

Legado Encino

RETAIL / RESTAURANT / FITNESS



16710
VENTURA BLVD
Encino, CA 91436

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CBRE

This is Ventura.



*Legado
Encino*

VENTURA BLVD - ± 38,680 CPD

Property Highlights



Retail / Cafe (Unit 1)



SIZE

±3,925 SF Divisible

PRICE

Upon Request



PRIVATE ON-SITE
PARKING PLUS ABUNDANT
STREET PARKING



OVER 38,000 CARS
PER DAY



VENTURA BLVD SIGNAGE



IN THE HEART OF VENTURA
BLVD



TRAINING MATE & KV
PILATES CO-TENANCY



ON THE GROUND FLOOR OF
152 RESIDENTIAL UNITS



Interior



Retail / Fitness / Cafe (Unit 2)



SIZE

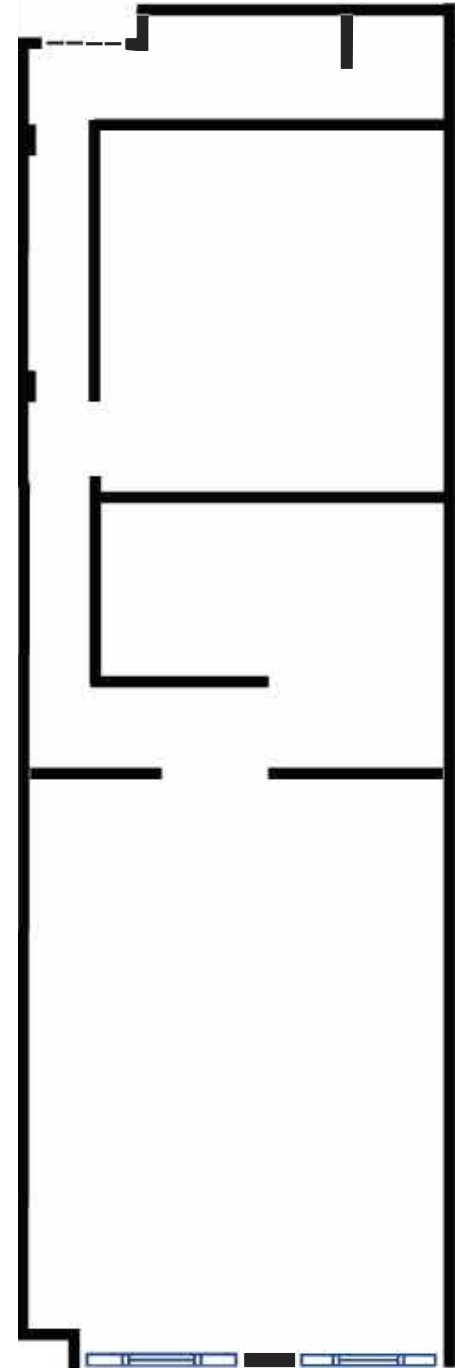
±2,628 SF

ASKING RATE

Upon Request

DELIVERY

Immediate



Interior



Demographics (within 1 mile)



POPULATION
11,004 People (2,195 Millennials)



EDUCATION
71.6% hold a University Bachelor's Degree



RESIDENCES
4,794



AVERAGE INCOME
\$239,492



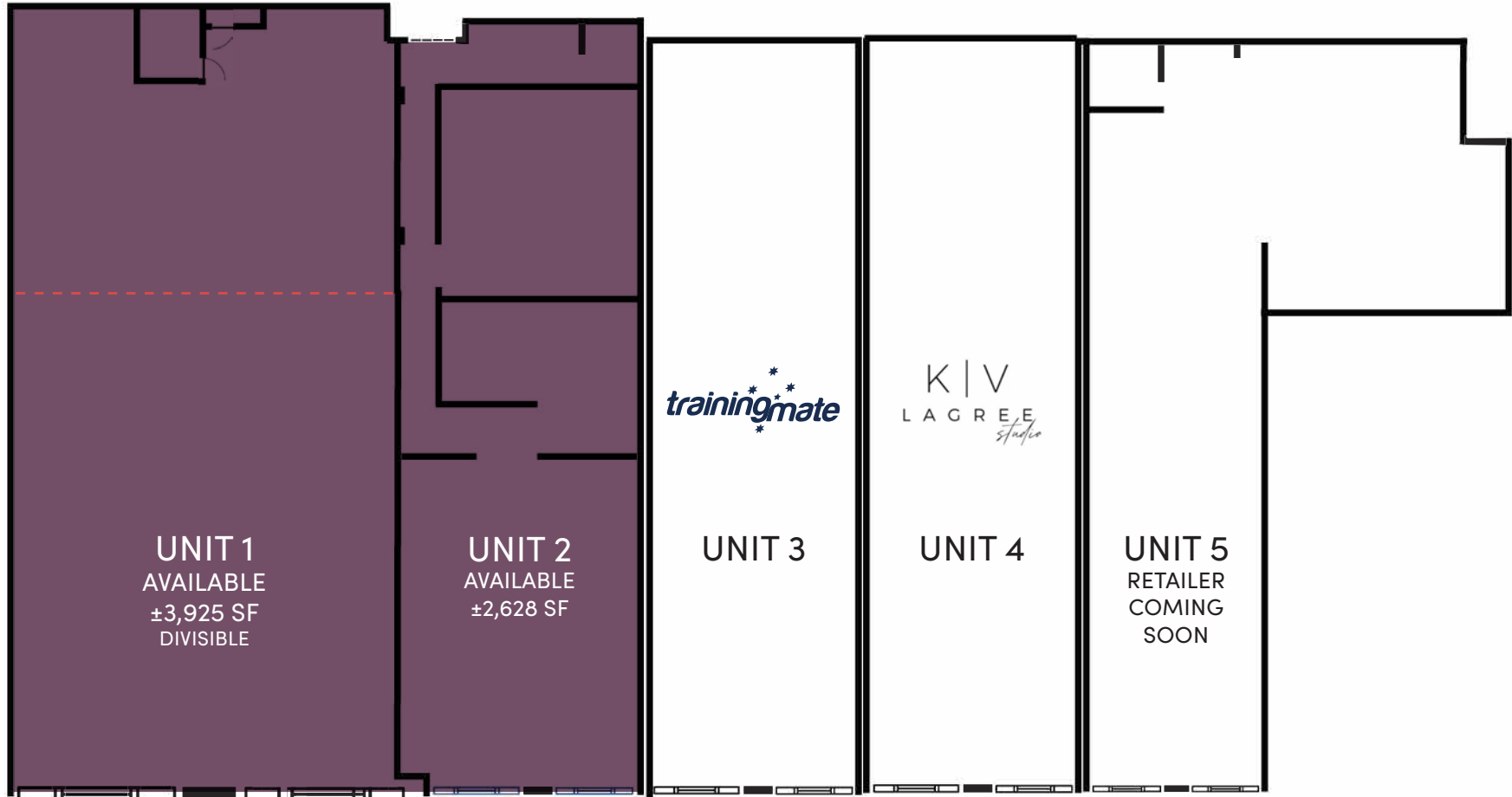
EMPLOYEES
22,054



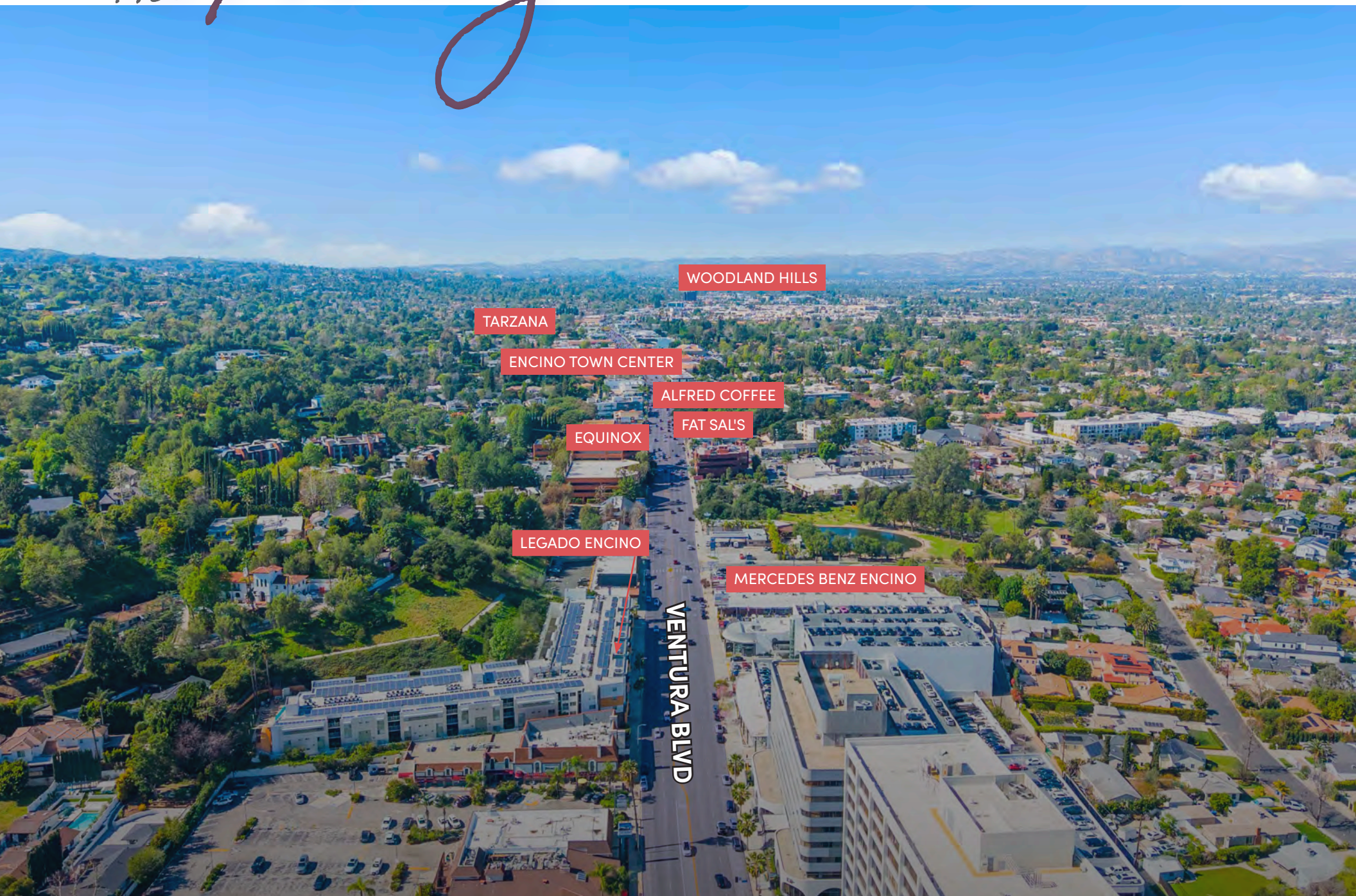
DAYTIME POPULATION
29,780



Floor Plan



The Horizon.



WOODLAND HILLS

TARZANA

ENCINO TOWN CENTER

ALFRED COFFEE

FAT SAL'S

EQUINOX

LEGADO ENCINO

MERCEDES BENZ ENCINO

VENTURA BLVD



STUDIO CITY

SHERMAN OAKS

SUSHI KATSU-YA

RAISING CANE'S

MERCEDES BENZ

LEGADO ENCINO

VENTURA BLVD

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2025 Current Year Estimate	11,004	144,347	433,578
2030 Five Year Projection	10,678	142,261	428,193
2025-2030 Annual Growth Rate	-0.60%	-0.29%	-0.25%



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025 Current Year Estimate	4,504	60,293	165,774
2030 Five Year Projection	4,473	60,720	167,327
2025-2030 Annual Growth Rate	-0.14%	0.14%	0.19%
2025 Average Household Size	2.43	2.37	2.58



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$239,492	\$162,749	\$149,138
2030 Average Household Income	\$265,021	\$182,448	\$167,534
2025 Median Household Income	\$164,304	\$102,592	\$93,033
2030 Median Household Income	\$199,611	\$116,437	\$106,866
2025 Per Capita Income	\$97,558	\$67,955	\$56,939
2030 Per Capita Income	\$110,582	\$77,838	\$65,370



HOUSING UNITS

	1 MILE	3 MILES	5 MILES
2025 Housing Units	4,794	63,311	173,324
2025 Vacant Housing Units	290	3,018	7,550
2025 Occupied Housing Units	4,504	60,293	165,774
2025 Owner Occupied Housing Units	3,225	27,583	72,631
2025 Renter Occupied Housing Units	1,279	32,710	93,143



EDUCATION

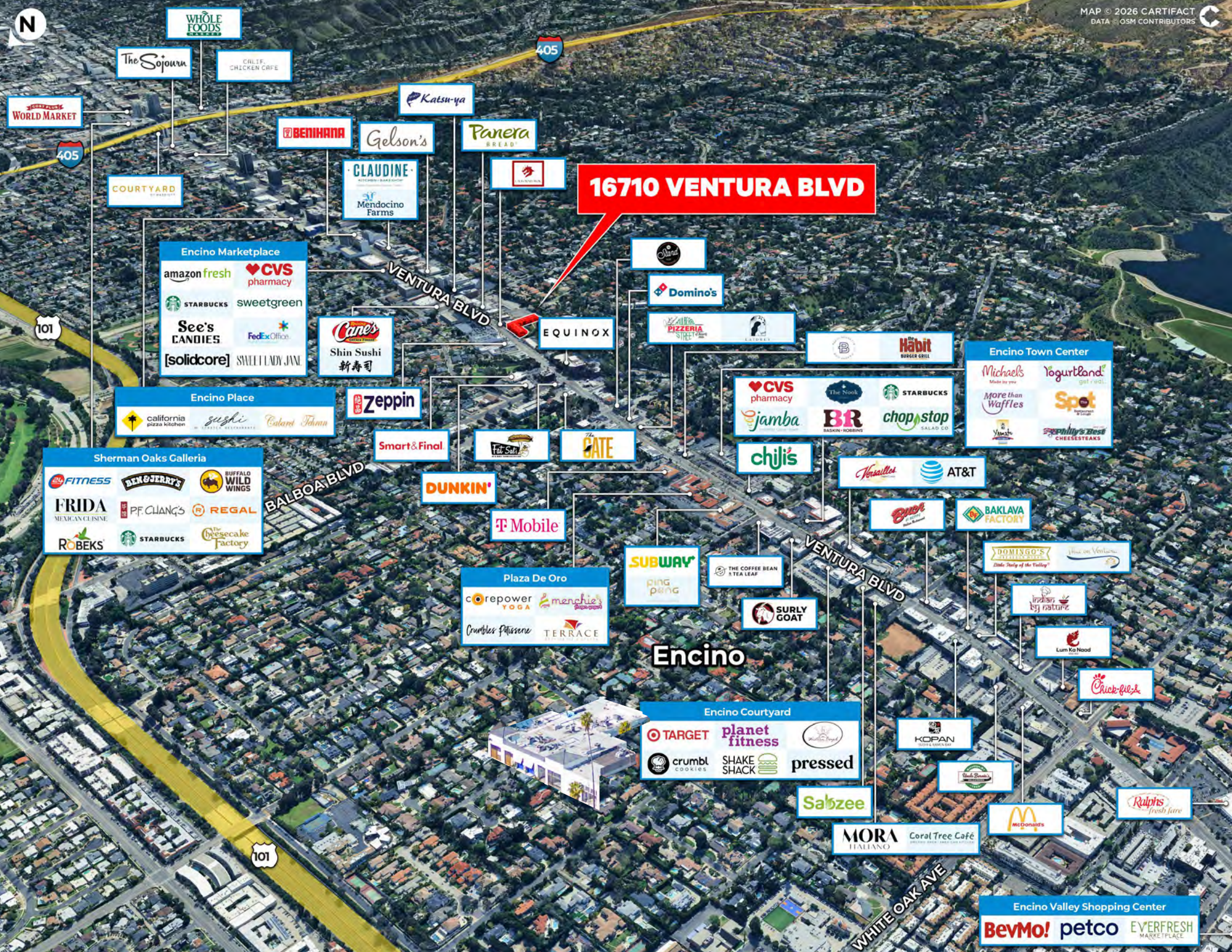
	1 MILE	3 MILES	5 MILES
2025 Population 25 and Over	7,989	106,947	316,830
HS and Associates Degrees	1,852	38,604	127,469
Bachelor's Degree or Higher	5,719	59,537	146,697



PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2025 Businesses	3,339	12,383	26,808
2025 Employees	22,054	85,876	187,213

16710 VENTURA BLVD



BALBOA BLVD

VENTURA BLVD

WHITE OAK AVE

Encino

WORLD MARKET

WHOLE FOODS

The Sojourn

CALIF. CHICKEN CAFE

Katsuya

BENIHANA

Gelson's

Panera BREAD

CLAUDINE
Mendocino Farms



COURTYARD

Encino Marketplace

- amazon fresh
- CVS pharmacy
- STARBUCKS
- sweetgreen
- See's CANDIES
- FedEx Office
- [solidcore]
- SWEET LADY JAM

Cane's
Shin Sushi
新寿司

EQUINOX

Domino's

PIZZERIA

Habit BUNGER GRILL

Encino Town Center

- Michaels
- Yogurtland
- More than Waffles
- Spot
- Philly's Best CHEESESTEAKS

Encino Place

- california pizza kitchen
- sushi
- Calamari Tahan

Zeppin

Smart & Final

Fat Sal's

THE GATE

- CVS pharmacy
- The Nook
- STARBUCKS
- jamba
- BR BASKIN-ROBBINS
- chop stop SALAD CO.

Sherman Oaks Galleria

- 24 FITNESS
- BEN & JERRY'S
- BUFFALO WILD WINGS
- FRIDA MEXICAN CUISINE
- PF. CHANG'S
- REGAL
- ROBEKS
- STARBUCKS
- Cheesecake factory

DUNKIN'

T Mobile

chji's

Novelty

AT&T

Plaza De Oro

- corepower YOGA
- menchie's
- Crumble Patisserie
- TERRACE

SUBWAY

THE COFFEE BEAN & TEA LEAF

SURLY GOAT

Buys

BAKLAVA FACTORY

DOMINGO'S

Indian by nature

Lum Ko Noodle

Chick-fil-A

Encino Courtyard

- TARGET
- planet fitness
- crumbl COOKIES
- SHAKE SHACK
- pressed

KOPAN

Sabzee

MORA ITALIANO

Coral Tree Cafe

McDonald's

Ralphs fresh fare

Encino Valley Shopping Center

- BevMo!
- petco
- EVERFRESH MARKETPLACE

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