

# Rare Nail Salon & Retail Opportunities

## Encino Square Retail Center

### 16060 Ventura Boulevard



**Asking Price: \$3,100 per month NNN**

FOR MORE INFORMATION  
PLEASE CONTACT:

**GREG GREENE**

*Broker Associate*

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818-225-0097 x 116

818-321-3424 (cell)

Cal BRE #01396840

**Gribin Properties**

22551 Ventura Blvd Suite 201

Woodland Hills, CA 91364

Cal BRE #00450024

### HIGHLIGHTS

- Excellent Location! High Visibility—
- Prime Retail Center
- Each unit is approximately 700 SF +/-
- Nail Salon ready for occupancy / previous tenant relocated out of state
- Unit #104 Nail Salon space
- Unit #105 (can be combined with unit 104 for 1,400 SF)
- Unit #107 Retail space
- Major intersection of Ventura Blvd & Woodley Avenue
- Traffic Counts—Over 35,000 vehicles daily
- Easy access off of the Ventura (101) Freeway / San Diego (405) Freeway
- Shared open parking lot for customers
- SHOWN BY APPOINTMENT ONLY

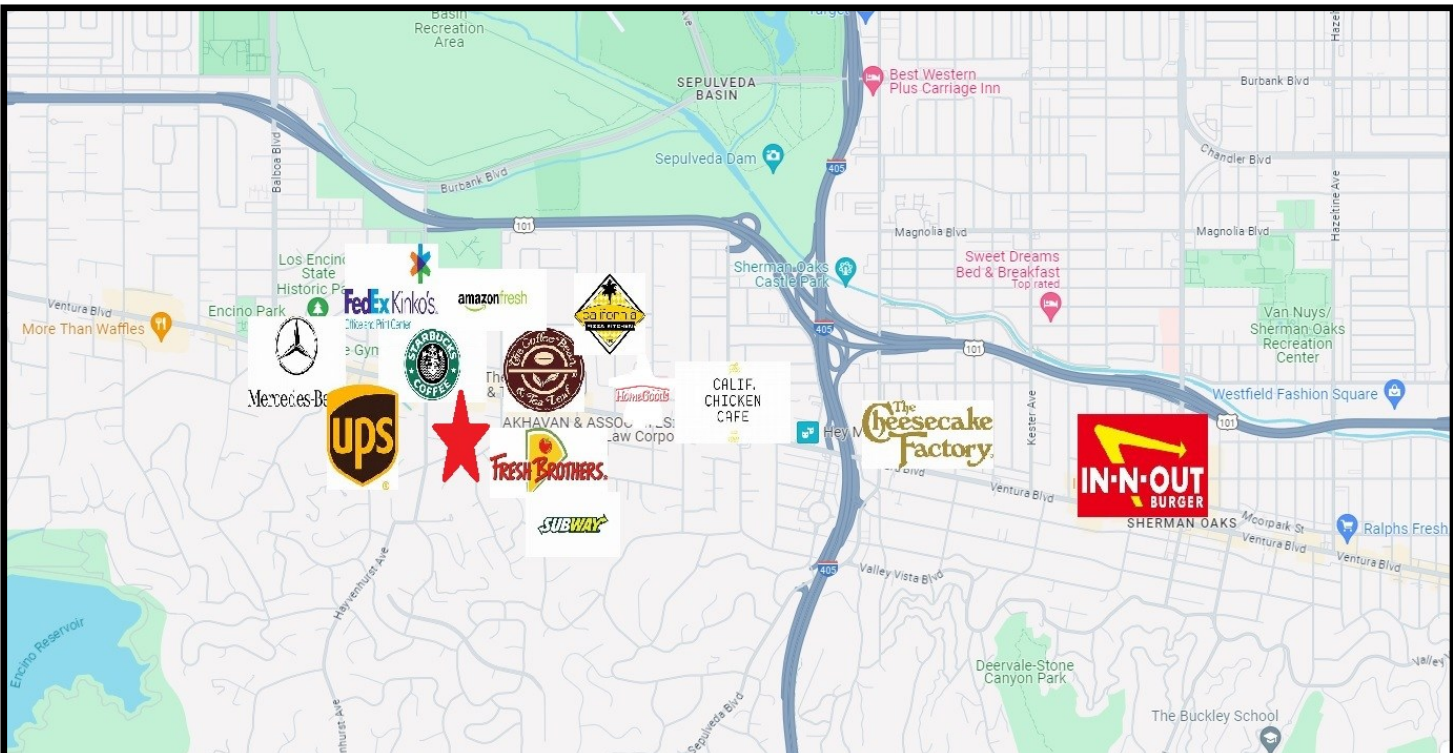
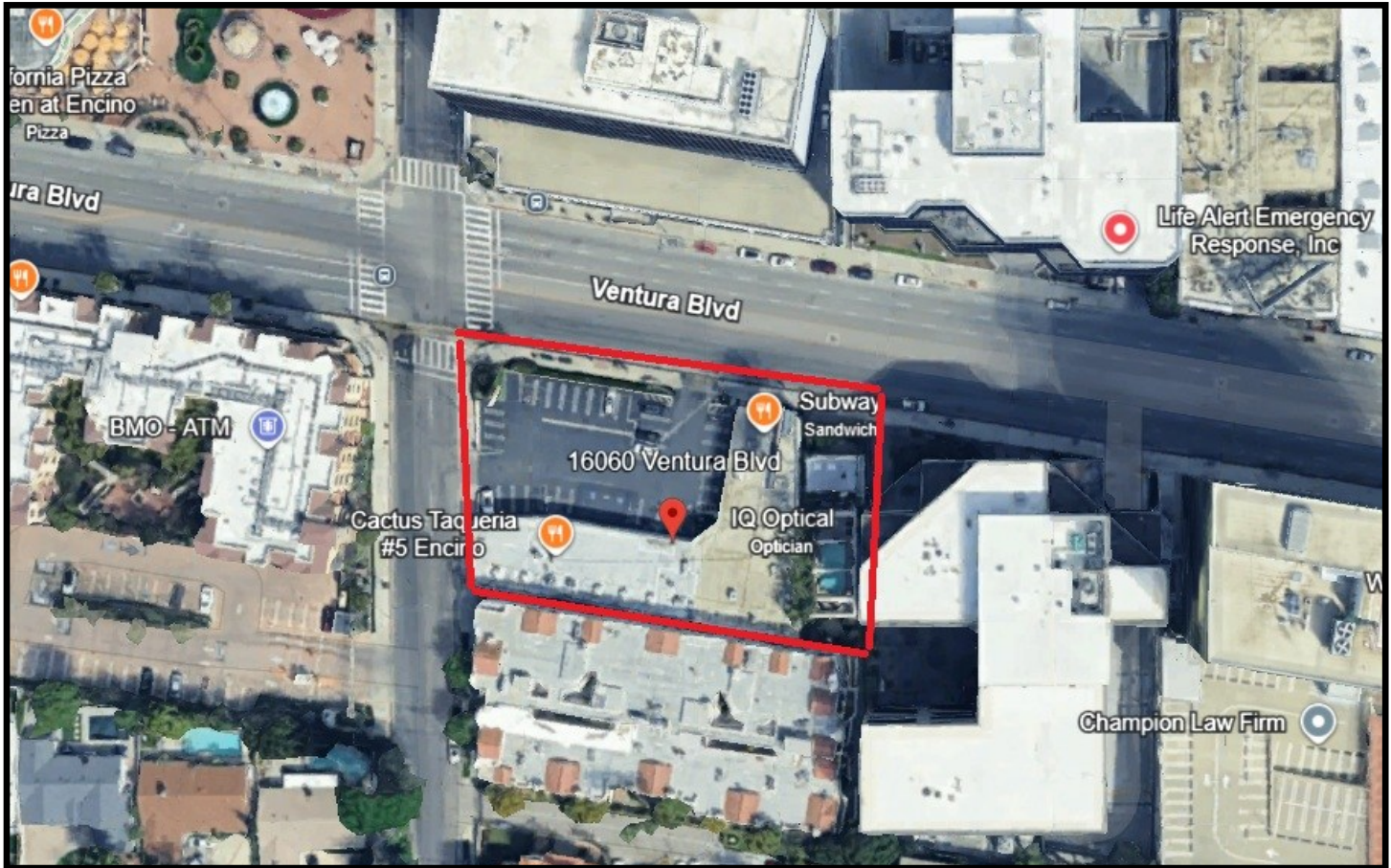


**GRIBIN PROPERTIES**  
*Commercial Real Estate*

This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 16060 VENTURA BOULEVARD / ENCINO / CA / 91436



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**DEMOGRAPHICS**

<b>Population/ Households</b>			
	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2010 Population	54,286	457,325	1,930,464
2023 Population	52,924	461,586	1,940,038
2028 Population Projection	51,600	453,115	1,902,962
Annual Growth 2010-2023	-0.20%	0.10%	0%
Annual Growth 2023-2028	-0.50%	-0.40%	-0.40%
2010 Households	24,667	169,487	734,274
2023 Households	23,683	168,013	735,198
2028 Household Projection	22,994	164,180	719,843
Annual Growth 2010-2023	0.20%	0.40%	0.50%
Annual Growth 2023-2028	-0.60%	-0.50%	-0.40%
Owner Occupied Households	11,839	70,658	301,472
Renter Occupied Households	11,155	93,522	418,371
Avg Household Size	2.2	2.7	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$950.1M	\$5.9B	\$26.5B
<b>Housing</b>			
	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Median Home Value	\$1,058,347	\$847,206	\$818,982
Median Year Built	1964	1965	1965

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**COME TAKE OVER A READY TO GO NAIL SALON  
RARE SMALL RETAIL AVAILABLE**

**ENCINO SQUARE  
PRIME RETAIL CENTER!**

**EXCELLENT VISIBILITY!  
LOCATED 1 MILE WEST OF THE 405 FREEWAY!  
HIGH TRAFFIC AREA!**

**PLEASE CALL TO DISCUSS SHOWING**



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**CAL BRE #01396840**

**THESE SPACES WON'T LAST LONG!**

**GREG GREENE / 818-321-3424 (CELL)  
GREG GREENE**



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