

2ND GENERATION RESTAURANT

IN PRIME ENCINO AVAILABLE FOR LEASE



16542 VENTURA BLVD
ENCINO, CA 91436



COMMERCIAL
ASSET GROUP

- JUST OFF THE INTERSECTION OF VENTURA BLVD AND HAYVENHURST AVE
- PRIME LOCATION WITH EXCEPTIONAL VISIBILITY AND SIGNAGE OPPORTUNITY ON VENTURA BLVD
- 52,000 CPD TRAFFIC COUNTS
- OVER 22,000 EMPLOYEES WITHIN 1 MILE RADIUS, SEVERAL HIGH RISE MEDICAL AND OFFICE BUILDINGS, & HIGH INCOME RESIDENTIAL
- SURROUNDED BY MAJOR RETAILERS SUCH AS KATSU-YA, CITIBANK, CHASE, GELSONS, NORMS, RALPHS AND MORE
- OUTDOOR PATIO AVAILABLE
- SEEKING RESTAURANT

SPACE SIZE

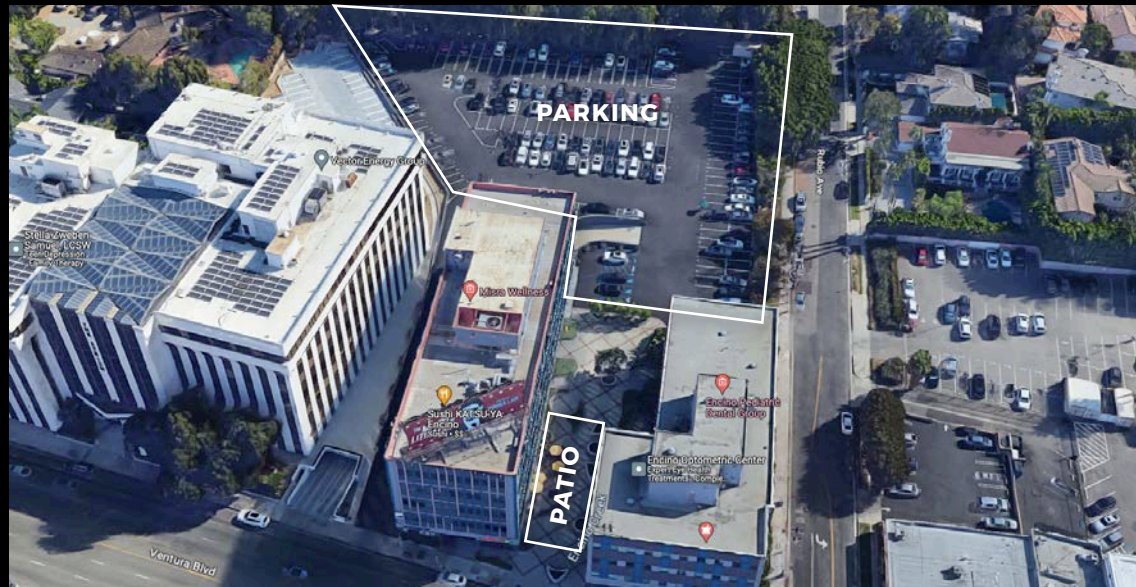
±2,835 SF

±852 SF PATIO

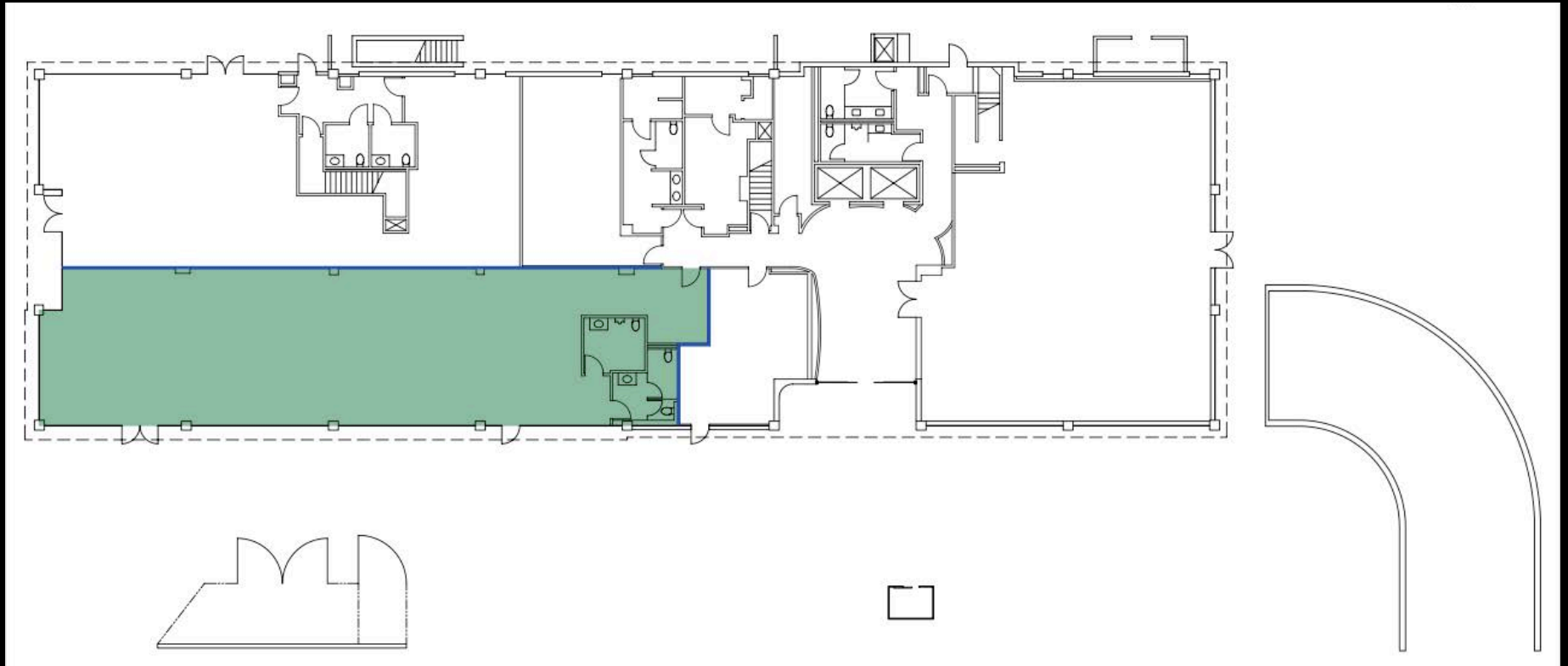
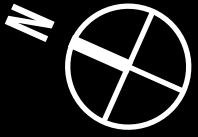


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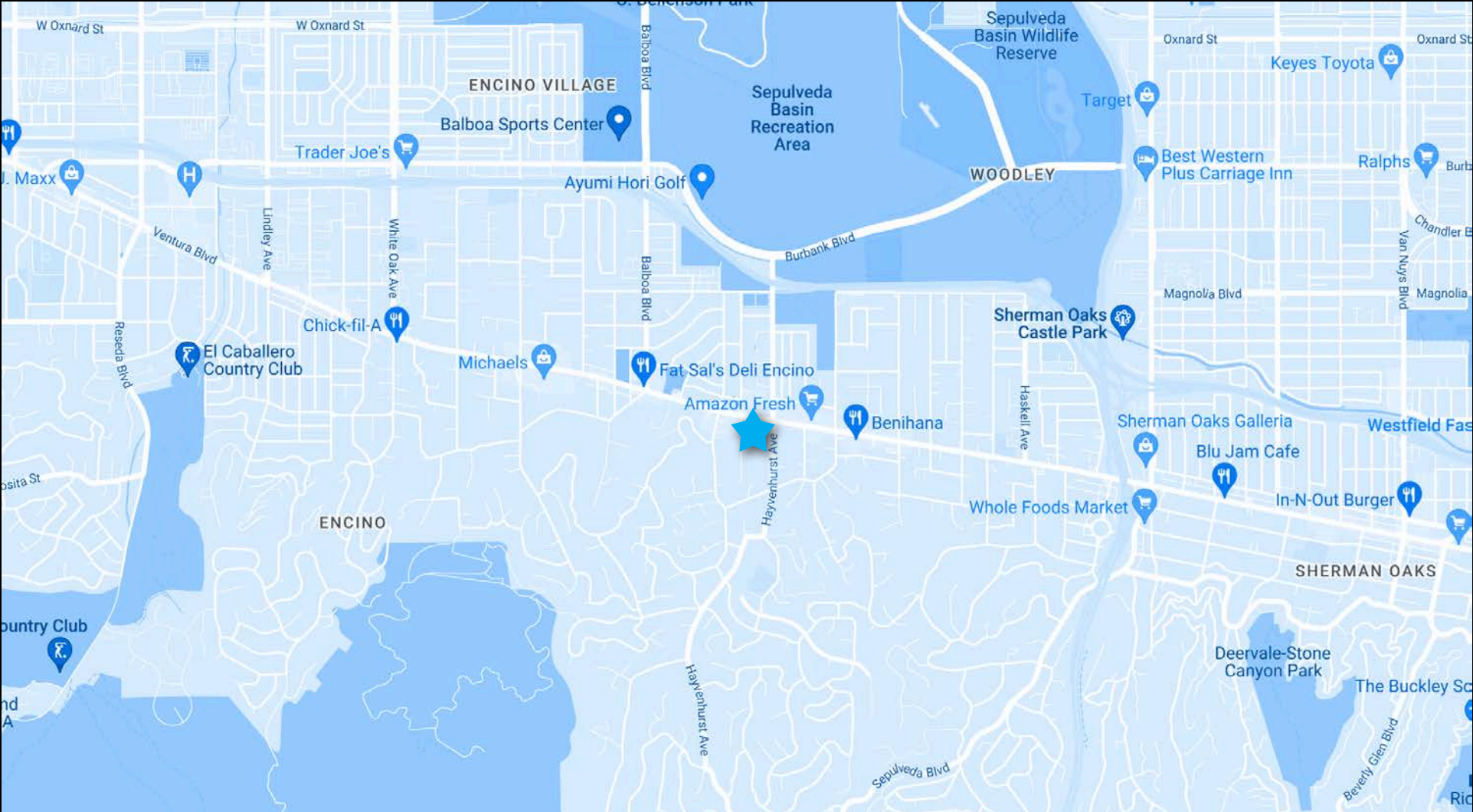
PHOTOS



FLOOR PLAN



MAP



AERIAL & NEARBY AMENITIES

BENIHANA
THE JAPANESE STEAKHOUSE

amazonfresh



KATSU-YA

Encino Hospital Medical Center

Panera
BREAD®



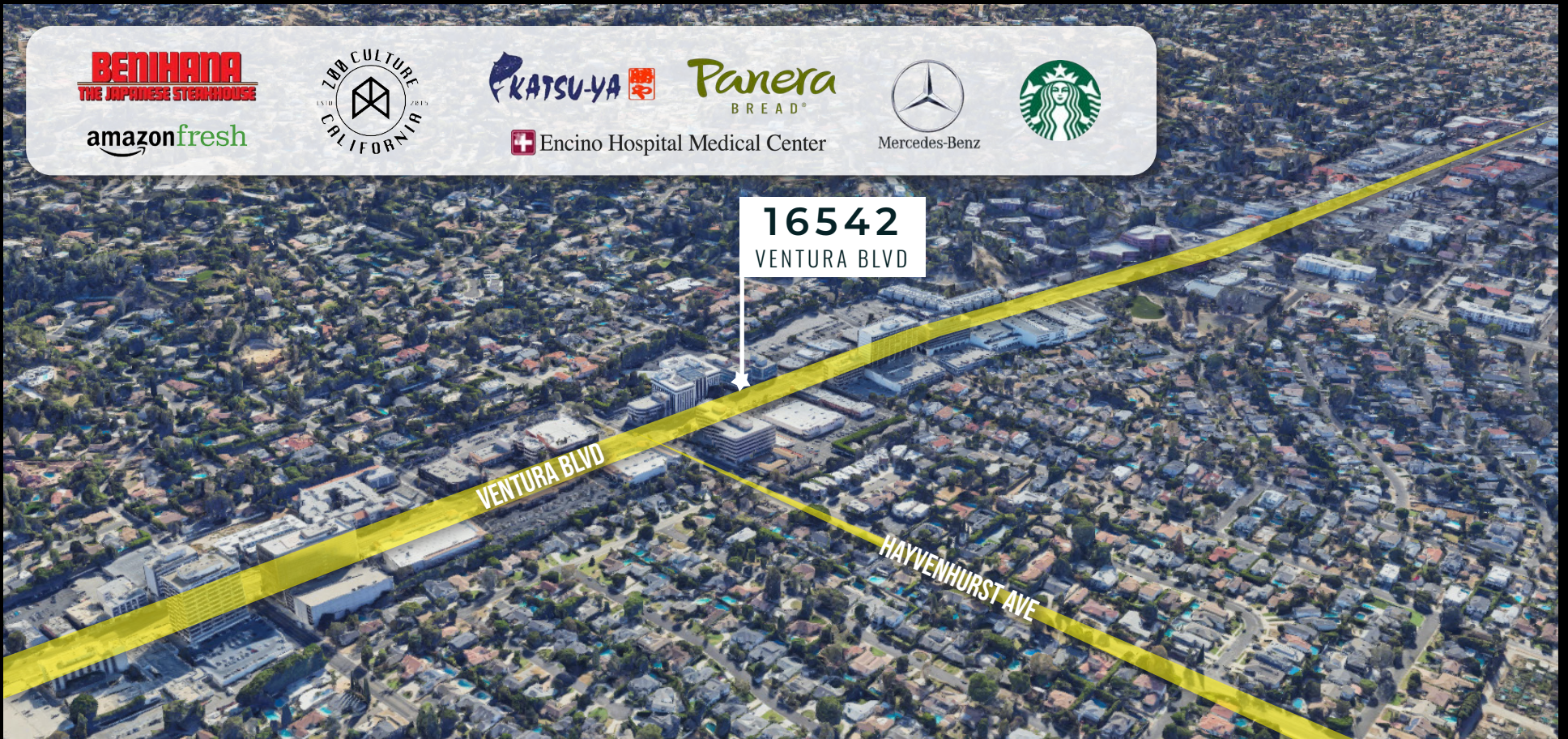
Mercedes-Benz



16542
VENTURA BLVD

VENTURA BLVD

HAYVENHURST AVE



DEMOGRAPHICS

Population

| | 1 mile | 2 mile |
|-----------------------------|--------|--------|
| 2010 Population | 10,783 | 49,711 |
| 2022 Population | 11,418 | 51,254 |
| 2027 Population Projection | 11,362 | 50,756 |
| Annual Growth 2010-2022 | 0.5% | 0.3% |
| Annual Growth 2022-2027 | -0.1% | -0.2% |
| Median Age | 48.5 | 45.2 |
| Bachelor's Degree or Higher | 65% | 55% |
| U.S. Armed Forces | 0 | 0 |

Income

| | 1 mile | 2 mile |
|-------------------------|-----------|-----------|
| Avg Household Income | \$176,911 | \$135,847 |
| Median Household Income | \$145,375 | \$101,978 |
| < \$25,000 | 310 | 2,793 |
| \$25,000 - 50,000 | 376 | 2,658 |
| \$50,000 - 75,000 | 528 | 3,050 |
| \$75,000 - 100,000 | 412 | 2,504 |
| \$100,000 - 125,000 | 323 | 2,306 |
| \$125,000 - 150,000 | 373 | 1,716 |
| \$150,000 - 200,000 | 411 | 2,077 |
| \$200,000+ | 1,773 | 5,271 |

Households

| | 1 mile | 2 mile |
|--|--------|--------|
| 2010 Households | 4,319 | 21,982 |
| 2022 Households | 4,508 | 22,376 |
| 2027 Household Projection | 4,473 | 22,105 |
| Annual Growth 2010-2022 | 0.7% | 0.5% |
| Annual Growth 2022-2027 | -0.2% | -0.2% |
| Owner Occupied Households | 3,528 | 12,405 |
| Renter Occupied Households | 945 | 9,700 |
| Avg Household Size | 2.5 | 2.2 |
| Avg Household Vehicles | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$221M | \$906M |

Daytime Employment

| Radius | 1 mile | | | 2 mile | | |
|-------------------------------------|---------------|--------------|------------------------|---------------|--------------|------------------------|
| | Employees | Businesses | Employees Per Business | Employees | Businesses | Employees Per Business |
| Service-Producing Industries | 21,503 | 3,592 | 6 | 42,521 | 6,751 | 6 |
| Trade Transportation & Utilit... | 2,590 | 284 | 9 | 4,736 | 602 | 8 |
| Information | 706 | 96 | 7 | 1,972 | 192 | 10 |
| Financial Activities | 3,564 | 505 | 7 | 6,576 | 1,084 | 6 |
| Professional & Business Ser... | 5,978 | 969 | 6 | 11,376 | 1,897 | 6 |
| Education & Health Services | 5,342 | 1,294 | 4 | 9,222 | 1,974 | 5 |
| Leisure & Hospitality | 2,435 | 227 | 11 | 5,865 | 481 | 12 |
| Other Services | 813 | 209 | 4 | 2,507 | 498 | 5 |
| Public Administration | 75 | 8 | 9 | 267 | 23 | 12 |
| Goods-Producing Industries | 1,155 | 167 | 7 | 2,331 | 420 | 6 |
| Natural Resources & Mining | 10 | 4 | 3 | 49 | 17 | 3 |
| Construction | 542 | 116 | 5 | 1,425 | 315 | 5 |
| Manufacturing | 603 | 47 | 13 | 857 | 88 | 10 |
| Total | 22,658 | 3,759 | 6 | 44,852 | 7,171 | 6 |



COMMERCIAL
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