

-18066 VENTURA BLVD, ENCINO, CA 91316-

Prime Development Opportunity | Medical & Retail Expansion | Medical-Use Approved, Plus LADBS Plans



APPROVED FOR MEDICAL USE! A current 4,200 sq ft building on a very large 14,400 sq ft triple lot situated on Ventura Blvd, one of the busiest and most desirable corridors in Encino. This is an exceptional opportunity for investors, medical professionals, and developers looking to expand or create a new medical/retail space in a rapidly growing area.

Property Highlights:

- **LA City Planning Approval for Medical Use:** This property is zoned and approved for medical use, offering immediate flexibility for healthcare-related services such as outpatient clinics, medical offices, dental, and more. LA City Planning and Ventura-Cahuenga Specific Plan approval and Letter of Determination is in hand.
- **Architectural & Structural Plans in Place:** The property comes with architectural, structural, and MEP plans to expand the existing structure to approximately 6,000 sq ft. The proposed plans include a mix of medical and retail/pharmacy space, creating a highly attractive destination for both patients and shoppers. The buyer has the option to either use these plans or create another and much bigger plans to build a multi-story building on this huge flat lot.
- **Nearly 20 Parking Spaces:** One of the standout features of this property is the generous parking allocation—20 parking spaces—ensuring ease of access for patients, customers, and staff, which is critical in this area.
- **Ready to Build:** With full city planning approvals and architectural/structural blueprints in hand, the buyer can immediately submit blueprints and plans to the Los Angeles Department of Building and Safety (LADBS) to obtain the necessary permits and begin construction without planning approval delay.
- **Highly Visible Location:** Nestled in the heart of Encino, the property benefits from high traffic exposure and a prime location on Ventura Blvd, a major thoroughfare in the San Fernando Valley. The surrounding area is home to affluent residents, professionals, and a diverse customer base, ensuring excellent demand for medical and retail services.
- **Ideal for Medical Providers or Investors:** Whether you're a healthcare provider looking for a custom-built facility or an investor seeking a lucrative development opportunity, this property offers tremendous upside potential in one of LA's most sought-after neighborhoods.



Key Features:

- Total Land Area: 14,400 sq ft approximate
- Existing Building Size: 4,200 sq ft approximate
- Proposed Expansion: 6,000 sq ft approximate
- Zoning: C4-1L, Ventura-Cahuenga Specific Plan
- Parking: Nearly 20 spaces

Don't miss out on this rare opportunity to own a fully approved, turnkey development project in one of Los Angeles' most dynamic markets.

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PROFILE

RENT ROLL

\$4,995,000

PROPERTY

	Tenant	Square Footage	Current Rent	Exp Date
Unit 1	Gensor Auto Collision	2100	\$5,250	3/30/2025
Unit 2	Encino Tire	2100	\$6,185	9/30/2025

NOTES

Unit 1 No Option

Unit 2 One 5 Year Option , with 6% initial increase, then 3% increase per year