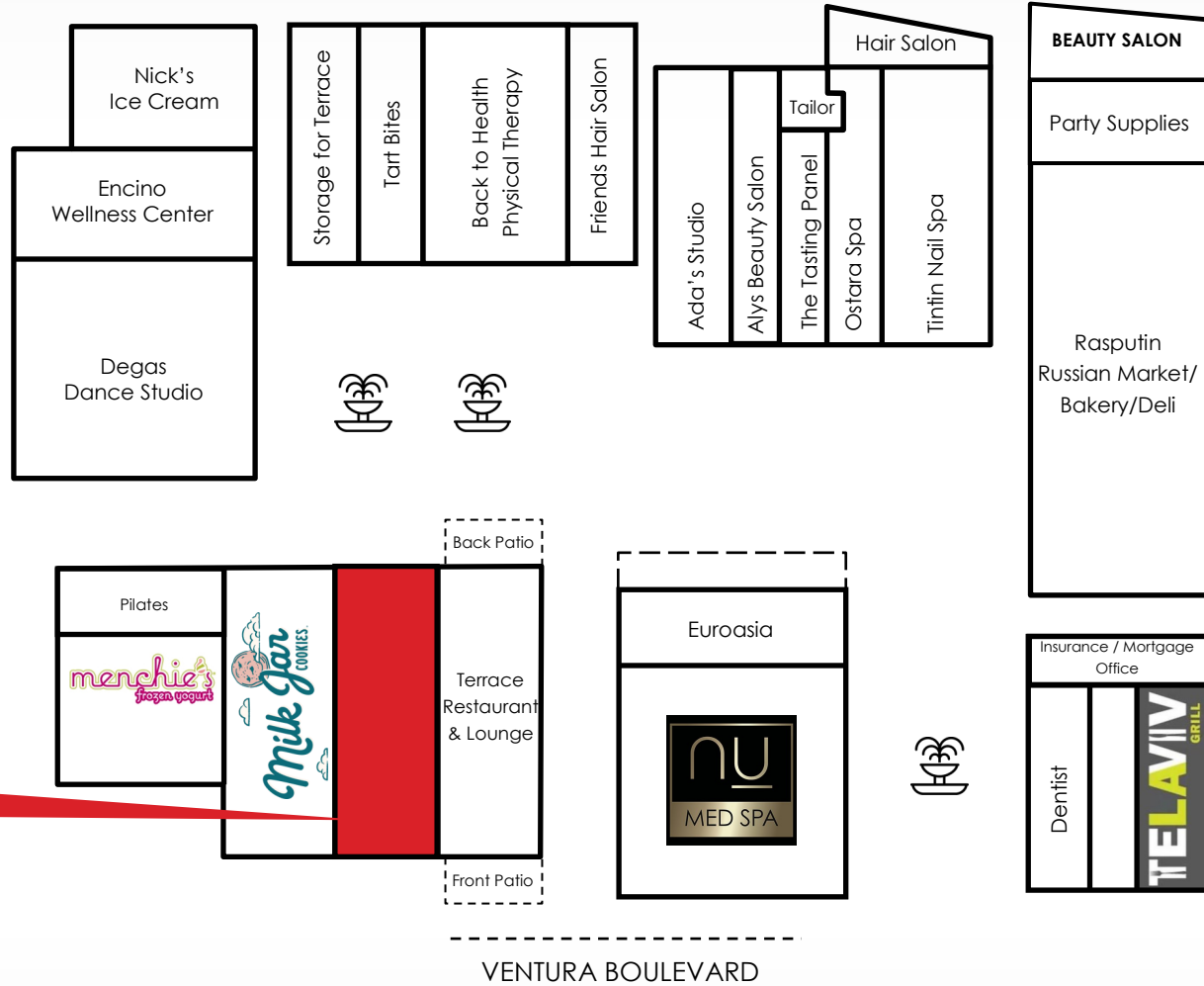


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**AVAILABLE 17237-B  
±2,283 SF**



VENTURA BOULEVARD

**FIRST LEVEL**



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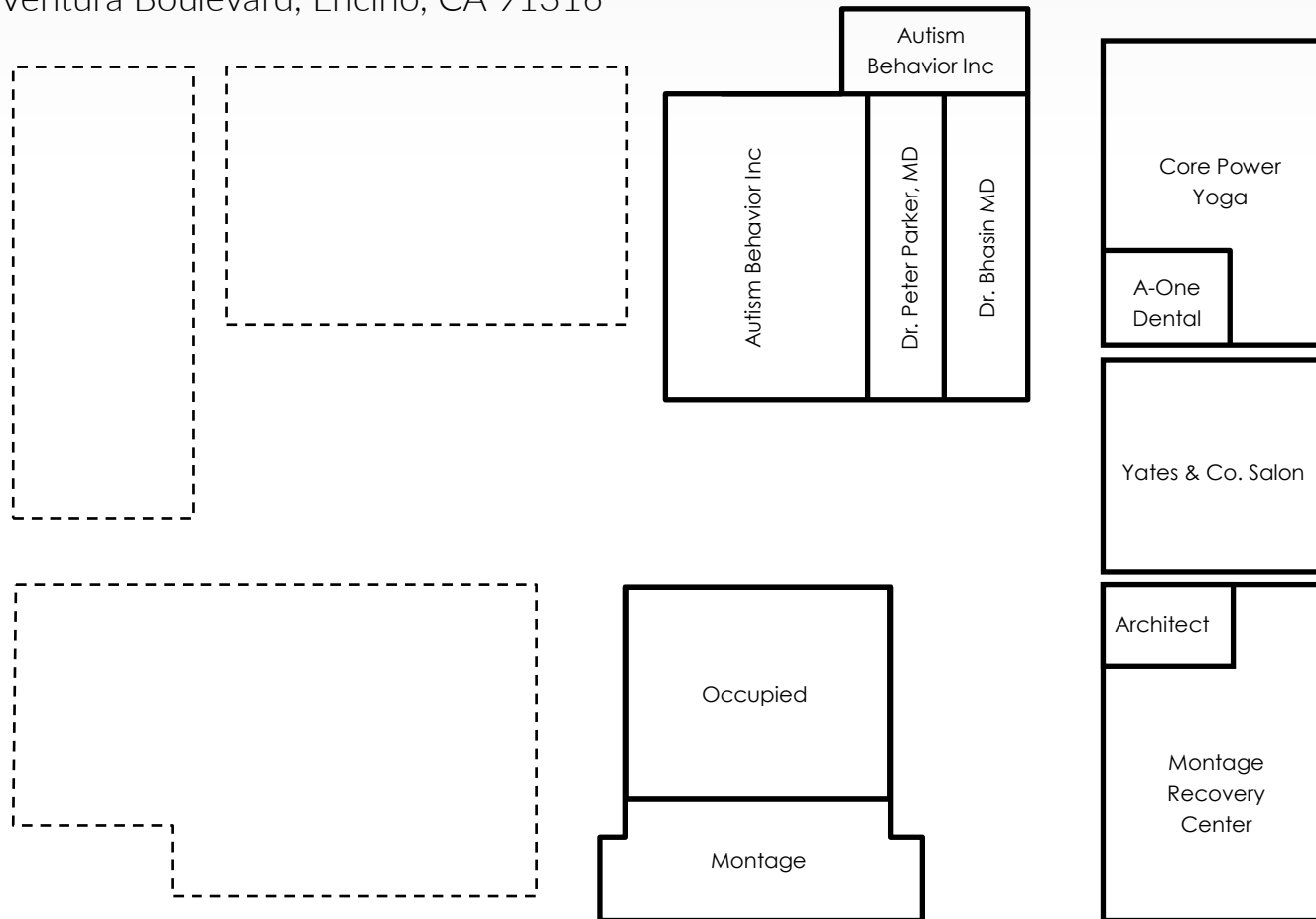


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SECOND LEVEL

VENTURA BOULEVARD



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**AVAILABLE**

Logos shown on map: corepower YOGA, Sprint SUBWAY, Milk Jar COOKIES, menchie's frozen yogurt, Dunkin' DONUTS, Smart & Final, T-Mobile, SURELY GOAT, CHASE, BIG 5 SPORTING GOODS, THE GATE MEDITERRANEAN RESTAURANT, LAKESIDE RESTAURANT & LOUNGE, Mercedes-Benz ENCINO, citibank, Starbucks, CVS pharmacy, Jamba Juice, chop stop, WELLS FARGO, chili's, PANDA EXPRESS, PET SMART, Michaels, Yogurtland, Domino's PIZZA, EQUINOX, Office DEPOT, Bank of America, Vitamin Shoppe, Panera BREAD, SUPERCUTS.

DEMOS	1 mile	3 mile	5 mile
Population	16,164	141,621	434,995
Avg. HH Income	\$122,691	\$107,361	\$96,358
Daytime Pop.	13,781	78,768	193,332
Traffic Count	±35,086 CPD		



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