



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



**VENTURA BLVD ± 48,096 CPD**

## **PRIME RETAIL SPACE AVAILABLE IN CVS ANCHORED CENTER**

17320 Ventura Blvd., Encino, CA 91316



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RETAIL SPACE  
ENCINO, CA



## EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



# PROPERTY FEATURES

17320 Ventura Blvd., Encino, CA 91316







## APPROX. 1,170 SF

PRIME RETAIL SPACE AVAILABLE

- ✓ Located in CVS anchored center
- ✓ Visible from prime Ventura Blvd
- ✓ Ample on site parking
- ✓ Former dance studio in clean condition
- ✓ Join other nationally recognized retailers such as Starbucks, Jamba, Baskin Robbins, Code Ninjas and more!

## AREA AMENITIES

- ✓ Located in the desirable Encino Commons
- ✓ Easy access to 101 fwy, 405 fwy a few miles to the east
- ✓ Easy walking distance to Encino Town Center, Plaza de Oro, retailers, cafes and many eateries

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	20,946	131,435	419,076
 Avg. HH Income	\$115,923	\$117,440	\$107,047
 Daytime Pop	17,644	108,933	343,765
 Traffic Count	± 48,096 CPD ON VENTURA BLVD		



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# INTERIOR PHOTOS

17320 Ventura Blvd., Encino, CA 91316





# SITE PLAN

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VENTURA BLVD | ± 48,096 CPD



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**AVAILABLE**



**AERIAL MAP**



HOLY GRILL



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AVAILABLE  
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LONDON BARBERSHOP

Jamba Juice

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