

# OFFERING MEMORANDUM





## SITE DESCRIPTION

IKON Properties is proud to present 17835 Ventura Boulevard, Encino, CA 91316. This exclusive medical office building offers 48,590 square feet of leasable space across three stories, providing businesses with a prime location in the heart of Encino's thriving commercial district.

Strategically positioned along Ventura Boulevard, this medical office building offers high visibility and easy accessibility, with direct access to the 101 Ventura Freeway. Tenants benefit from ample on-site parking (2.5 spaces per 1,000 SF), an attractive courtyard, on-site property management, and signage opportunities for businesses looking to establish a strong presence in the market.

This Medical Office Building currently features a variety of flexible leasing opportunities, ranging from 605 SF to over 6,700 SF, accommodating businesses of all sizes. With its prime location, modern amenities, and professional environment, this property is ideal for medical offices, professional services, and corporate headquarters. Don't miss this exceptional leasing opportunity! Contact IKON Properties today to schedule a tour and secure your space.



## PROPERTY HIGHLIGHTS

- Prime medical office building with established healthcare tenants.
- Just 1.5 miles from Encino Hospital Medical Center.
- Located on Ventura Blvd with direct 101 Freeway access.
- More than 100 surface parking spaces makes visits easy and convenient.
- Clean, well-kept environment with on-site management.
- Steps from public transit and major national tenants.

**PROPERTY TYPE**  
Medical Office

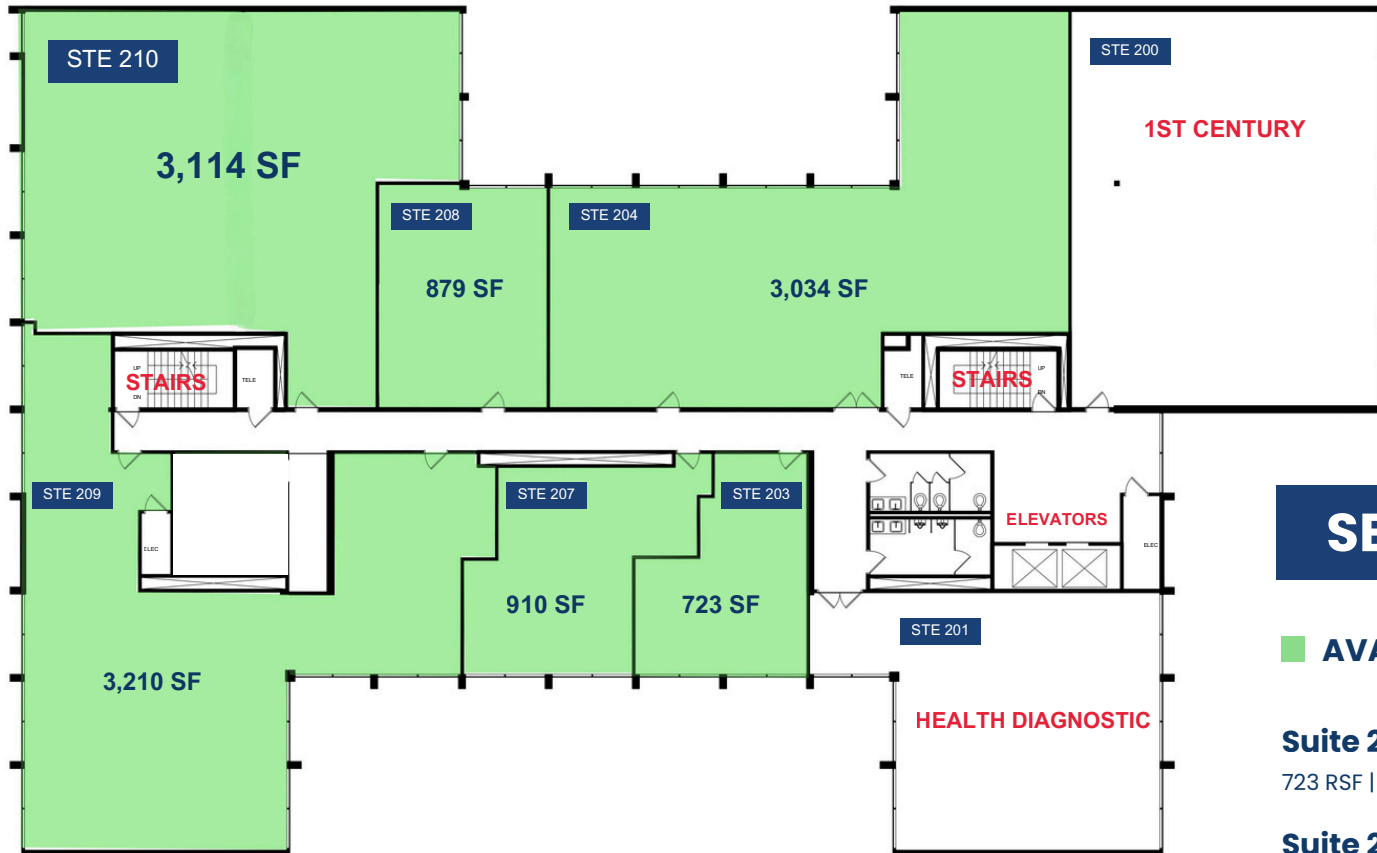
**AVAILABLE SPACE**  
**48,590 SF**

**LOT**  
**53,143 SF**

**YEAR BUILT**  
1972

**ZONING**  
LARA





## 2ND FLOOR PLAN

### SECOND FLOOR

 AVAILABLE

#### Suite 203

723 RSF | Available

#### Suite 204

3,034 RSF | Available

#### Suite 207

910 RSF | Available

#### Suite 208

879 RSF | Available

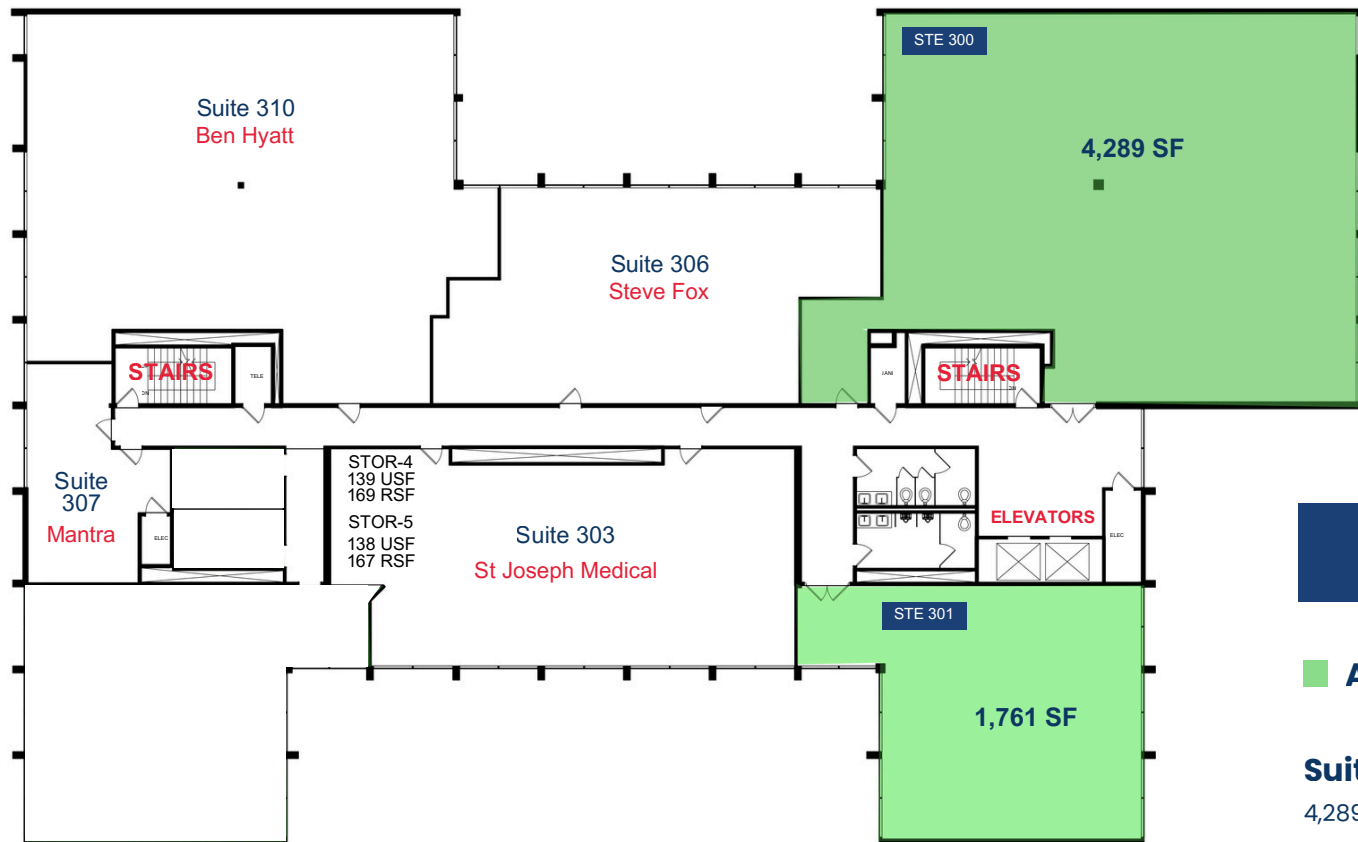
#### Suite 209

3,210 RSF | Available

#### Suite 210

3,114 RSF | Available





## 3RD FLOOR PLAN

### THIRD FLOOR

 AVAILABLE

#### Suite 300

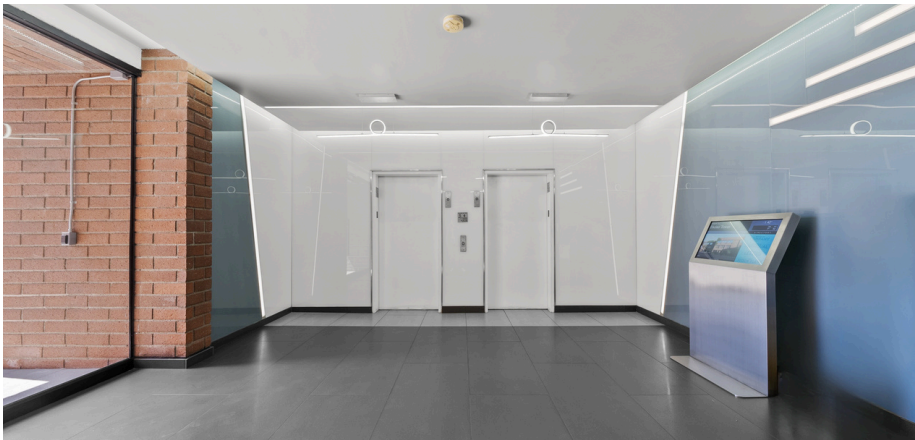
4,289 RSF | Available

#### Suite 301

1,761 RSF | Available

# PROPERTY PHOTOS

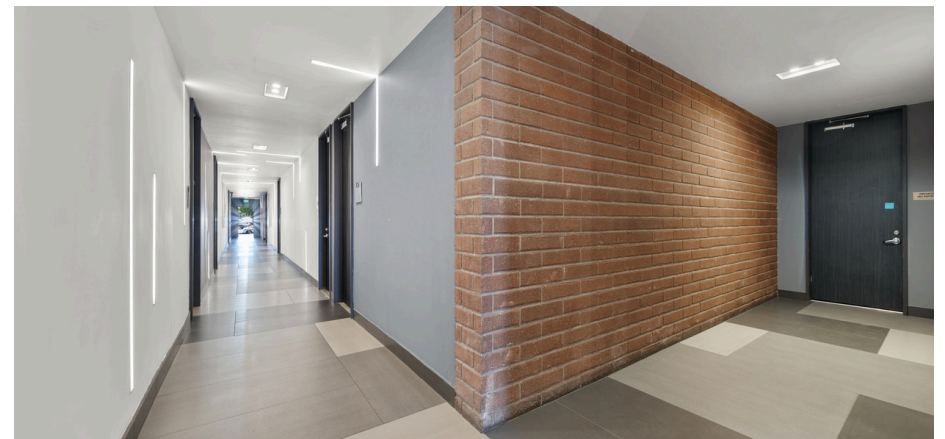
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# PROPERTY PHOTOS

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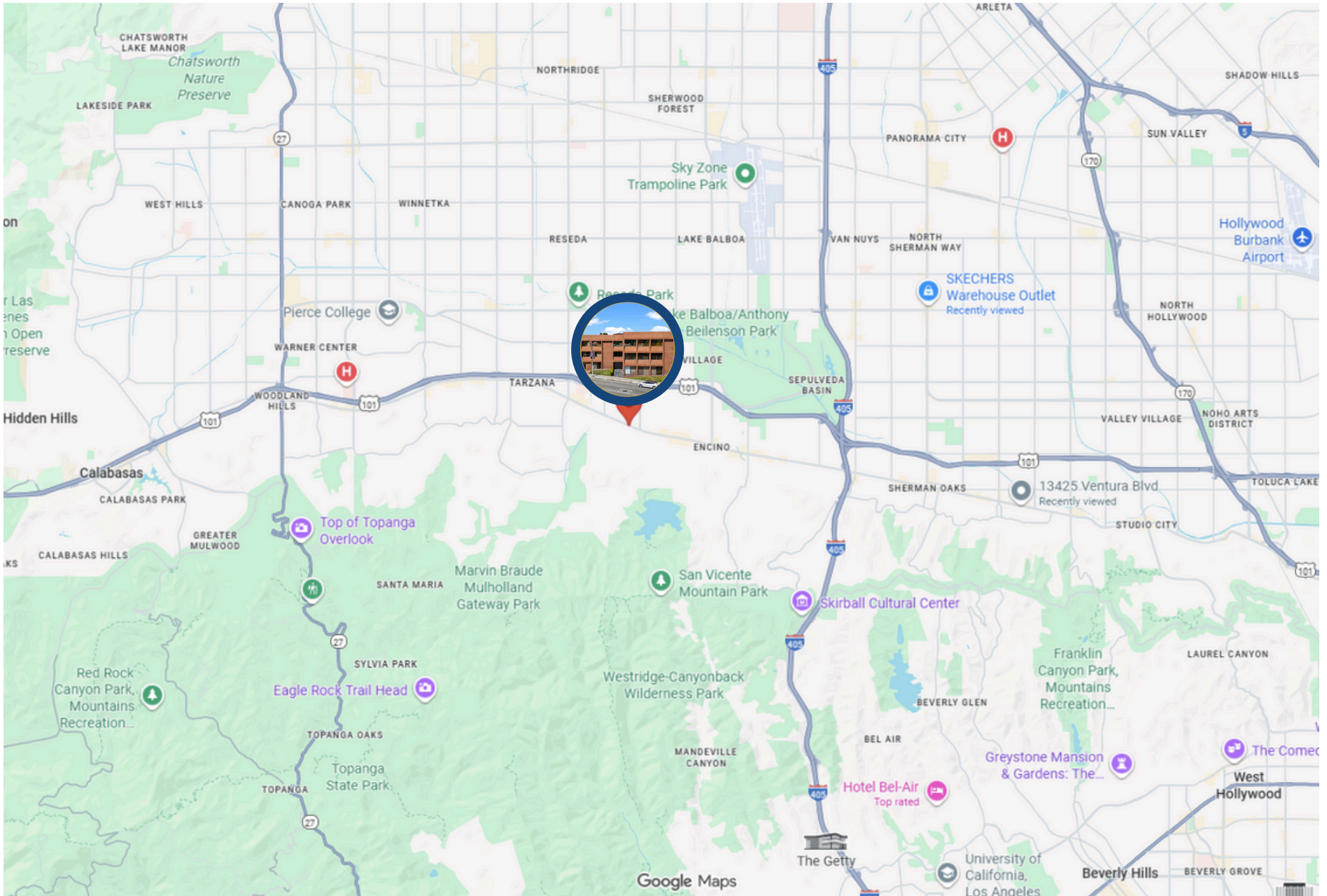








# LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	26,613	139,269	444,548
2029 Population	25,999	135,395	433,183
Pop Growth 2024-2029	-2.31%	-2.78%	-2.56%
Average Age	43.50	42.00	40.30
2024 Total Households	11,773	51,373	161,872
HH Growth 2024-2029	-2.53%	-3.03%	-2.72%
Median Household Income	\$75,282	\$87,844	\$81,275
Avg Household Size	2.20	2.60	2.60
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$874,051	\$915,724	\$841,251
Median Year Built	1971	1966	1970





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