



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*

## BEAUTIFULLY RENOVATED RETAIL STOREFRONT IN THE HEART OF ENCINO

18543 Ventura Blvd., Encino, CA 91316



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RETAIL SPACE  
ENCINO

# PROPERTY FEATURES

18543 Ventura Blvd., Encino, CA 91316



## APPROX. 1,800 SF

RETAIL SPACE AVAILABLE

- ✓ Beautifully renovated former computer store
- ✓ Mostly open floor plan with storage, private office, and restroom
- ✓ Excellent signage and roof signage, visible on Ventura Blvd
- ✓ Lots of natural light
- ✓ 4 rear parking spaces plus truck delivery access

## AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Adjacent to Tarzana Village Walk
- ✓ Neighboring tenants include: Whole Foods, Von's CVS, Starbucks, Coffee Bean, Walgreens, Brake Masters, ARCO, & Winchell's Donuts
- ✓ Close proximity to the 101 Freeway

## AREA AMENITIES

- ✓ 18545 Ventura Blvd - ±1,800 SF - \$2.75 PSF+\$0.55 PSF NNN

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	000,000	000,000	000,000
 Avg. HH Income	\$000,000	\$000,000	\$000,000
 Daytime Pop	000,000	000,000	000,000
 Traffic Count	± 00,000 CPD ON STREET		



RETAIL SPACE  
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# INTERIOR PHOTOS

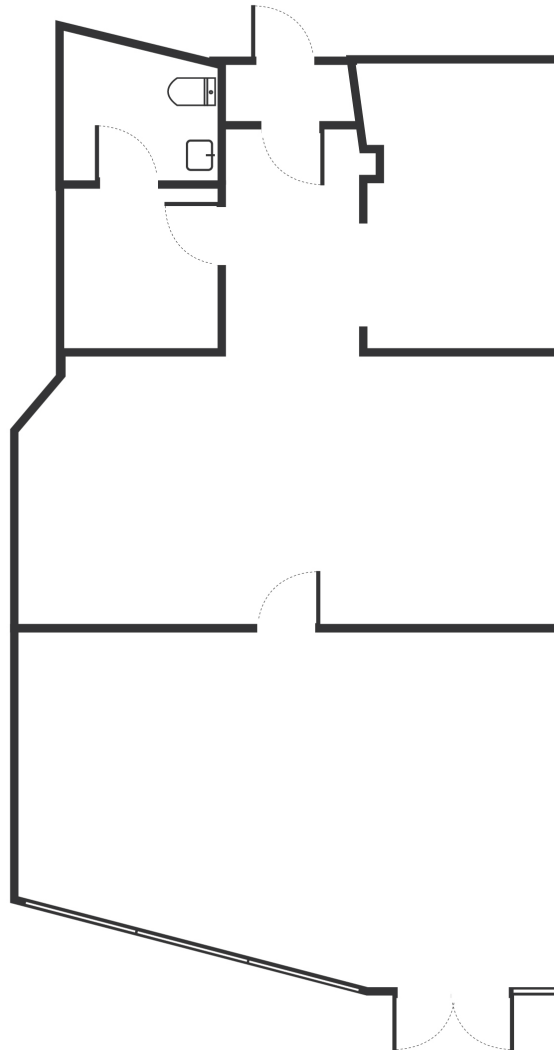
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# FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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# SITE PLAN

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AVAILABLE



AERIAL MAP



**TARZANA TECH**  
COMPUTERS & CELLPHONES  
BUY-SELL-TRADE-REPAIR 818-654-6660



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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 foot-age 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.