

RETAIL/OFFICE FOR LEASE IN ENCINO

3,794 SF – Entire Ground Floor Space Available

17050 Ventura Boulevard, Encino, CA 91316



Property Highlights:

- Prime Encino Retail/Office location for lease
- Highly Desirable Area with Outstanding Visibility
- Ventura Boulevard Frontage with Excellent Signage
- Busiest Street in the San Fernando Valley
- Close to Prime Retailers and Offices
- Surrounded by Highly Populated Area
- Exceptional Demographics and High Traffic Count
- 16 On-Site Parking Spaces Available in Large Rear Parking Lot

Offering Summary:

Lease Rate: \$2.95 SF/month (NNN)

NNN: \$1.08 SF/month (est.)

Available SF: 3,794 SF

Building Size: 8,640 SF

Demographics:	1 Mile	3 Miles	5 Miles
Total HH	5,321	57,683	159,690
Total Pop	25,010	137,053	451,196
Avg HH Inc.	\$144,905	\$107,679	\$95,567

Wolchok Commercial Real Estate Services



LEASING AGENT:

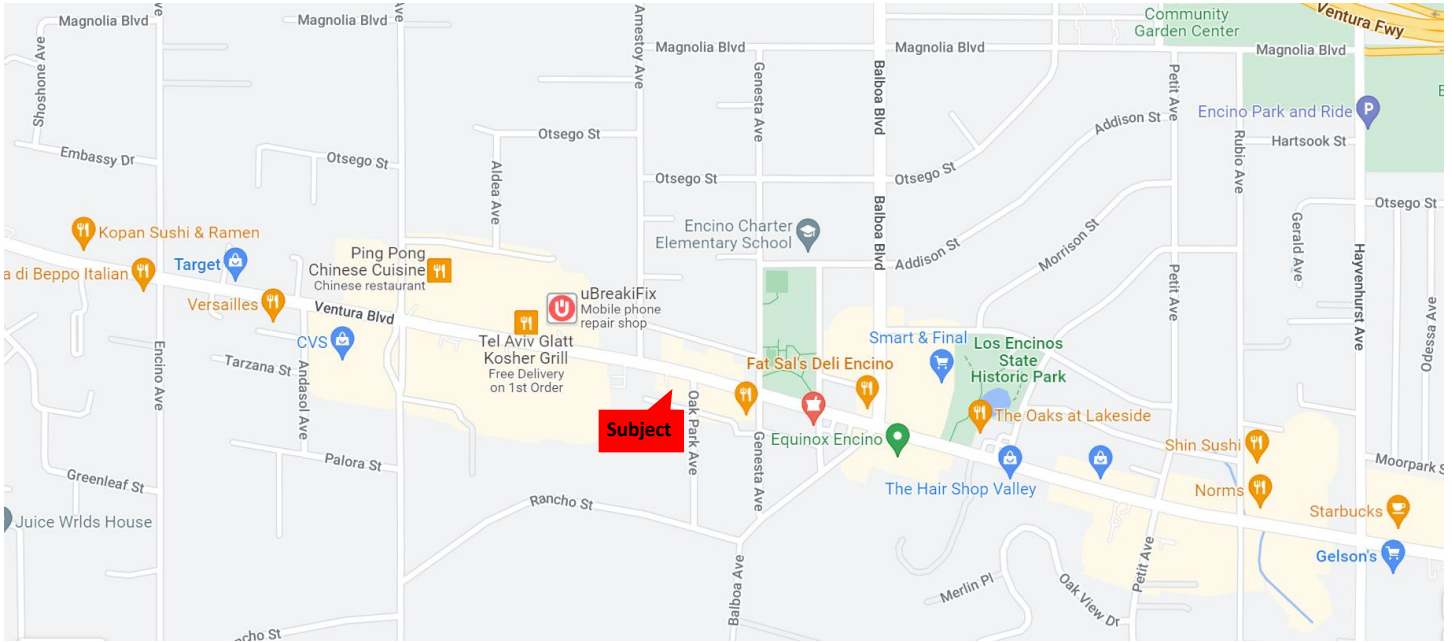
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CAL DRE # 01490928

17050 Ventura Blvd. Encino, CA



Entire 3,794 SF First Floor space available For Lease. Space might be available as early as July 15, 2022 subject to current Tenant's actual date of vacating space. Large Windows facing Ventura Blvd in modern free-standing building. Prime Encino Retail/Office Location for Lease. Highly Desirable Area with Excellent Visibility. Ventura Blvd Frontage. Excellent Signage including 2-sided pylon sign. Busiest Street in San Fernando Valley and close to Prime Retailers, Office and Businesses on Ventura Blvd. Highly Populated Area and excellent demographics and high traffic count. 16 On-Site Parking Spaces available in large rear parking lot. Ideal Location for Retailer, Jewelry Store, Accountant, Attorney, Bank, Title/Escrow, Insurance and other businesses who want their own free-standing location. Two (2) ADA Restrooms in space plus ADA Ramp at front entrance. Fully Built Out as a Bank until end of current Tenant's Lease expiration of Oct 31, 2022. No Food, Fitness or Cannabis usage.

- Lease rate does not include utilities, property expenses or building services
- Space is in Excellent Condition
- Kitchen
- Beautiful built out space with private office.
- Fully Built Out as a Bank
- Central Air and Heating
- Drop Ceilings

No warranty or representation is made to the accuracy of the foregoing information. Terms of lease and availability are subject to change or withdrawal without notice. This information herein has been furnished from sources which we deem reliable, but has not been verified by Wolchok Commercial Real Estate Services or its agents and for which we assume no liability. This marketing material is to be used for conceptual purposes only. All measurements and numerical data are approximate and to be verified by the prospective lessee.

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