



AVAILABLE FOR SUBLEASE

FULL SERVICE AUTO DEALERSHIP
15800 VENTURA BLVD.
ENCINO, CA

TY DAGDAGAN

+1 310 550 2677

ty.dagdagan@cbre.com

Lic. 02134714



15800 VENTURA BLVD. ENCINO, CA LOS ANGELES COUNTY

CBRE, Inc. is please to present the opportunity to sublease a full service automotive dealership in Encino, California - Los Angeles County.

HIGHLIGHTS

- Rare sublease opportunity of a full service auto dealership
- ±58,188 cars per day on Ventura Blvd.
- Available for sublease through December 31, 2028 in addition to one 5-year option
- ±245 of frontage on Ventura Blvd.
- Approximately 0.5 miles from the 405 Fwy and 101 Fwys

PROPERTY DETAILS

- ±19,842 square foot building
- ±2.38 acres of land
- APN: 2283-009-014
- Large facade signage, perfect for re-branding
- 17 service bays for auto repair/service
- Parking for 158 cars
- Immediate occupancy
- Power:
 - Main dealership: 600 Amps, 3 phase, 4 wire service
 - Service area: 800 Amps, 120v, 3 phase, 4 wire service

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Est. Population	13,501	154,394	451,954
2023 Households	5,953	62,759	167,522
Average HH Income	\$153,668	\$85,201	\$75,434

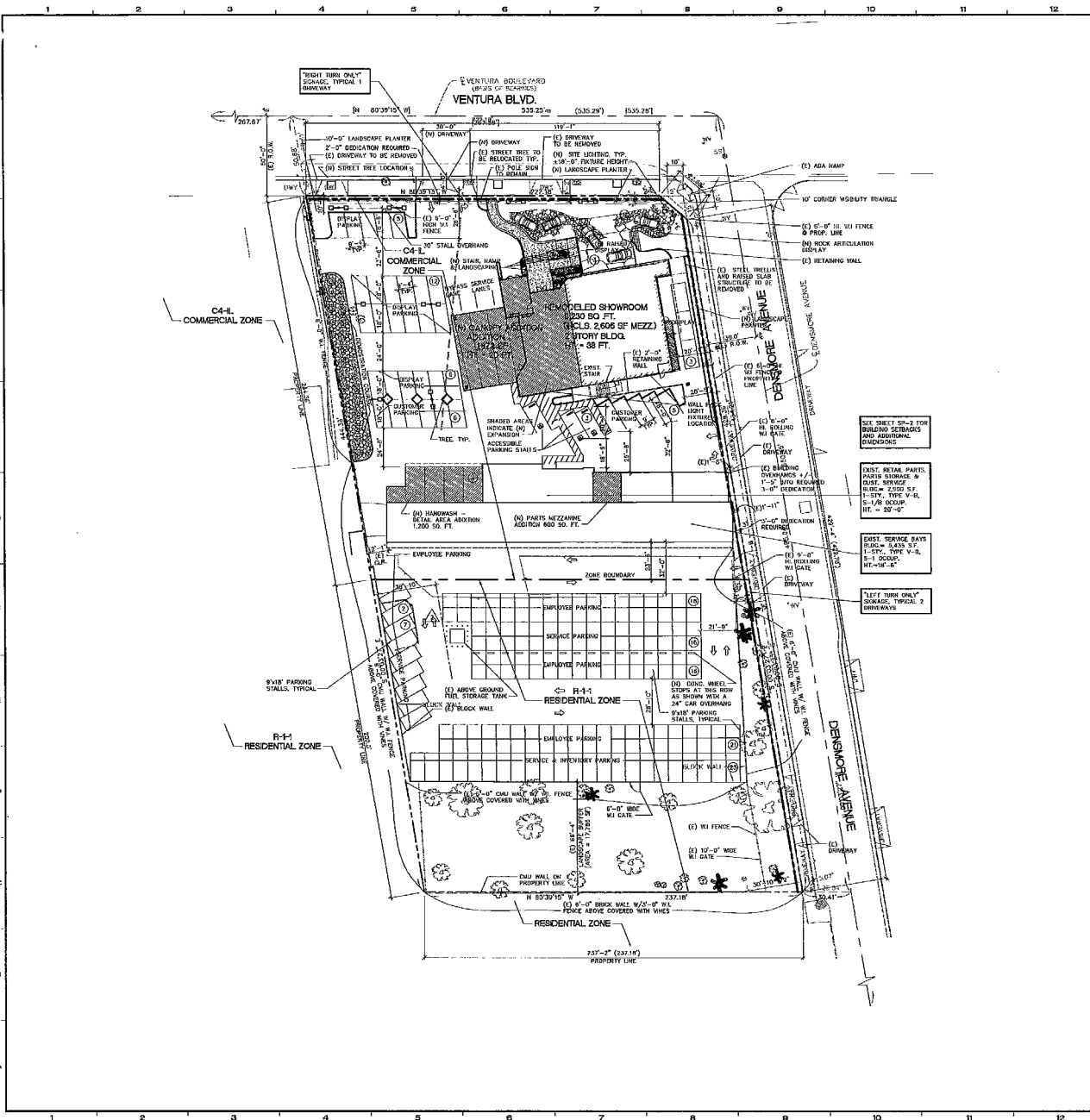
SHOWN BY APPOINTMENT ONLY

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.





P:\Projects\14-000\14-0001\14-0001-01.dwg - Encino Land Rover - 1/13/08 10:47 AM - User: jsteele - Plot: 14-0001-01.dwg - 1/13/08 10:47 AM - Login: jsteele



SITE DATA / PLANNING DATA

SITE ADDRESS: 15800 W VENTURA BLVD., ENCINO, CA
APN: 2283-003-014
ZONING DESIGNATION(S): C4-II, R1-1
ADJACENT ZONING DESIGNATION(S): ADJACENT PROPERTY USE:
 NORTH: C
 SOUTH: R1
 EAST: C4-II
 WEST: C4-II

(C) AND PROPOSED LAND USE: AUTO DEALERSHIP

SITE SIZE: 103,899 SQ. FT. (GROSS)
 102,120 SQ. FT. (NET) AFTER DEDICATION

BUILDING AREA:	EXISTING	ADDITION	TOTAL
SHOWROOM - 1ST FLOOR	4,179 SQ. FT.	2,895 SQ. FT.	7,074 SQ. FT.
SHOWROOM - 2ND FLOOR	1,744 SQ. FT.	892 SQ. FT.	2,636 SQ. FT.
TOTAL SHOWROOM	5,923 SQ. FT.	3,787 SQ. FT.	9,710 SQ. FT.
SERVICE BUILDING	8,335 SQ. FT.	1,200 SQ. FT.	9,535 SQ. FT.
MEZZANINE	494 SQ. FT.	800 SQ. FT.	1,294 SQ. FT.
TOTAL SERVICE BUILDING	8,829 SQ. FT.	1,000 SQ. FT.	9,829 SQ. FT.
TOTAL ENCLOSED BUILDING AREA	14,752 SQ. FT.	4,787 SQ. FT.	19,539 SQ. FT.
(N) TOWER OF CANOPY	-	1,872 SQ. FT.	1,872 SQ. FT.
TOTAL ALL STRUCTURES	-	2,759 SQ. FT.	21,714 SQ. FT.

FLOOR AREA RATIOS: PROPOSED = 21.714 S.F. (0.21)
 ALLOWED = 127,650 S.F. (1.25:1)

LOT COVERAGE: PROPOSED = 18.181 S.F. (17.8%)
 ALLOWED = 78,500 S.F. (75%)

LANDSCAPE AREA: (USE OF 80% PARKING AREA)
 (26,372 x 15%) REQUIRED = 3,956 SQ. FT. PROPOSED = 3,956 SQ. FT.

BUILDING HEIGHT: ALLOWED PER SPECIFIC PLAN = 45'-0"
 PROPOSED = 35'-0"

PARKING SUMMARY:

AREA	REQ'D	PROVIDED
SHOWROOM 1/250 S.F.	9,390 S.F. (EXCLUDES CANOPY)	37.5
SERVICE BLDG. 1/750	9,344 S.F. (EXCLUDES WASH)	37.5
		1,200 S.F.

ACCESSIBLE STALLS INCLUDED: (3) (5)
 TOTAL (INCLUDES WASH/DENTAL AREA IN SERVICE STALLS) 74.8
 REQUIRED BY PROPOSED PARKING INCLUDES EMPLOYEE AND CUSTOMER PARKING

INVENTORY/DISPLAY SERVICE SPACES: - 77
INDOOR DISPLAY: - 4

TOTAL ON SITE VEHICLES: 108

OCCUPANCY: SHOWROOM: 8
 SERVICE BLDG.: 31

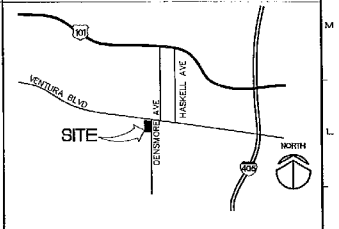
CONSTRUCTION TYPE: SHOWROOM: V B NON-SPRINKLERED
 SERVICE BLDG.: V B NON-SPRINKLERED

LEGAL DESCRIPTION:
 LOT 1 IN BLOCK 12 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 62 OF THE PUBLIC RECORDS OF SAID COUNTY.

SCOPE OF WORK:

- ADDITION TO (E) SHOWROOM TO ADD AREA FOR SERVICE WRITERS AND (N) SERVICE CANOPY.
- REMOVE 2 (E) DRIVEWAYS ON VENTURA BOULEVARD AND REPLACE WITH 1 CENTRALLY LOCATED DRIVEWAY.
- REVERSE PARKING AND VEHICLE DISPLAY AS INDICATED.
- ADD CAR WASH AND MEZZANINE AREAS AT (E) SERVICE BUILDING.

VICINITY MAP



SHEET INDEX

#	DESCRIPTION
SP1	SITE PLAN
SP2	ENLARGED SITE PLAN
A1.0	SHOWROOM BUILDING - FIRST FLOOR PLAN
A1.1	SHOWROOM BUILDING - SECOND FLOOR PLAN
A2.0	SHOWROOM BUILDING ELEVATIONS
A2.1	SHOWROOM BUILDING ELEVATIONS
A3.0	RETAIL PARTS AND SERVICE BUILDING FLOOR PLANS AND ELEVATIONS

PROJECT/BUSINESS OWNER

Terry York Motor Cars, Ltd. c/o AUTONATION
 c/o ENCINO LAND ROVER
 200 SW 15TH AVENUE, 14th floor
 FT. LAUDERDALE, FL 33301
 (954) 789-7156
 ATTN: JEFFREY SHUPERT

PROJECT APPLICANT/ARCHITECT

STANTEC ARCHITECTURE, INC.
 19 TECHNOLOGY DRIVE
 IRVINE, CA 92618
 (949) 923-6903
 (949) 923-6190 FAX
 ATTN: LARRY TOGALL

CACHE NUMBER	DATE	REVISIONS/ALTERATIONS	MGR
▲	02/05/08	PLANNING SUBMITTAL	
▲	02/05/08	LANDLORD SUBMITTAL	
▲	02/05/08	PLANNING PACKAGE	
▲	12/21/08	NEIGHBORHOOD COUNCIL PRESENTATION	
▲	11/18/08	PLANNING	

SITE PLAN

15800 VENTURA BLVD.
 ENCINO, CA 91436

ENCINO LAND ROVER
AutoNation

Stantec Stantec Architecture Inc. 19 Technology Drive, Irvine, CA, USA 92618 Tel: 949.923.6900 Fax: 949.923.6190 www.stantec.com

DO NOT USE FOR CONSTRUCTION UNLESS INITIALED AND DATED: **WCP** _____
DATE _____

REL. JOB NUMBER: AUN07010
DRAWING CREATED: 2/28/08
SCALE: 1"=30'-0"
SP1

