

ENCINO TOWN CENTER

17200 VENTURA BOULEVARD, ENCINO, CA 91316



CONTACT

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PROPERTY FEATURES

- Former nursing academy
- Former law office, perfect for office/retail/medical
- High image neighborhood shopping center
- Elevator access for court yard and 3rd floor suites
- Recessed lighting
- Excellent signage and visibility on Ventura Boulevard
- Lots of natural light
- Abundant convenient parking in close proximity to the premises
- Walk score (75) - very walkable

AREA AMENITIES

- Prime Encino Commons location on Ventura Boulevard
- Located in the Business Improvement District Corridor
- Heavy pedestrian and automobile traffic
- Located in front of a signalized intersection
- Located at the heart of Encino Commons on Ventura Boulevard
- Neighboring tenants include: Michael's PetSmart, Laemmle Theaters, Menchie's, Verizon, T-Mobile, Chilis, Yogurtland, The Habit Burger, Sports Clips, Chase Bank, Wells Fargo, Jamba Juice, Starbucks, CVS, and Coffee Bean
- Close proximity to the 101 FWY



RENTAL RATE

- Unit 115 ±1,714 SF \$2.95 PSF — Office/Retail - MG
- Unit 303 ±1,185 SF \$2.95 PSF — Office/Retail - MG

DEMOS	1 mile	3 mile	5 mile
Population	19,222	140,413	434,755
Avg. HH Income	\$116,791	\$112,583	\$100,450
Daytime Pop.	12,432	71,869	173,776
Traffic Count	±39,738 on Intersection		

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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 footage 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.

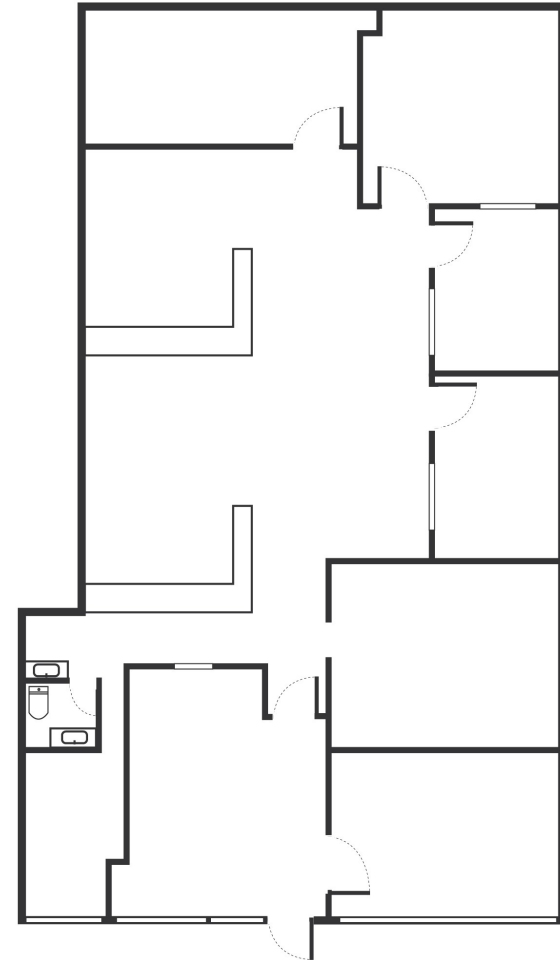


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FORMLY OCCUPIED BY LAW OFFICE

UNIT 115 ±1,714 SF \$2.95 PSF – OFFICE/RETAIL – MODIFIED GROSS



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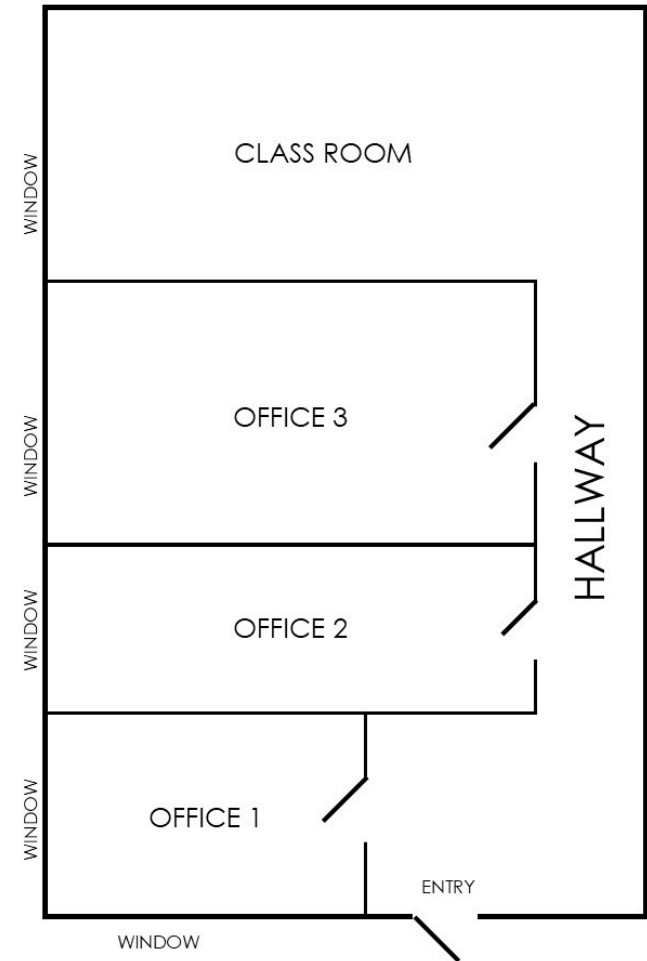
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UNIT 303 ±1,185 SF \$2.95 PSF – OFFICE/RETAIL – MODIFIED GROSS



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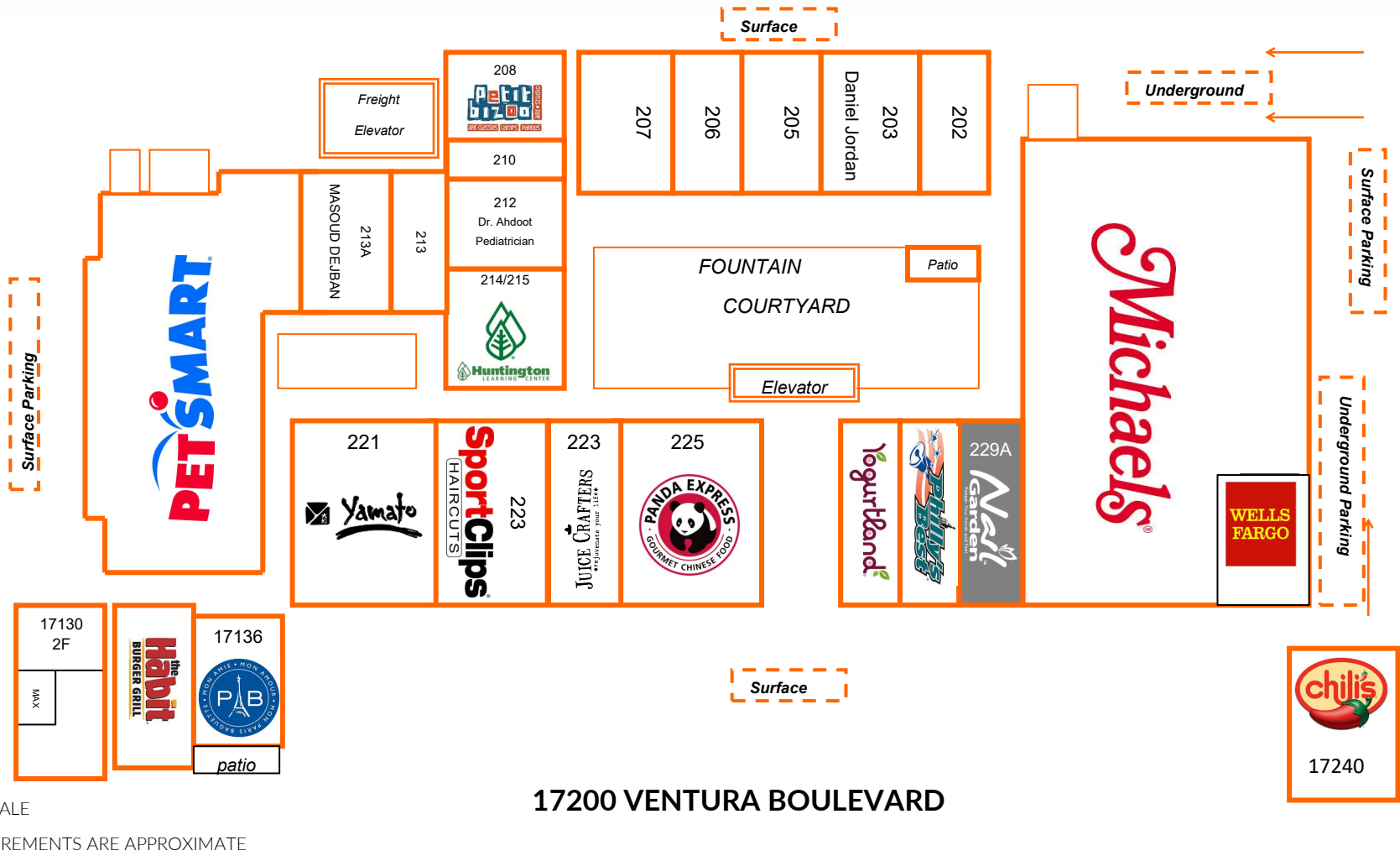
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STREET LEVEL



NOT TO SCALE

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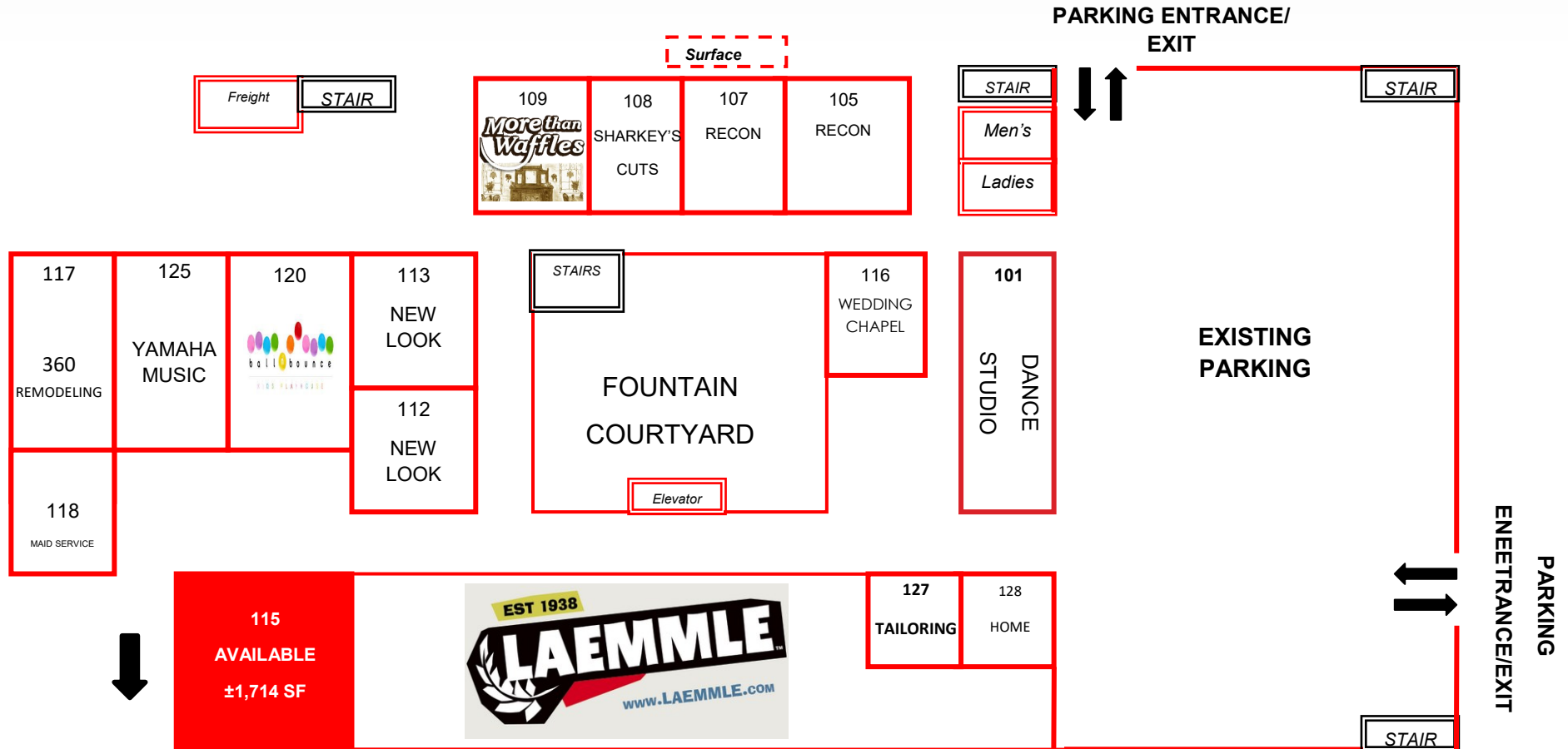
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COURTYARD LEVEL



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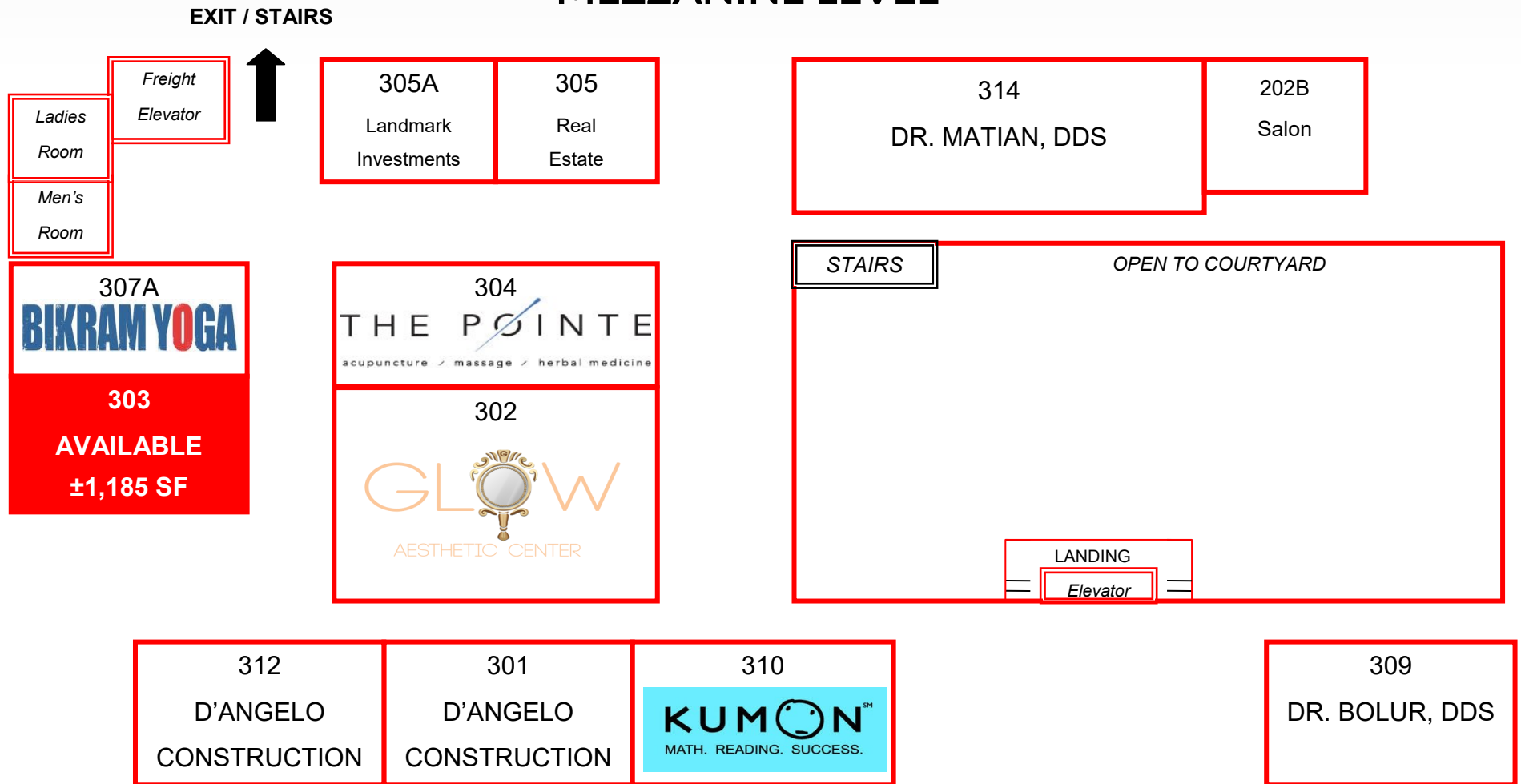
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MEZZANINE LEVEL



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