

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

ENCINO, CA

Walgreens #11735

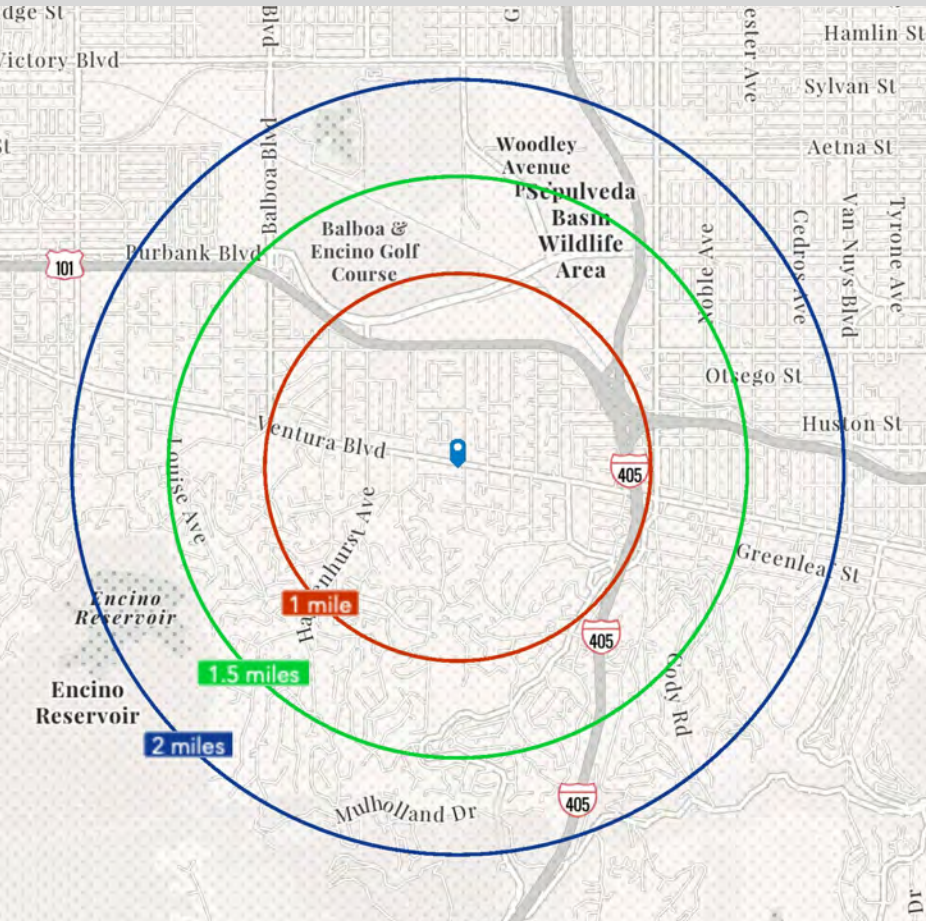
± 14.2K SF + DT | \$295/yr, MG | May '34

16100 VENTURA BLVD



ENCINO, CA

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Property Overview

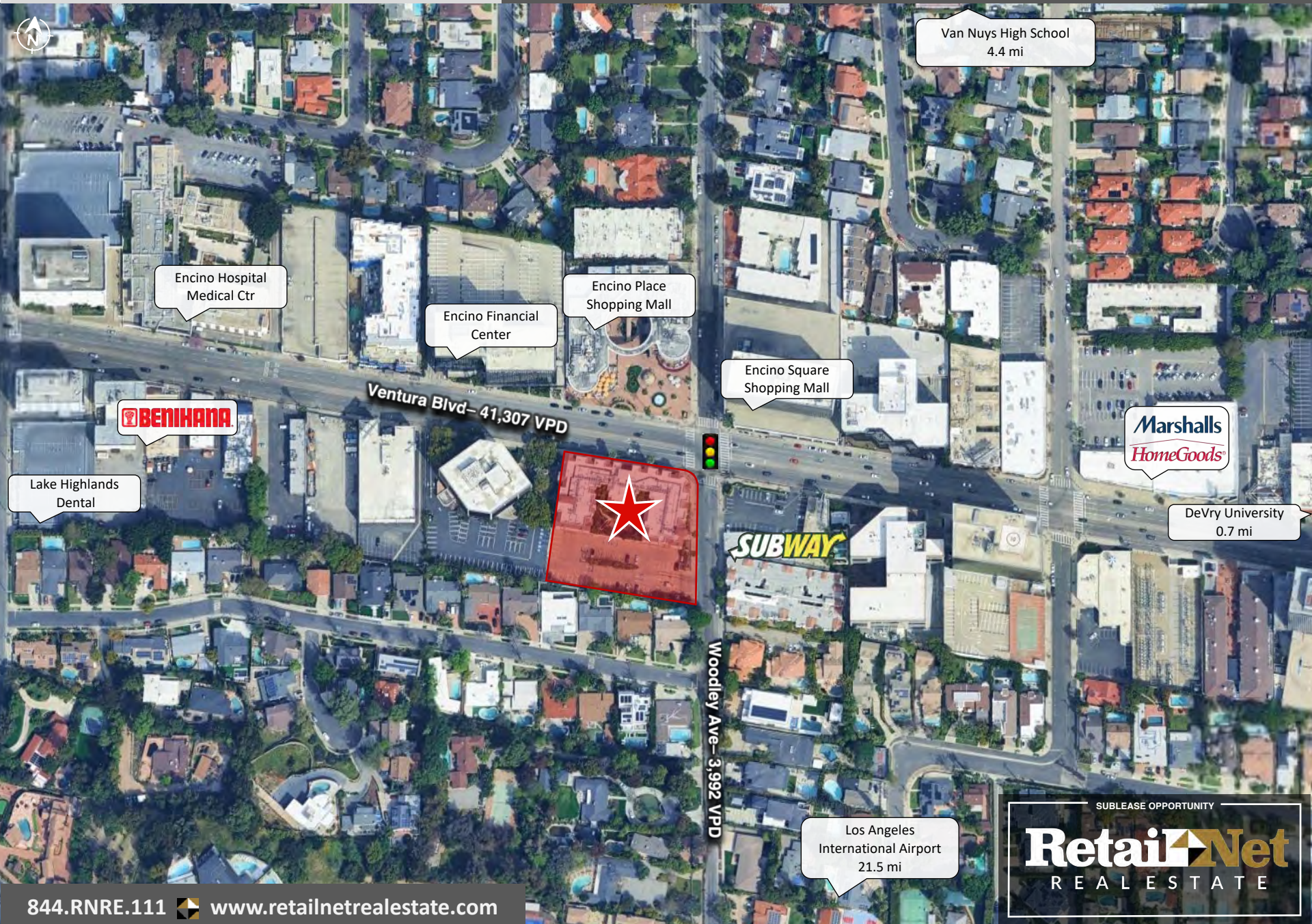
- ✦ **Rent.** \$295,000/yr, Modified Gross*
* (inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 5/31/34
- ✦ **Walgreens Premises.** ±14,220 SF (ground floor)
- ✦ **Signage.** Dedicated monument + building
- ✦ **Intersection.** Ventura + Woodley (~45K VPD)
- ✦ **Parking.** 40 spaces (exclusive) + 22 parking passes for the shared parking area
- ✦ **Year Built.** 2009
- ✦ **Zoning.** Neighborhood Commercial (C-2) – [USE REGULATIONS](#)
- ✦ **Prohibited Uses.** Pharmacy, photofinishing services, laundry facility, adult entertainment, disco, bowling alley, billiard hall, skating rink, arcade, second-hand or liquidation store, massage or tattoo parlor, automobile establishment, industrial use, assembly hall, church.

Location Overview

- ✦ Situated in affluent Los Angeles metropolitan location.
- ✦ High Traffic Counts (~41K VPD). I-405 and US-101 are ±1 mile east and north, respectively.
- ✦ High Avg. HH Inc. – \$229K w/in 1 mi.

'23 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	11,653	29,704	54,761
Households	4,743	12,906	23,618
Avg. HH Inc.	\$229,547	\$199,140	\$192,708
Woodley Ave – Daily Traffic Count Estimate			3,992 VPD
Ventura Blvd – Daily Traffic Count Estimate			41,307 VPD





Van Nuys High School
4.4 mi

Encino Hospital
Medical Ctr

Encino Financial
Center

Encino Place
Shopping Mall

Encino Square
Shopping Mall

Marshalls
HomeGoods

DeVry University
0.7 mi

Lake Highlands
Dental

BENIHANA

SUBWAY

Ventura Blvd - 41,307 VPD

Woodley Ave - 3,992 VPD

Los Angeles
International Airport
21.5 mi

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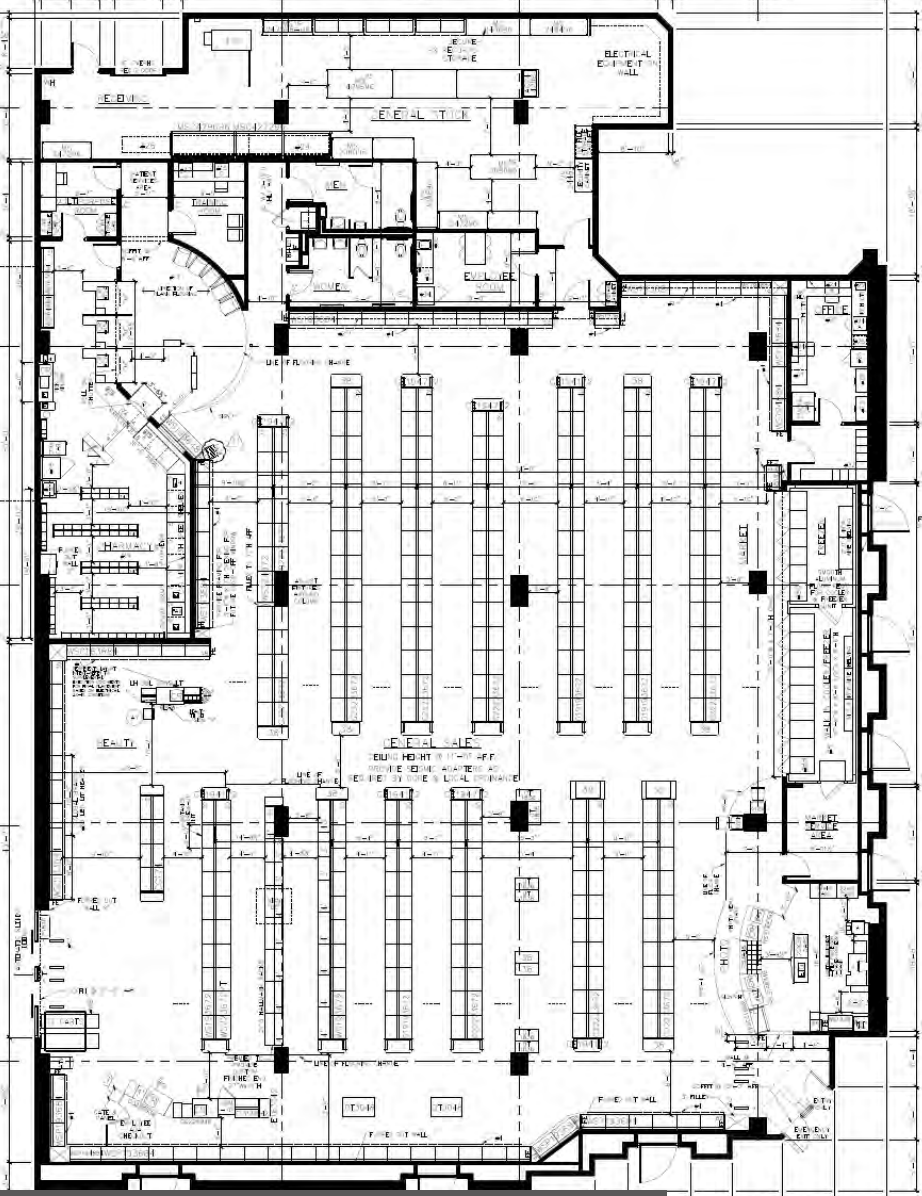


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FF&E not included



BDE FURNITURE LEGEND

WT	WHITE
PT	PURTY
AB	ARCHITECTURAL BRONZE
TP	TALPE
GM	GUNMETAL GREY
SR	SILVER

- GENERAL NOTES**
- PLEASE PROVIDE PROPER A.D.A. CLEARANCE ON BOTH SIDES OF ALL DOORS
 - MIRROR ON REAR WALL
 - BEAUTY CORNICHE
 - SALES AREA CORNICHE (FITURE MOUNTED)
 - PHOTO CORNICHE (FITURE MTD UNLESS NOTED)
 - CARPETS & DESIGN LINES FURNISHED AND INSTALLED BY (MATERIALS UNLESS SHOWN)
 - MASTER-BILT REACH-IN REFRIGERATION: MODS. TEM. ENCLOSED REACH-IN REFRIGERATORS AND MODEL TEL. ENCLOSED REACH-IN FREEZERS ADD 2" AT EACH END FOR END PANELS AND ADD FLOOR DRAM:
 - A. TEL-324-74 14"W X 37 3/4"D X 80"H
 - B. TEL-324-74 14"W X 37 3/4"D X 80"H BAMBULE SERIES - SELF CONTAINED REFRIGERATORS AND FREEZERS
 - C. BMQ-74-78"W X 36 3/4" X 79"H
 - D. BLC-74-78"W X 36 3/4" X 79"H
 - ENR SERIES - SELF CONTAINED SLIDING DOOR REFRIGERATORS
 - E. SBR-862-79"W X 32 1/4"D X 81 1/2" BACK-UP REFRIGERATORS AND FREEZERS
 - F. TAC-480-52"W X 36 3/4" X 86 1/2" H.
 - G. TAP-4840-62"W X 36 3/4" X 88 1/2" H.
 - MASTER-BILT WALK-IN COOLER: PROVIDE 3 #100R COOLMASTER DOORS 26 3/4" X 73" EACH AND 6 #100R FREEZEMASTER DOORS 26 3/4" X 73" EACH BY ANTHONY. A. DOOR(S) FOR EACH DOOR PROVIDE (1) D BEV-O-FLOW GRAVITY SHELVES UPPER (3) WITH GLACES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPDROTS
 - B. 9 DOOR(S) FOR EACH DOOR PROVIDE 36" B-O-F M/LALITE SHELVING SYSTEM
 - C. DOOR(S) (2) ROLLER CONVEYOR AT FLOOR LEVEL
 - D. 6 DOOR(S) FOR EACH DOOR PROVIDE 270 ANTHONY SHELVES
 - E. DOOR(S) FOR EACH DOOR PROVIDE (2) 270 ANTHONY SHELVES AND (4) 36" MERCHANDISER SHELVES
 - F. DOOR(S) (2) DOUBLE DECK ROLLER CONVEYOR
 - G. ICE CHEST BY VENDOR

PROJECT DATA

TYPE	REMODEL	SECURITY	PHOTO	MARKET	LIQUOR	24 HOUR
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SQUARE FOOT AREA SUMMARY

DEPARTMENT	SALES	STOCK	SERVICE	TOTAL EXISTG	TOTAL NEW
GEN SALES	EXISTG 9167	1443	1182	11812	11812
MARKET	NEW 900				900
MARKET	EXISTG 900			900	
RX	NEW 728				728
RX	EXISTG 728			728	
RX WAITG	NEW 345				345
RX WAITG	EXISTG 345			345	
PHOTO	NEW 435				435
PHOTO	EXISTG 435			435	
WINE & BEER	NEW	0	0	0	0
WINE & BEER	EXISTG	0	0	0	0
CLINIC	NEW	0	0	0	0
CLINIC	EXISTG	0	0	0	0
HHC	NEW	0	0	0	0
HHC	EXISTG	0	0	0	0
BSMT	NEW	0	0	0	0
BSMT	EXISTG	0	0	0	0
2ND FLOOR	NEW	0	0	0	0
2ND FLOOR	EXISTG	0	0	0	0
TOTAL NEW	11,595	1443	1182		14,220
TOTAL EXISTG	11,595	1443	1182		14,220

TOTAL AREA: FIRST FLOOR: 14,220 SQ.FT.
 TOTAL AREA: OTHER LEVELS: 0 SQ.FT.
 GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS: 14,220 SQ.FT.

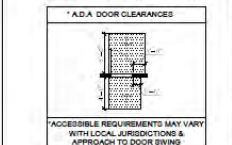
SUMMARY OF CHANGES

LINEAL FOOTAGE

	EXISTING	PROPOSED	CHANGE
TOTAL LINEAL FOOTAGE	14220	14220	0
SHELVING	1,109 in	1,145 in	3.2'
GREETING CARDS	116 in	86 in	-25.9'
SEASONAL	0 in	0 in	0
COOLERS	20 in	20 in	0
FREEZERS	13 in	13 in	0
LOOK BOUTIQUE	0 in	0 in	0
UP-HANDSET	0 in	0 in	0
TOTAL LIQUOR STORE LINEAL FOOTAGE	0 in	0 in	0
LIQUOR STORE SHELVING	0 in	0 in	0
LIQUOR STORE COOLERS	0 in	0 in	0
LIQUOR STORE FREEZERS	0 in	0 in	0
STOCK ROOM SHELVING	0 in	0 in	0
PHARMACY LINEAL FOOTAGE	89 in	89 in	0
STOCK ROOM OPTIMIZER	0.00%		



FOR REFERENCE ONLY: SEE CONTRACT DOCUMENTS FOR DETAILED SITE PLAN



- PROVIDE TILED FLOOR & VINYL WALLCOVERINGS
- UNDER COUNTER SHELF UNIT
- PRINTER
- LATERAL FILE
- OFFICE COMPUTERS
- 24X P.O.S. TERMINAL
- 24X AS420 TERMINAL
- 24X OFFICE P.C.
- T.LL LOCKER
- SAFE
- TV & VCR (IN TRAINING ROOM)
- STOCK ROOM:
 - 28. NEXT-FLX CONVEYOR
 - 29. GRAVITY CONVEYOR
 - 30. POWER ROLLER CONVEYOR
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPUTERS
- 31A. TRASH COMPACTOR
- 31B. BALKER
- 31C. CARDBOARD COMPACTOR
- EMPLOYEE ROOM:
 - 32. EMPLOYEE LOCKERS: (1) 48" W COAT LOCKER W/ PERFORATED DOORS, (6) 6" TER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS, AND END PANEL KITS
 - 33. 6" W X 2'-2"0" EMPLOYEE COUNTER W/ (1) CABINET
 - 34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 3" CLEARANCE WHEN NEXT TO COUNTER)
 - 35. EMPLOYEE ROOM SINK AND COUNTER
 - 36. 6" W MIRROR CENTERED ON WALL ABOVE COUNTER
 - 37. "E" ELECTRICAL OUTLET FOR FUTURE USE
 - 38. VENDOR RACKS: REMOVE BASE DECK & SHOES; (END PANEL TO REMAIN)
 - 39. PROVIDE OPENING FOR ONE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
 - 40. NEWSPAPER RACK BY VENDOR
 - 41. PICTURE CARE PLUS TERMINAL
 - 42. NEW ADD-ON RETROFIT BEAUTY LED LIGHT HEADER

STOCK ROOM FOOTAGE

	EXISTING	PROPOSED	CHANGE
END STAND QTY	19	19	0 q
SEER PANEL QTY	35	35	0 q
TABLE QTY	6	6	0 q
QUILTING	9	9	0 in
BEAUTY	24	24	0 in

SQUARE FOOTAGE

	EXISTING	PROPOSED	CHANGE
BUILDING SQ. FT.	13,220 sq ft	13,220 sq ft	0
STOCK SQ. FT.	1,292 sq ft	1,292 sq ft	0
RX INTERIOR SQ. FT.	676 sq ft	676 sq ft	0
HEALTHCARE SQ. FT.	1,021 sq ft	1,021 sq ft	0
DAILY LIVING SQ. FT.	9,717 sq ft	9,717 sq ft	0

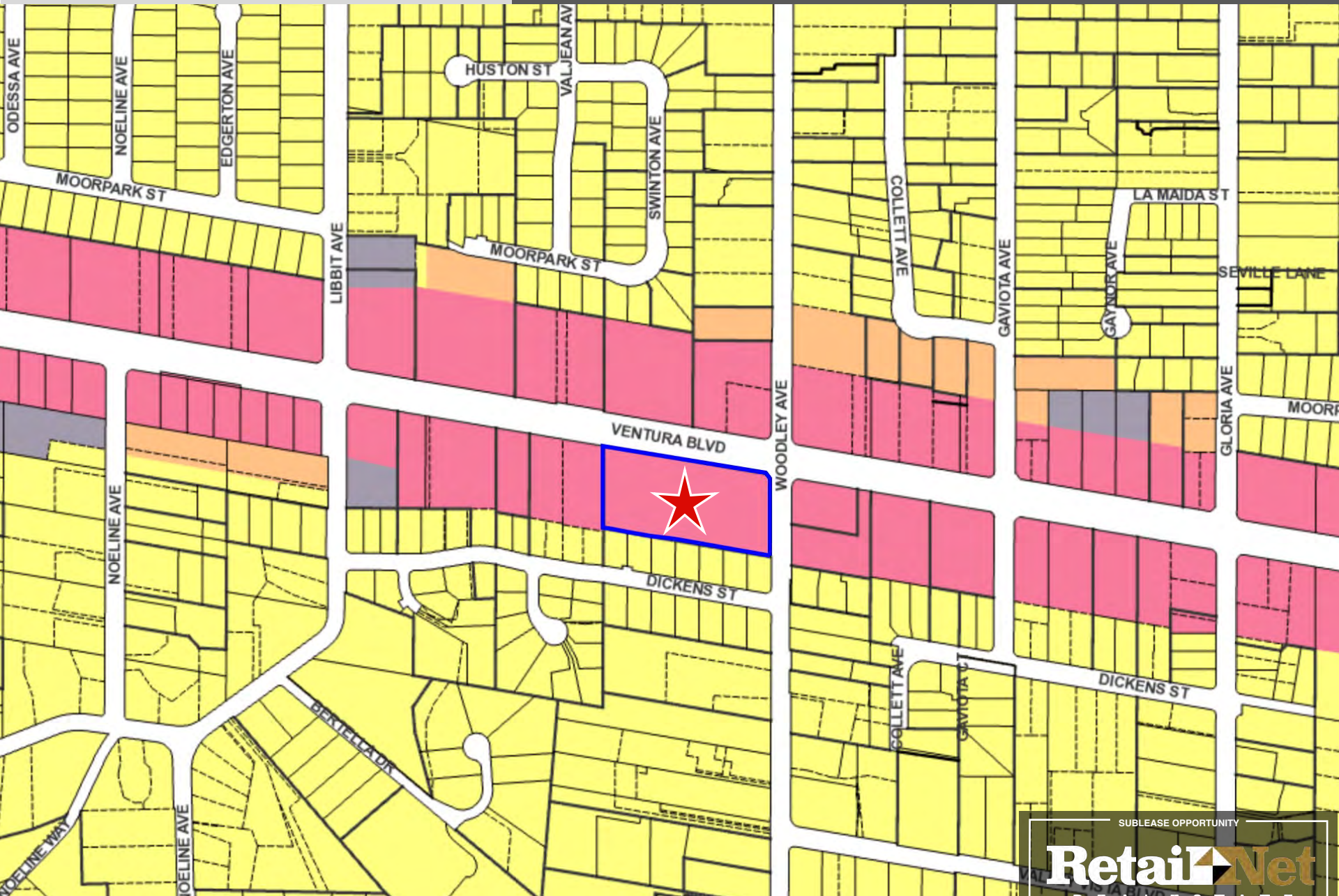
FIXTURE LEGEND

G	1519	36	66"	WT	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY MONTH
D	W	H	COLOR		
BS	15	47	66"	WT	EXAMPLE:
D	W	H	COLOR		
WC	15	36	64"	WT	DT 30 48
D	W	H	COLOR		DISPLAY Q. W.
SHLV					TABLE

DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS

REMODEL & HATCH LEGEND

[Pattern]	EXISTING	[Pattern]	NEW
[Pattern]	RESET		



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SUB-LEASE TERMS

SUGGESTED RENT*

\$295,000/yr
(inclusive of RET; R&M, insurance, utilities separate)

TERM

5/31/34 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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