



16710 VENTURA BLVD. ENCINO, CA 91436

**RETAIL SPACES AVAILABLE**



**OFFERING MEMORANDUM**



## ● SITE DESCRIPTION

IKON Properties is proud to present a mixed-use retail property in prime Encino, located directly across from Mercedes-Benz Encino. This highly visible opportunity is ready to be tailored to fit your business, offering the perfect setting for retail, showroom, or service concepts.

The property features assisted valet parking, a strong tenant mix, and sits below 152 luxury apartment units, providing a built-in customer base and consistent foot traffic.

This is a rare chance to secure space in one of Encino's most sought-after corridors, surrounded by affluent demographics and established neighboring brands.

# LEASE FOR LEASE



PROPERTY TYPE  
Retail

AVAILABLE SPACES  
1,297 SF - 3,925 SF

UNITS AVAILABLE  
3 Units

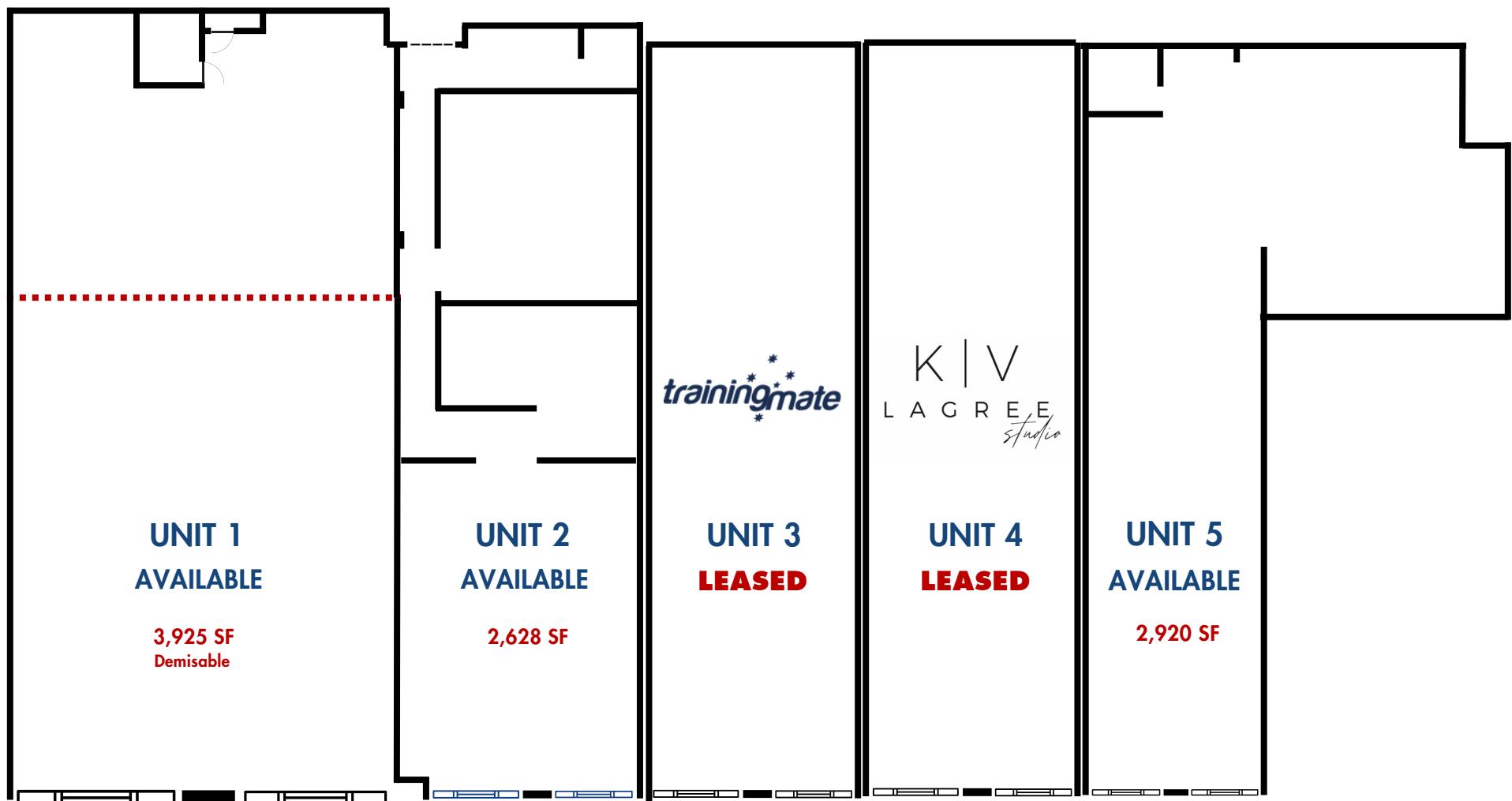
# PROPERTY HIGHLIGHTS

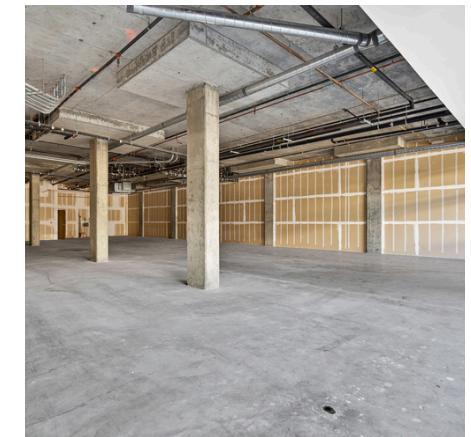
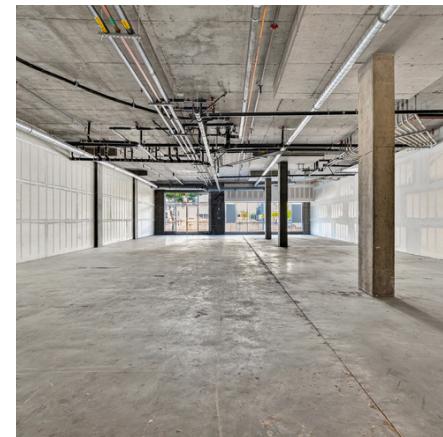
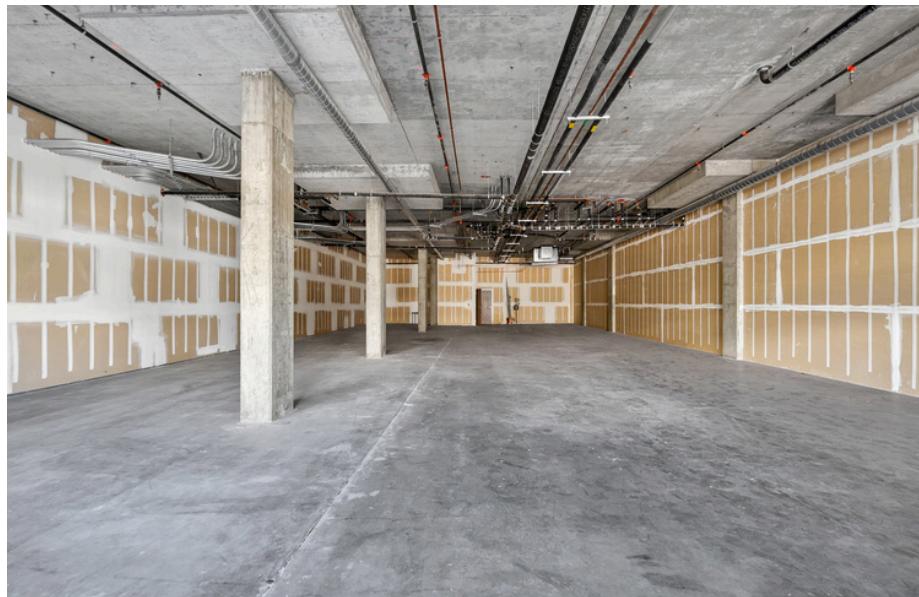
- Prime Encino Location, Directly Across Mercedes-Benz
- Luxurious Mixed-Use Retail
- Convenient Assisted Valet Service
- 152 Luxury Units Above, Providing Daily Foot Traffic
- Ideal for Food, Retail & Service Uses
- Potential Patio Opportunities



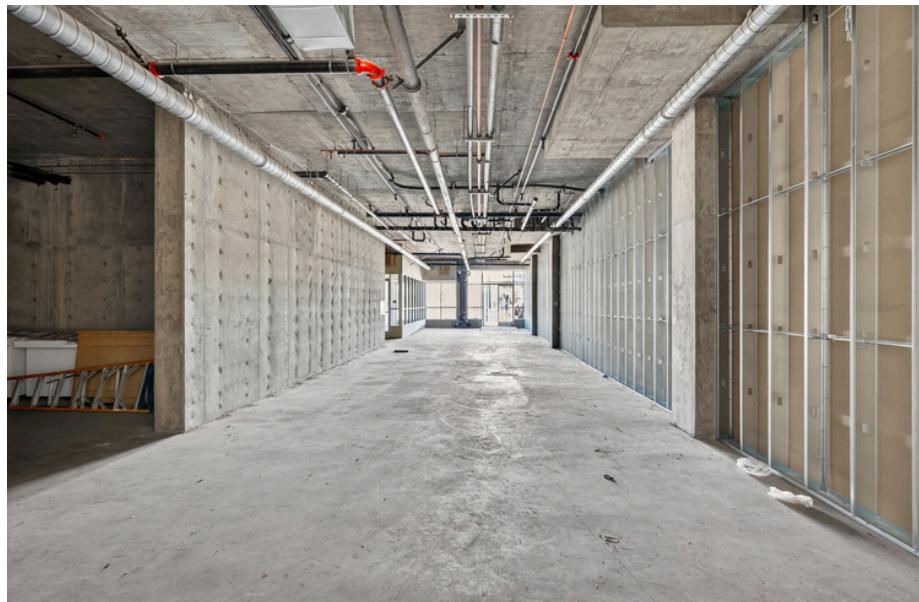
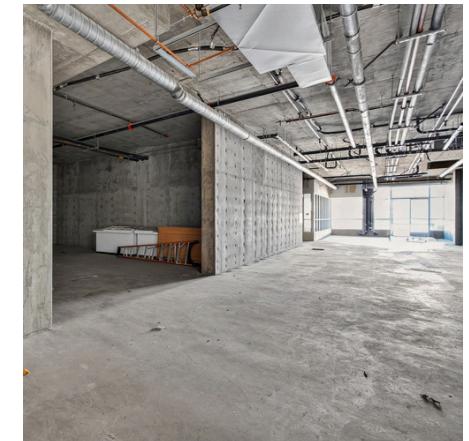
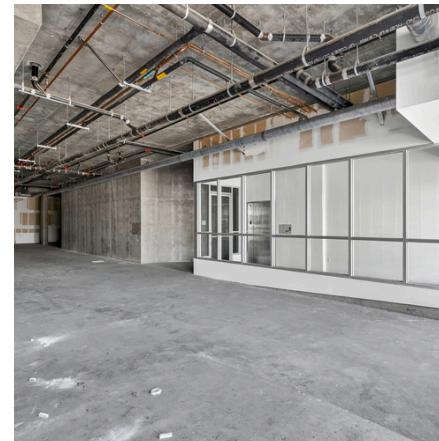
# FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.









# ○ RETAIL MAP

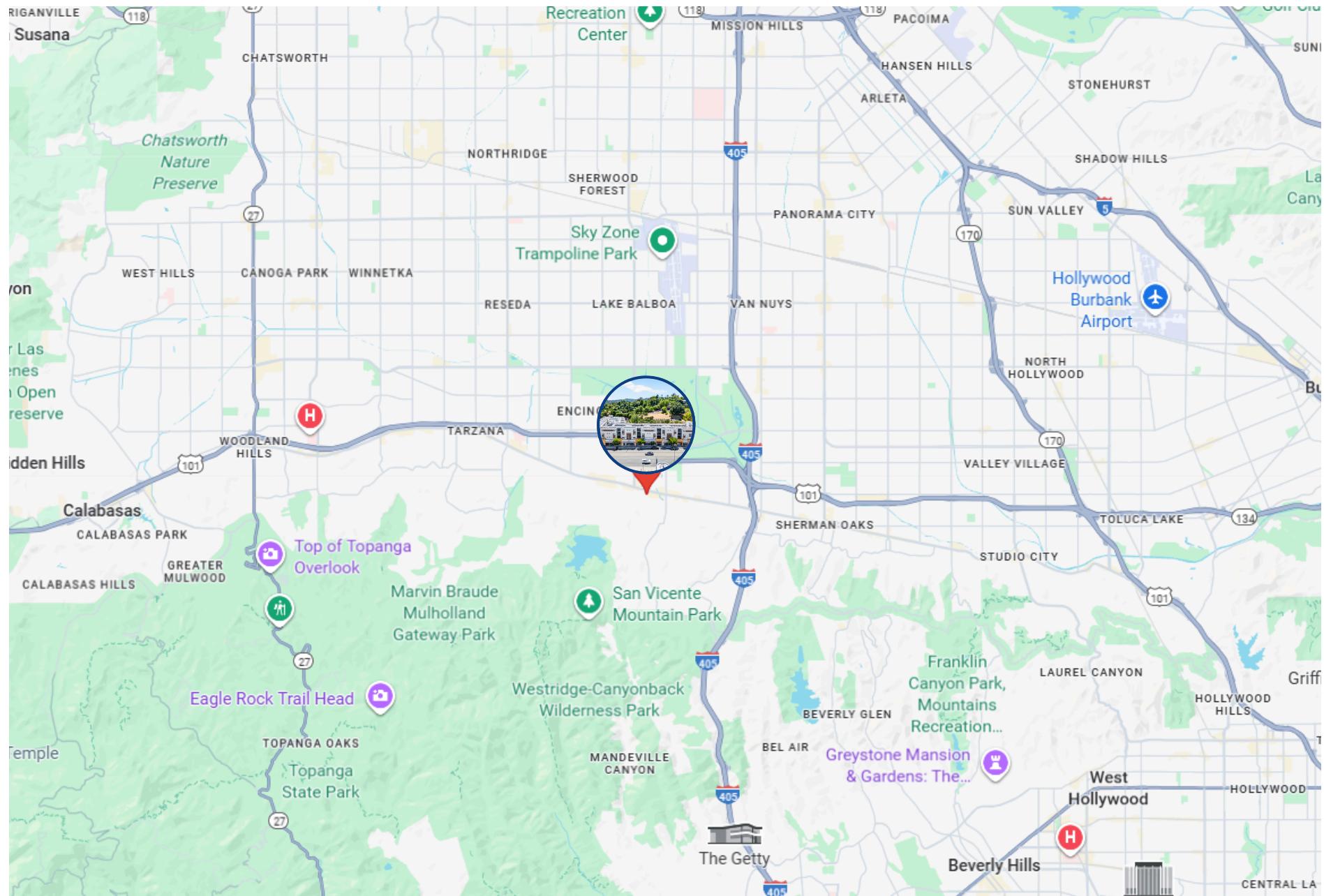


# ● AERIAL MAP



LOCATED ALONG THE SOUTH SIDE OF VENTURA BOULEVARD NEAR THE INTERSECTION OF VENTURA BOULEVARD AND BALBOA BOULEVARD, IN THE HEART OF ENCINO'S VIBRANT COMMERCIAL CORRIDOR WITHIN THE SAN FERNANDO VALLEY

# LOCATION MAP



# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	11,296	147,091	439,133
2029 Population	10,973	143,246	427,534
Pop Growth 2024-2029	-2.86%	-2.61%	-2.64%
Average Age	44.50	41.30	40.30
2024 Total Households	4,423	59,143	161,036
HH Growth 2024-2029	-3.12%	-2.85%	-2.88%
Median Household Income	\$131,454	\$89,656	\$80,133
Avg Household Size	2.50	2.40	2.60
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$1,108,721	\$959,930	\$887,478
Median Year Built	1964	1969	1968



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