

# 2nd Generation Restaurant—Prime Encino Financial District Location

16101 Ventura Blvd., Encino, CA 91436



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## FEATURES

- Open seating floor plan, kitchen, storage, and restroom
- Fully built out kitchen, 2 hoods, walk in cooler and freezer, 3 compartment sink, storage room and more
- Large building signage facing Ventura Boulevard
- \$175,000 key money
- Lots of natural light
- Abundant parking
- Zoning: LAC2

## AREA AMENITIES

- Heavy day/night pedestrian and automobile traffic
- High density of 1m+ square feet commercial and office buildings in the immediate vicinity approximately
- High residential density and additional new multifamily projects in the area
- Located at the signalized intersection of Ventura Blvd and Woodley Ave
- Co-tenants: California Pizza Kitchen, Larsen's Steakhouse, Cabaret Tehran, Coffee Bean Tea & Leaf, The Fish House, Gymboree, Mother's Haven, Karen's Toys, Mandarin Arts, Medical Tenants on the Third Floor
- Neighboring tenants include: Starbucks, Amazon Fresh, Gelson's Encino, Benihana, House of Galbi Korean BBQ,
- Near schools, Encino Hospital, places of worship, financial services, restaurants, shopping, entertainment
- Close proximity to the 101 & 405 fwy



## RATE

Suite 101 - 1,500 sf \$4.00psf + \$0.95psf NNN = \$7,425

DEMOS	1 mile	3 mile	5 mile
Population	10,347	151,025	460,312
Avg. HH Income	\$173,184	\$115,976	\$107,086
Daytime Pop.	9,794	155,897	457,437
Traffic Count	±38,058 CPD on Ventura Blvd		



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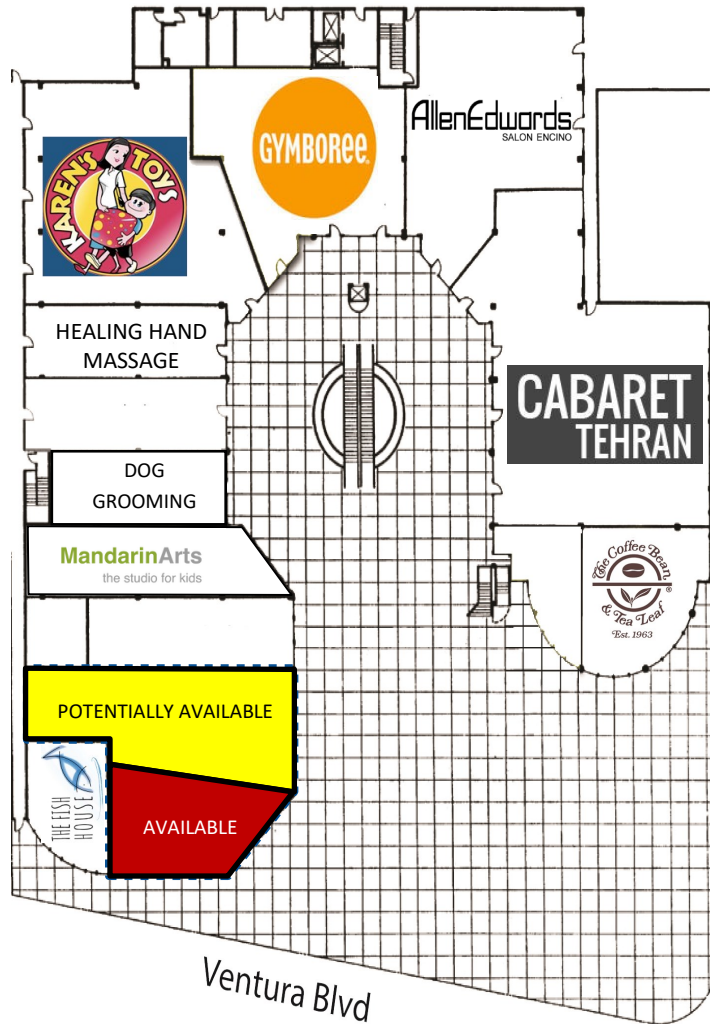


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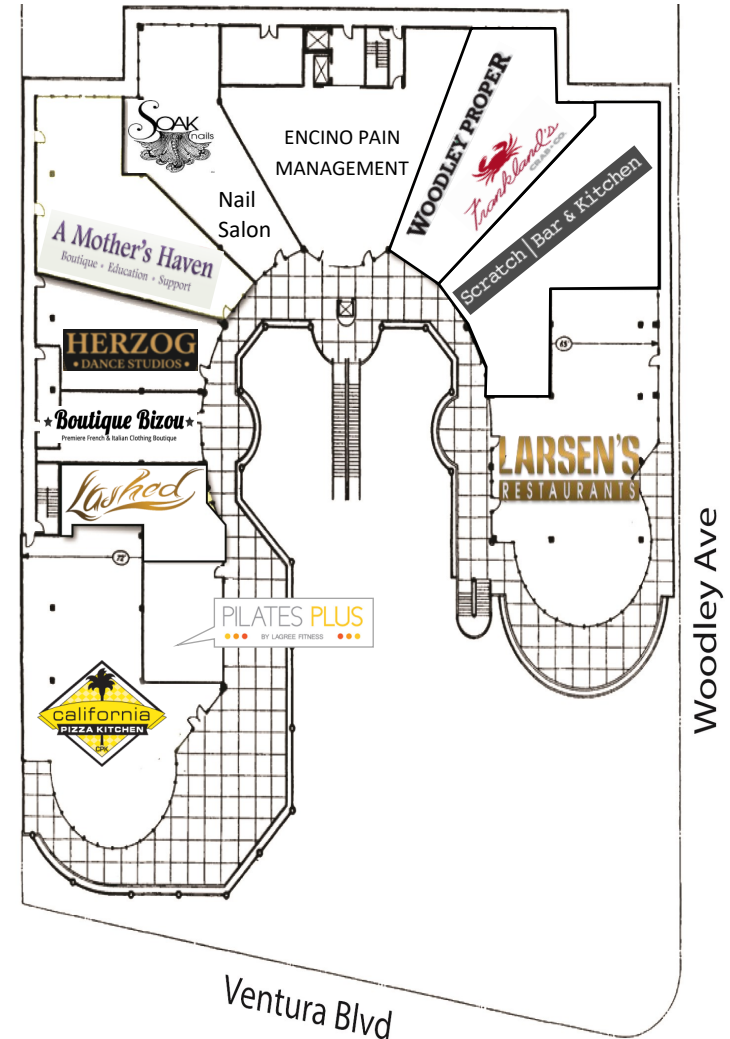
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Street Level



Second Level



## SPACES AVAILABLE

Street level Retail

- #101 ± 1,500 SF
- ..... Potentially combined to approximately ± 4,200 SF



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