

OWNER USER OFFICE OPPORTUNITY WITH INCOME

17007-17015 VENTURA BLVD ENCINO, CA 91316 | 7,396 SF BUILDING AVAILABLE



OFFERING MEMORANDUM

PEAK
COMMERCIAL

EXECUTIVE SUMMARY

OFFERING SUMMARY

Offering Price	\$4,650,000
Price PSF	\$628.72

PROPERTY DETAILS

Location	17007-17015 Ventura Blvd Encino, CA 91316
County	Los Angeles County
Building SF	7,396 SF
Land SF	11,200 SF (0.26 AC)
Building Class	C
Zoning Type	C4-1VL
Year Built / Renovated	1948 / 2014
Number of Tenants	5
Number of Stories	2
Number of Parking Spaces	17
Parking Ratio	2.45/1000

HIGHLIGHTS

- ±4,200 SF of Office Space Available for Owner User
- Leases in Place on Remainder of Building Generating Income for Buyer (See Rent Roll)
- Large ±11,200 SF Lot
- Vet Space Use Grandfathered In For Vet Suite Only (Easy to Lease Out, Commands Higher Rental Rate)
- Prime Location, Functional Layout With Adequate Parking & Great Visibility From Ventura Boulevard
- Adjacent to Large Development Project Along A Corridor of Ventura Boulevard that is Being Targeted by Developers & Is Expected To See Substantial Change in the Coming Years
- Surrounding Retailers Include Gelson's, Amazon Fresh, Michaels, CVS, ACE Hardware, Equinox, Panera Bread, and many more.

RENT ROLL SUMMARY

TENANT	SQ FT	MONTHLY	PSF/MO	ANNUAL	PSF/YR	TYPE	EXPIRES	NOTES
Psychic	694 SF	\$3,360/mo	\$4.84	\$40,320/yr	\$40.81	Gross	02/01/2024	No options to extend. Tenant may consider renewing. Speak to agent for more details.
*Vet	2,469 SF	\$8,641/mo	\$3.50	\$103,692/yr	\$41.50	NNN	12/31/2029	Two 5-Year options to extend. 3% Annual increases.
Vacant Offices	4,233 SF							Consists of both first and second floor office space.
TOTALS	7,396 SF	\$12,001/mo		\$144,012/yr				

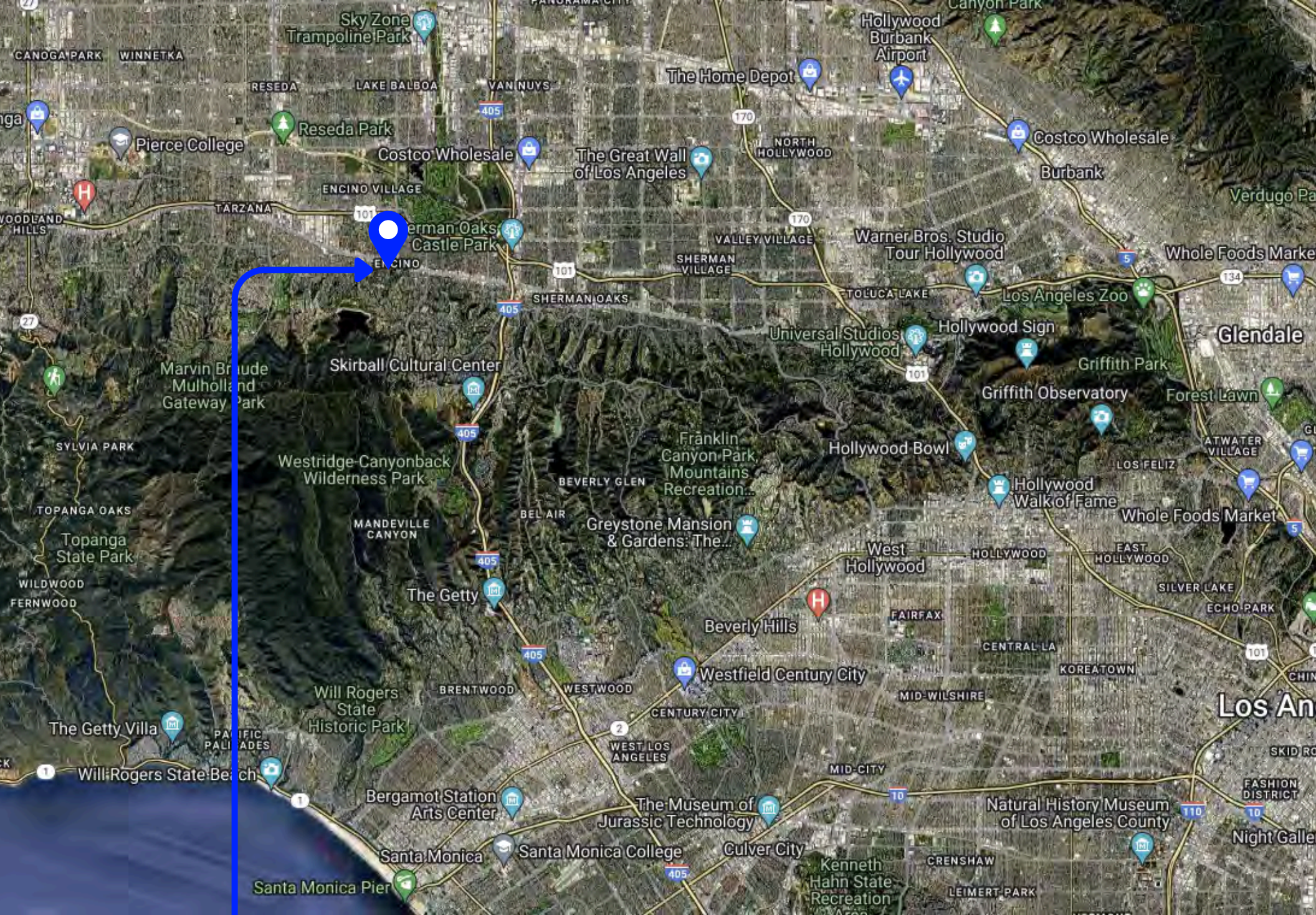
***Vet lease is in the LOI stage and not yet finalized**







EXTERIOR
GALLERY





IN THE HEART OF ENCINO

LOCATION OVERVIEW



47,279
POPULATION



54.45%
HOMEOWNER-
SHIP RATE



\$96,662
MEDIAN HH
INCOME (2024)



\$1.4M
MEDIAN HOME
VALUE (2024)

Encino is a vibrant neighborhood in the San Fernando Valley with a rich history dating back to the Spanish colonial era. Once part of Rancho Los Encinos, it has evolved into a modern community known for tree-lined streets and a thriving local scene. Ventura Boulevard anchors the area with its eclectic dining and shopping, while nearby landmarks like the Sherman Oaks Galleria and Sepulveda Basin provide cultural and recreational opportunities, the latter slated to host events for the LA28 Olympic Games.

A sought-after location for families and professionals, Encino balances suburban charm with urban convenience. Its proximity to the 101 and 405 freeways ensures easy access to the greater Los Angeles area, while its green spaces and community-oriented atmosphere enhance its appeal. Encino offers an ideal mix of stability, growth, and lifestyle opportunities in the Valley.

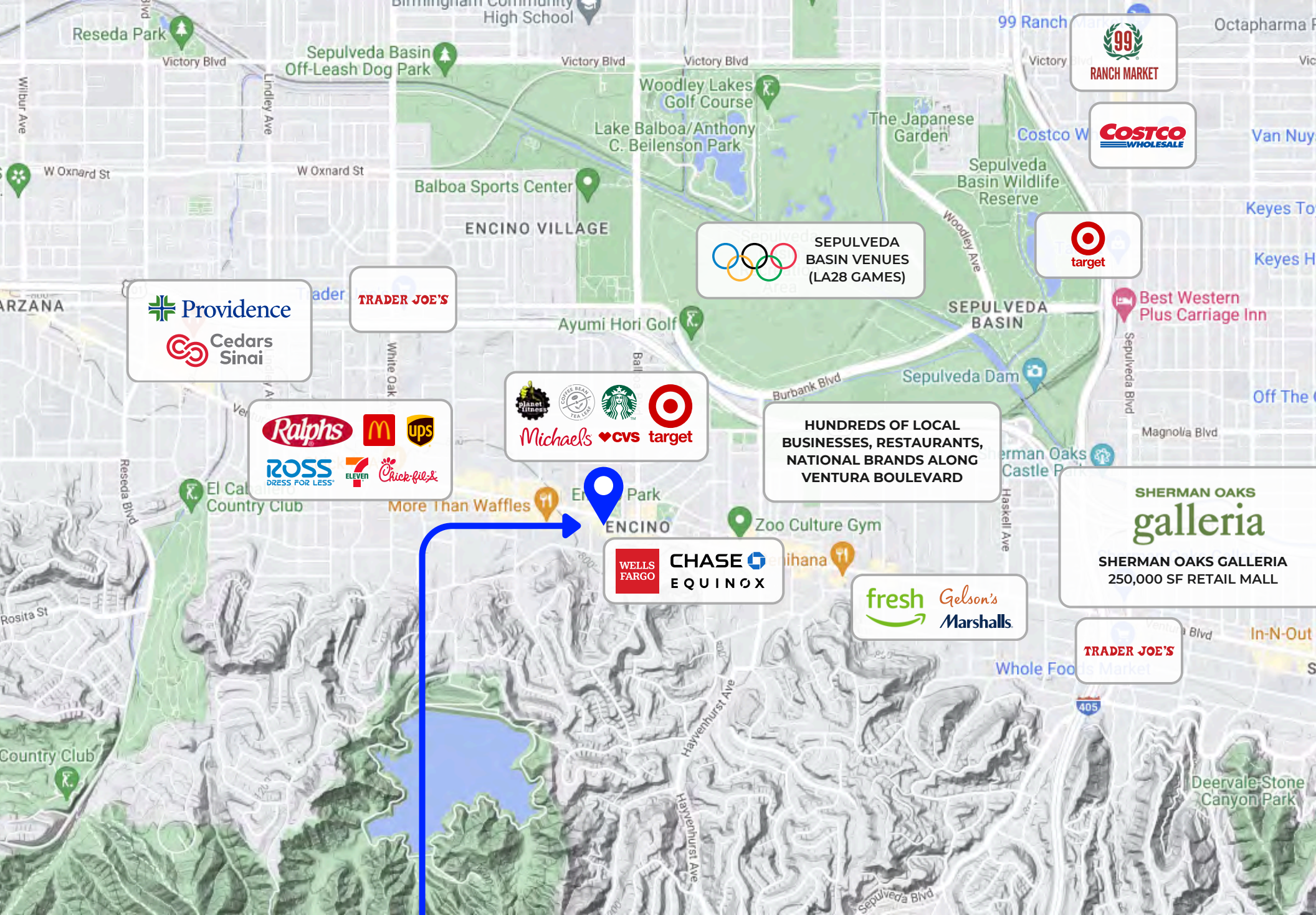
CONVENIENT LOCATION

Near Los Angeles **Metro G Line (Orange)** Busway, **405 Freeway**, **101 Freeway**, and minutes from **Van Nuys, Sherman Oaks, Woodland Hills**, and other SFV neighborhoods.




Metro





Providence
Cedars Sinai

TRADER JOE'S

 **SEPULVEDA BASIN VENUES (LA28 GAMES)**

 **target**

COSTCO WHOLESALE

99 RANCH MARKET

Ralphs **McDonald's** **UPS**
ROSS DRESS FOR LESS **7 ELEVEN** **Chick-fil-é**

planet fitness **CORONA TEALER** **Starbucks** **target**
Michaels **CVS** **target**

HUNDREDS OF LOCAL BUSINESSES, RESTAURANTS, NATIONAL BRANDS ALONG VENTURA BOULEVARD

SHERMAN OAKS galleria
SHERMAN OAKS GALLERIA 250,000 SF RETAIL MALL

WELLS FARGO **CHASE** **EQUINOX**

fresh **Gelson's** **Marshall's**

TRADER JOE'S

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,937	135,612	408,633
2010 Population	11,296	140,936	425,673
2022 Population	12,473	147,878	443,361
2027 Population	12,226	144,296	434,434
2022 African American	454	6,727	20,417
2022 American Indian	43	1,334	5,770
2022 Asian	976	12,428	42,801
2022 Hispanic	1,285	40,467	172,100
2022 Other Race	489	22,940	105,992
2022 White	9,252	86,101	209,971
2022 Multiracial	1,247	18,182	57,887
2022-2027: Population: Growth Rate	-2.00 %	-2.45 %	-2.05 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	263	3,832	11,478
\$15,000-\$24,999	210	2,974	9,991
\$25,000-\$34,999	193	2,961	10,131
\$35,000-\$49,999	271	4,991	15,707
\$50,000-\$74,999	568	8,246	25,129
\$75,000-\$99,999	570	6,390	18,653
\$100,000-\$149,999	890	10,941	28,859
\$150,000-\$199,999	548	6,684	16,282
\$200,000 or greater	1,829	11,603	26,710
Median HH Income	\$129,278	\$99,588	\$85,504
Average HH Income	\$201,470	\$148,328	\$132,416

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,048	57,938	157,730
2010 Total Households	4,926	56,537	154,705
2022 Total Households	5,343	58,622	162,940
2027 Total Households	5,241	57,308	160,057
2022 Average Household Size	2.33	2.50	2.68
2000 Owner Occupied Housing	3,386	28,357	72,254
2000 Renter Occupied Housing	1,516	27,524	80,021
2022 Owner Occupied Housing	3,422	28,550	73,956
2022 Renter Occupied Housing	1,921	30,072	88,984
2022 Vacant Housing	366	2,921	7,710
2022 Total Housing	5,709	61,543	170,650
2027 Owner Occupied Housing	3,404	28,180	73,080
2027 Renter Occupied Housing	1,837	29,128	86,977
2027 Vacant Housing	436	4,111	10,723
2027 Total Housing	5,677	61,419	170,780
2022-2027: Households: Growth Rate	-1.90 %	-2.25 %	-1.80 %

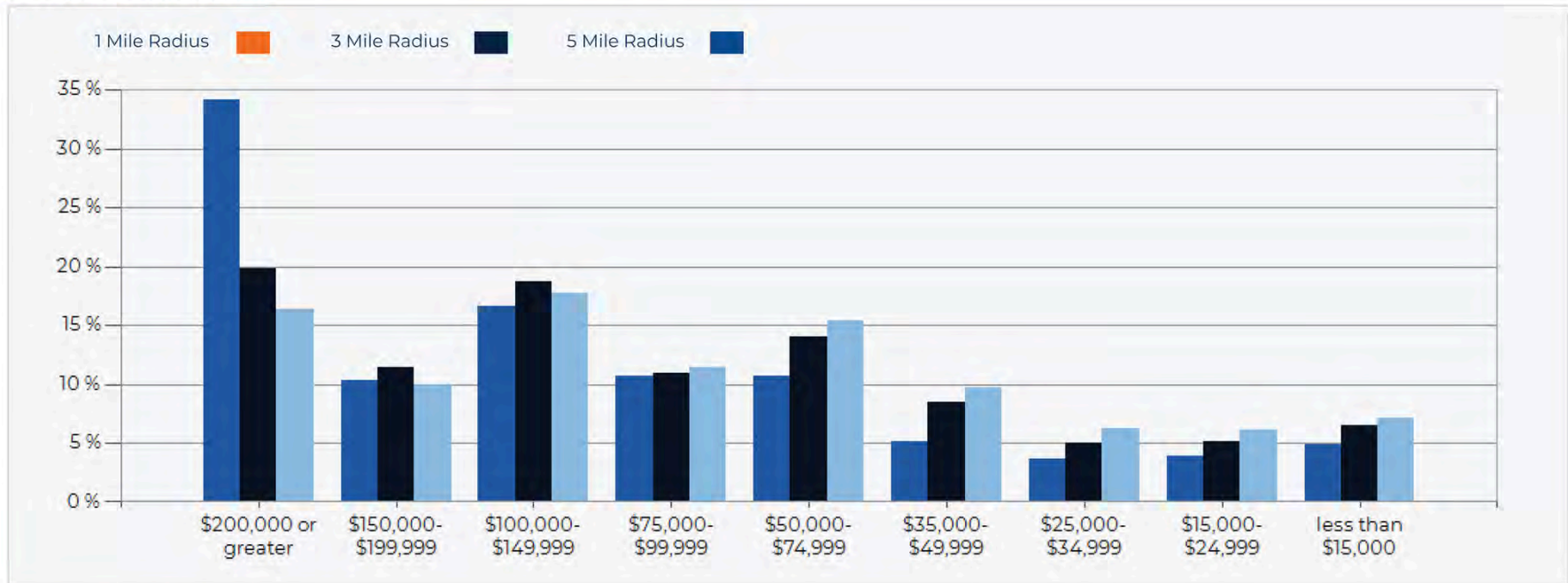
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	567	10,006	33,286
2022 Population Age 35-39	855	11,237	33,657
2022 Population Age 40-44	798	10,522	30,520
2022 Population Age 45-49	810	10,168	29,212
2022 Population Age 50-54	856	10,095	29,121
2022 Population Age 55-59	874	9,529	27,698
2022 Population Age 60-64	928	8,925	25,571
2022 Population Age 65-69	866	7,893	21,704
2022 Population Age 70-74	885	6,884	17,929
2022 Population Age 75-79	653	5,010	12,497
2022 Population Age 80-84	488	3,493	8,202
2022 Population Age 85+	515	4,056	9,616
2022 Population Age 18+	10,232	118,547	350,329
2022 Median Age	49	41	39

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,748	\$83,974	\$74,643
Average Household Income 25-34	\$158,388	\$116,658	\$104,966
Median Household Income 35-44	\$162,393	\$108,911	\$95,950
Average Household Income 35-44	\$230,767	\$156,821	\$140,758
Median Household Income 45-54	\$200,001	\$125,048	\$107,342
Average Household Income 45-54	\$267,792	\$179,609	\$156,671
Median Household Income 55-64	\$174,043	\$114,938	\$101,159
Average Household Income 55-64	\$239,088	\$173,172	\$151,780
Median Household Income 65-74	\$113,947	\$94,435	\$82,322
Average Household Income 65-74	\$180,073	\$145,377	\$130,060
Average Household Income 75+	\$134,015	\$109,143	\$101,746

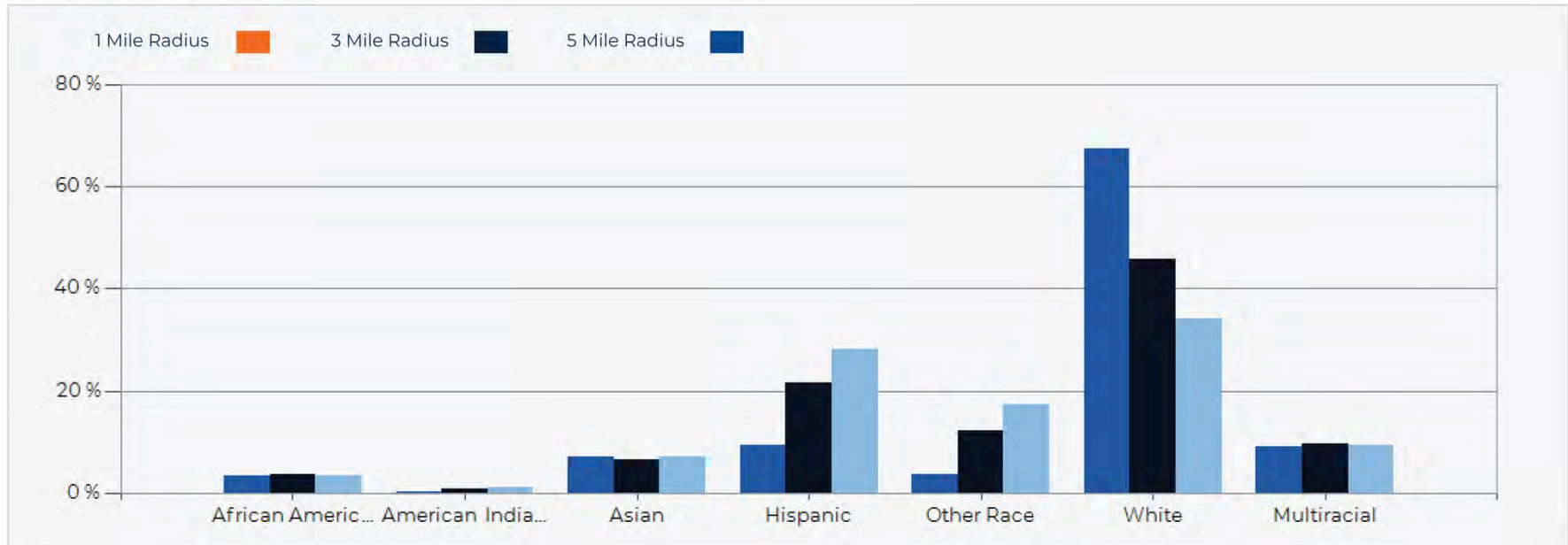
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	524	9,558	32,325
2027 Population Age 35-39	644	9,988	32,553
2027 Population Age 40-44	903	10,629	31,926
2027 Population Age 45-49	831	10,031	28,890
2027 Population Age 50-54	815	9,532	27,247
2027 Population Age 55-59	842	9,368	26,949
2027 Population Age 60-64	825	8,418	24,305
2027 Population Age 65-69	861	7,839	22,012
2027 Population Age 70-74	869	7,012	18,827
2027 Population Age 75-79	737	5,783	14,821
2027 Population Age 80-84	566	4,002	9,853
2027 Population Age 85+	542	4,184	9,925
2027 Population Age 18+	10,058	117,186	347,907
2027 Median Age	50	42	40

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$116,104	\$104,025	\$90,555
Average Household Income 25-34	\$192,305	\$142,147	\$127,832
Median Household Income 35-44	\$200,001	\$136,445	\$117,681
Average Household Income 35-44	\$269,814	\$190,686	\$170,744
Median Household Income 45-54	\$200,001	\$151,564	\$127,881
Average Household Income 45-54	\$304,796	\$209,272	\$185,304
Median Household Income 55-64	\$200,001	\$138,777	\$119,296
Average Household Income 55-64	\$280,442	\$200,913	\$177,822
Median Household Income 65-74	\$141,052	\$114,379	\$102,603
Average Household Income 65-74	\$218,161	\$174,852	\$157,090
Average Household Income 75+	\$170,967	\$140,845	\$132,352

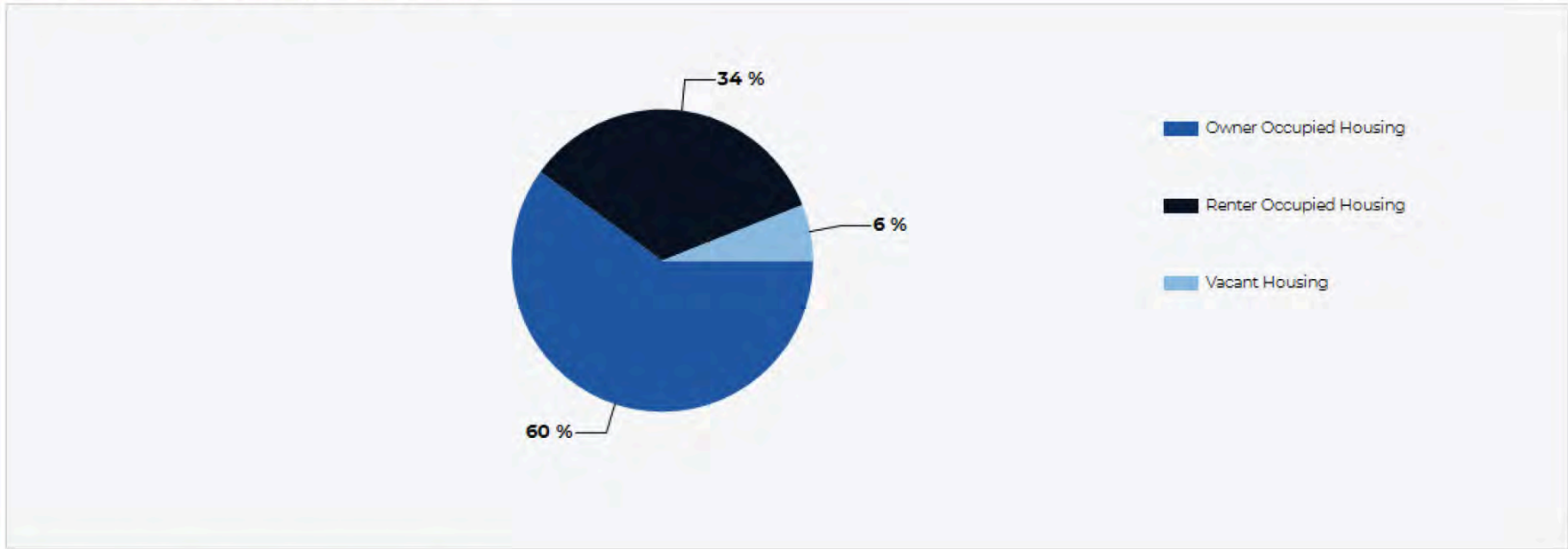
2022 Household Income



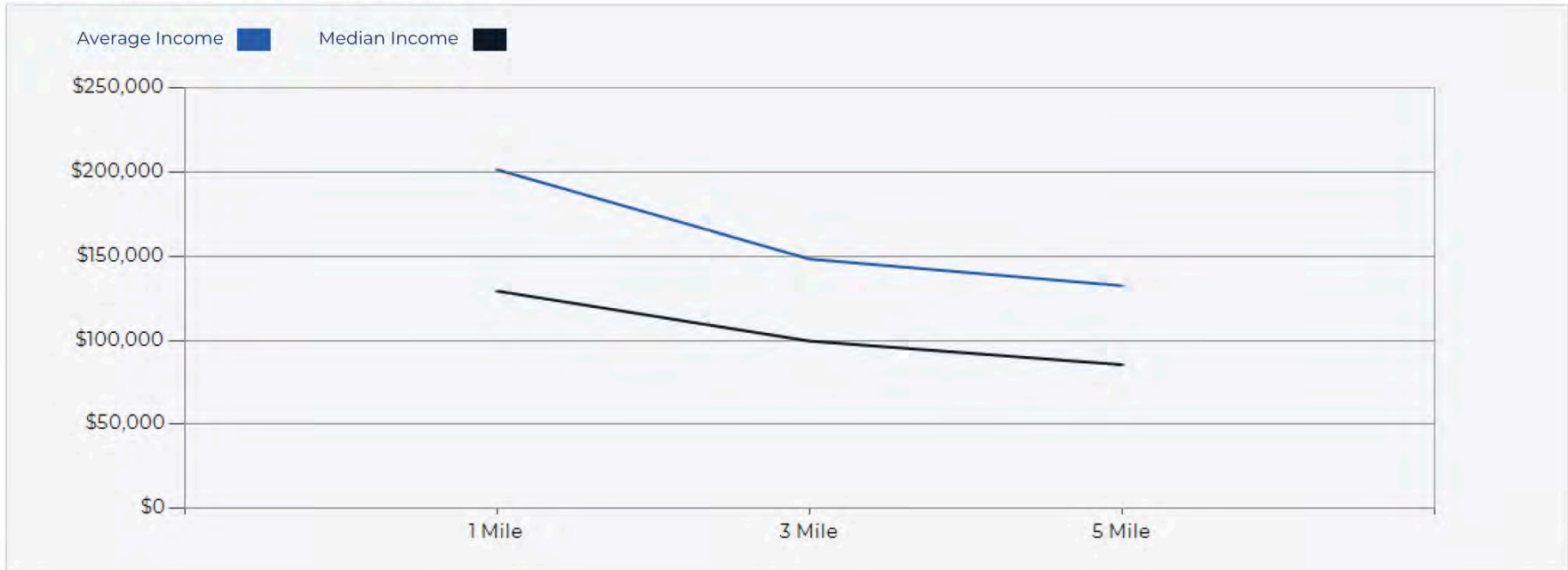
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median

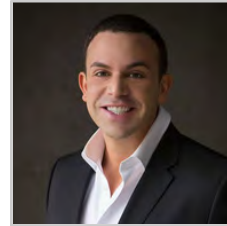


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