

15960 VENTURA BLVD

ENCINO, CA



FOR LEASE

12,000 SF FREESTANDING RETAIL / OFFICE BUILDING

**AVISON
YOUNG**

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Freestanding Retail / Office Building In The Heart of Encino

Address	15960 Ventura Blvd Encino CA, 91436
Building Size	12,000 SF
Lot size	25,746 SF
Lease Rate	\$3.50 / Per RSF, Per Month, NNN Property taxes: \$18,108 / yearly Property insurance: \$10,200 / yearly
Year Built	1956 Remodeled 2021
Stories	1
Parking	27 surface parking spaces 2.25 / 1,000

Building Renovation in 2021

- New restroom
- Upgraded HVAC
- Interior lighting improvements
- Polished concrete floors
- Exposed architectural ceiling
- 2 prominent pole signs

Demographics

[3 mile radius]

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468K

TOTAL POPULATION



\$120K

AVG. HH INCOME



\$1M

MEDIAN HOME VALUE



41K

DAILY TRAFFIC

HIGHLIGHTS

- Ideal Encino location with access to several affluent housing markets, including Bel Air, Sherman Oaks, Studio City, Tarzana, and Woodland Hills.
- Huge corner lot with abundant parking
- Signalized corner of Ventura Blvd and Gaviota Ave with an average daily traffic volume of 41,248 vehicles
- Close access to 405 Freeway and 101 Freeway

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