# FOR LEASE



3,000 Square Foot End Cap

**Major Signalized Corner - Heart of Encino Financial District** 



#### 16624 Ventura Blvd, Encino, CA Property Highlights:

- 3,000 Square Foot End Cap Available for Retail/Restaurant /Medical Use.
- Major Signalized Corner.
- Prominent Tower Signage.
- 1.3 Acred Site with Ample At Grade Parking.
- Situated Amongst Over 4.8 Million Square Feet of High Rise Office and Medical Buildings with a Daytime Population of over 56,634 (within 2 miles).
- Co-Tenants include Bank of America, Panera Bread and Drybar.
- 2 Blocks from Caruso's Encino Marketplace (Amazon Fresh, CVS,
  Sweetgreen, Solidcore, Modern Animal, Sweet Lady Jane, Starbucks, Chase Bank, FedEx and See's Candy).
- Other nearby tenants include Gelson's, Mendocino Farms & Wild Fork.

#### • Delivery: May 2025

DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	10,986	50,618	143,748
AVG. HH INCOME	\$274,928	\$190,218	\$162,425
NO. OF EMPLOYEES	27,816	56,634	102,121

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#### Traffic Count

16624 Ventura Blvd.

52.231K

#### FOR MORE INFORMATION:

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## 16624 Ventura Blvd.

EXIST. SIGN.

"Style"

R=605000

ANNINE

냎 6 TE #30

3

9

29'7

Patio

Area

BLDS, LIN

Encino, CA

### Site Plan





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