

SUB-LEASE OPPORTUNITY



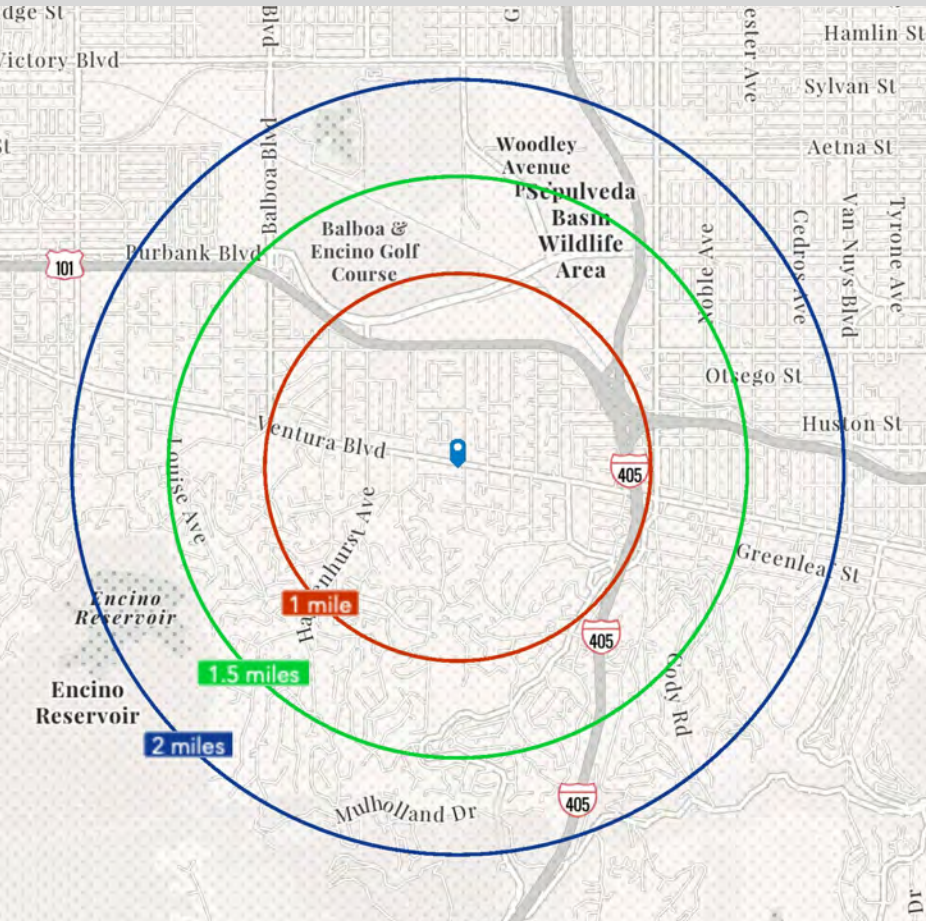
ENCINO, CA

Walgreens #11735

± 14.2K SF + DT | \$275/yr, MG | May '34

16100 VENTURA BLVD





Property Overview

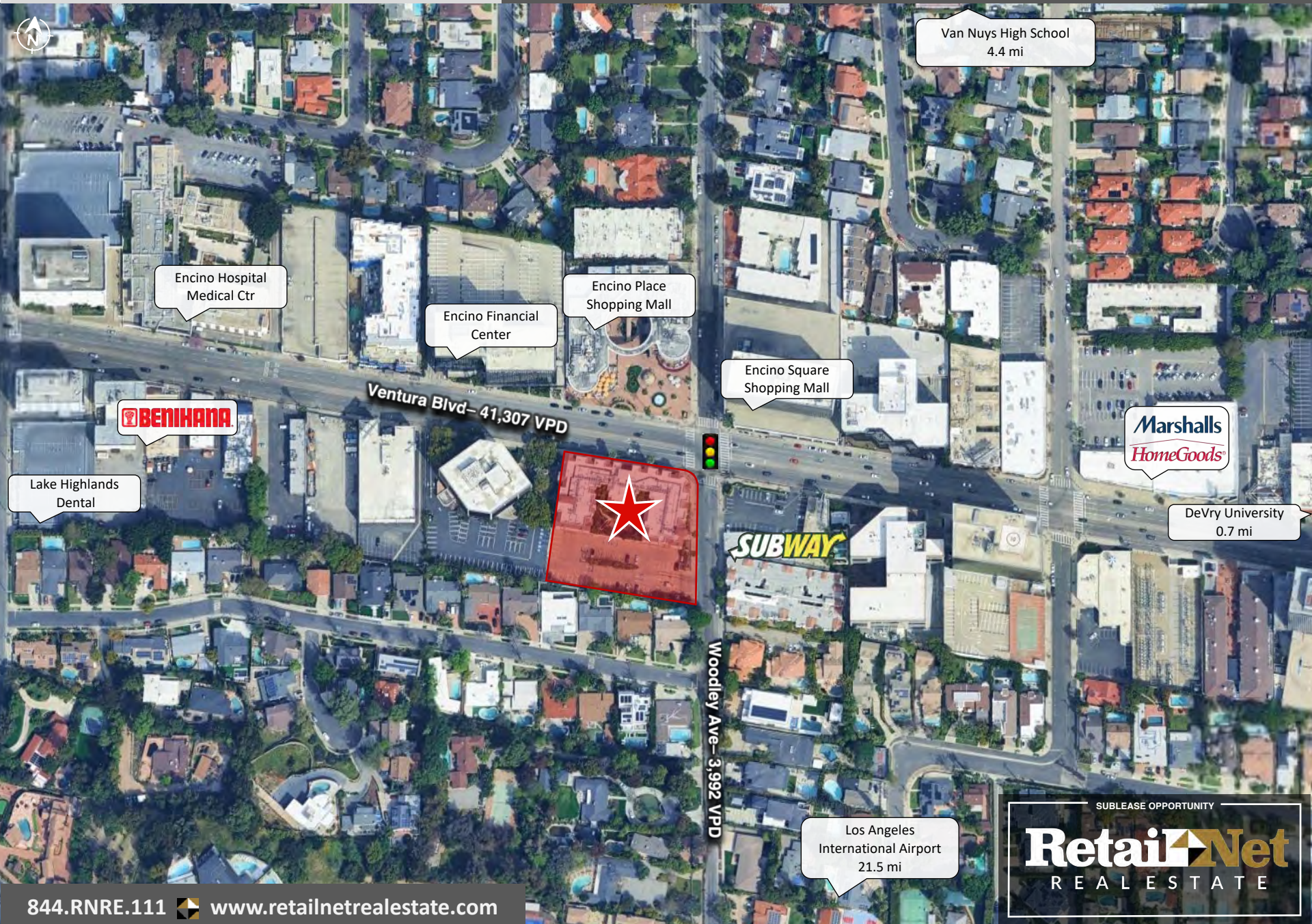
- ✦ **Rent.** \$275,000/yr, Modified Gross*
* (inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 5/31/34
- ✦ **Walgreens Premises.** ±14,220 SF (ground floor)
- ✦ **Signage.** Dedicated monument + building
- ✦ **Intersection.** Ventura + Woodley (~45K VPD)
- ✦ **Parking.** 40 spaces (exclusive) + 22 parking passes for the shared parking area
- ✦ **Year Built.** 2009
- ✦ **Zoning.** Neighborhood Commercial (C-2) – [USE REGULATIONS](#)
- ✦ **Prohibited Uses.** Pharmacy, photofinishing services, laundry facility, adult entertainment, disco, bowling alley, billiard hall, skating rink, arcade, second-hand or liquidation store, massage or tattoo parlor, automobile establishment, industrial use, assembly hall, church.

Location Overview

- ✦ Situated in affluent Los Angeles metropolitan location.
- ✦ High Traffic Counts (~41K VPD). I-405 and US-101 are ±1 mile east and north, respectively.
- ✦ High Avg. HH Inc. – \$229K w/in 1 mi.

'23 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	11,653	29,704	54,761
Households	4,743	12,906	23,618
Avg. HH Inc.	\$229,547	\$199,140	\$192,708
Woodley Ave – Daily Traffic Count Estimate			3,992 VPD
Ventura Blvd – Daily Traffic Count Estimate			41,307 VPD





Van Nuys High School
4.4 mi

Encino Hospital
Medical Ctr

Encino Financial
Center

Encino Place
Shopping Mall

Encino Square
Shopping Mall

Marshalls
HomeGoods

DeVry University
0.7 mi

Los Angeles
International Airport
21.5 mi

Ventura Blvd - 41,307 VPD

Woodley Ave - 3,992 VPD



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



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Marshalls
HomeGoods

DeVry University
0.7 mi

Encino Square
Shopping Mall

Encino Place
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SUBWAY



Ventura Blvd—41,307 VPD

Woodley Ave—3,992 VPD

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BENIHANA

Los Angeles
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Lake Highlands
Dental

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Lake Highlands Dental



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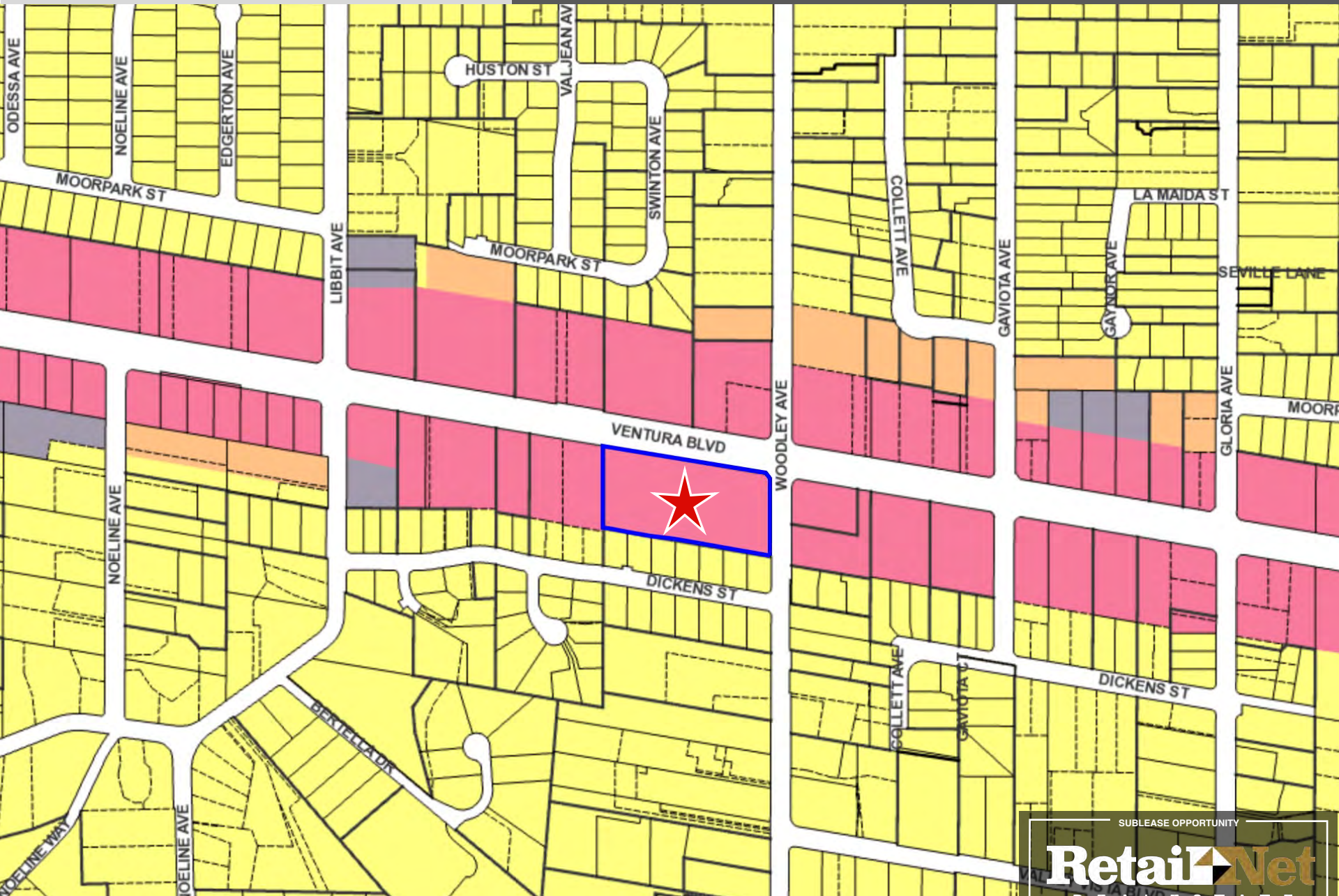




ENCINO, CA

16100 VENTURA BLVD





SUBLEASE OPPORTUNITY

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SUB-LEASE TERMS

SUGGESTED RENT*

\$275,000/yr
(inclusive of RET; R&M, insurance, utilities separate)

TERM

5/31/34 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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