

FOR LEASE

3,000 Square Foot End Cap

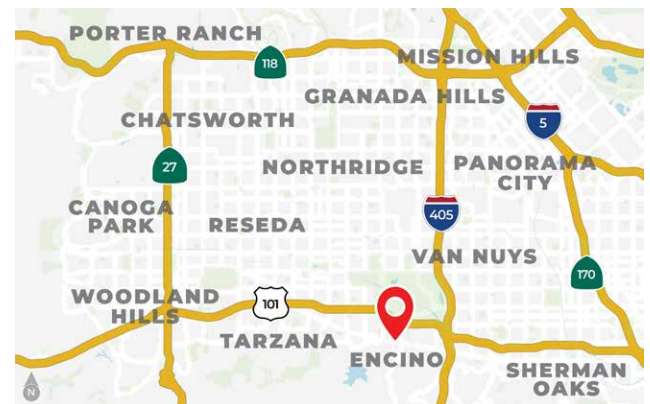
Major Signalized Corner - Heart of Encino Financial District



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 Acre 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



Traffic Count

16624 Ventura Blvd.

52.231K

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

FOR MORE INFORMATION:

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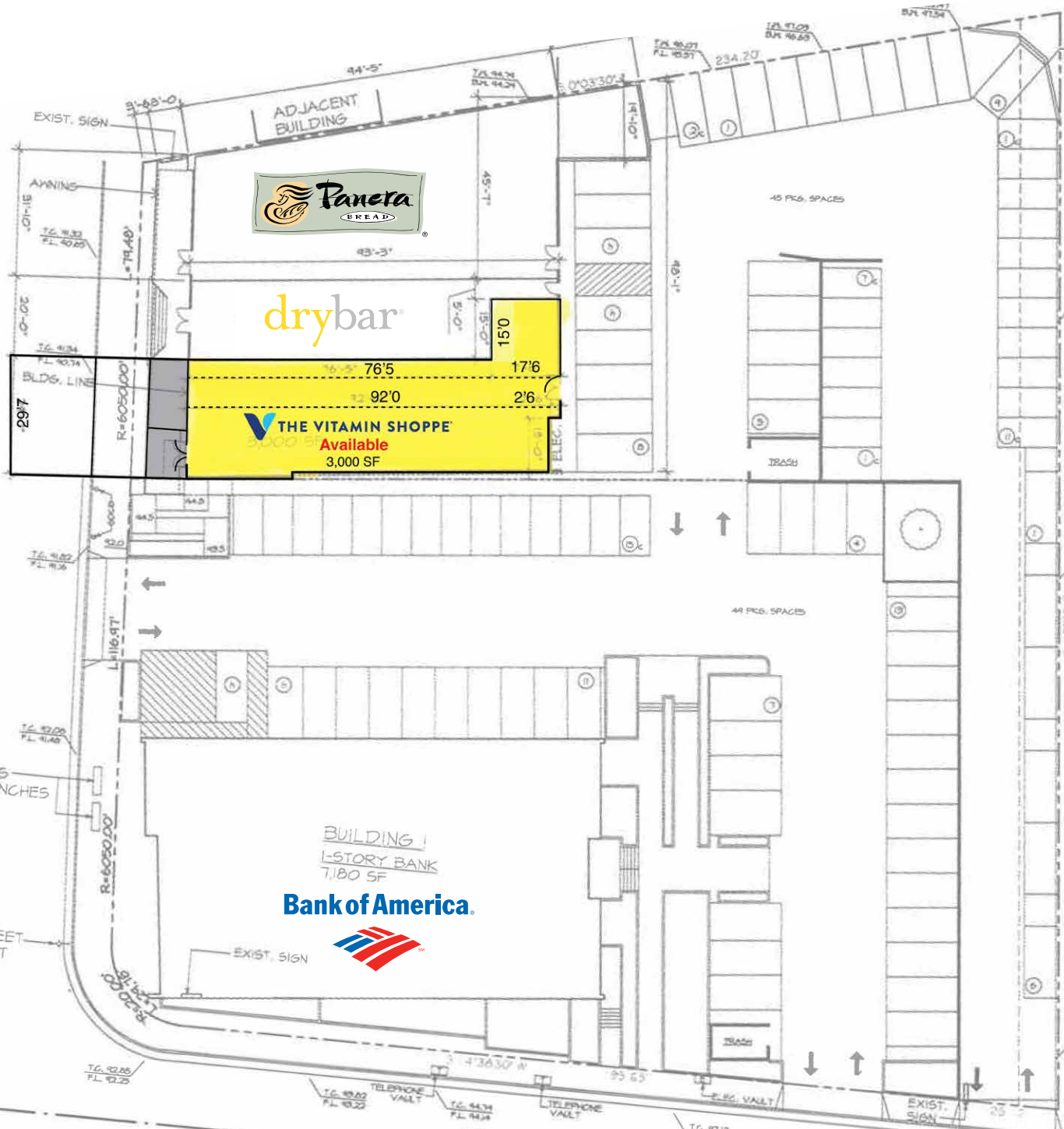
Encino, CA

Site Plan

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