

SHORT TERM - ENCINO RETAIL RESTAURANT

16650 Ventura Boulevard, Encino, CA 91436



ALEYA COOLIDGE (818) 697-9361

aleya@illicre.com • DRE#01407539

ASHER PERGAMENT (818) 626-5770

asher@illicre.com • DRE#01922775

5990 Sepulveda Blvd., Ste. 600 • Sherman Oaks, CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • www.illicre.com • DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

FOLLOW US



SHORT TERM - ENCINO RETAIL RESTAURANT

16650 Ventura Boulevard, Encino, CA 91436

PROPERTY FEATURES

- ±9,289 SF including secured covered patio
- Turn-key restaurant with wine and beer available
- Pole signage
- Fantastic parking field
- High visibility signalized corner
- Will entertain specialty grocers
- Potential for medical use

DEMOGRAPHICS

- Over 40,000 cars per day
- Over 3 million square feet of high rise office space within three miles
- Average household income of \$207,025 within one mile
- ±21,110 daytime employees within one mile
- Healthy eat-In & take-out/catering demographic



DEMOS	1 mile	3 mile	5 mile
POPULATION	11,157	147,928	447,969
AVGERAGE HH INCOME	\$174,671	\$117,732	\$107,632
DAYTIME POPULATION	10,527	141,430	416,068
TRAFFIC COUNT	±41,670 CPD on Intersection of Ventura & Petit		



ALEYA COOLIDGE (818) 697-9361

aleya@illicre.com • DRE#01407539

5990 Sepulveda Blvd., Ste. 600 • Sherman Oaks, CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • www.illicre.com • DRE #01834124

ASHER PERGAMENT (818) 626-5770

asher@illicre.com • DRE#01922775

FOLLOW US



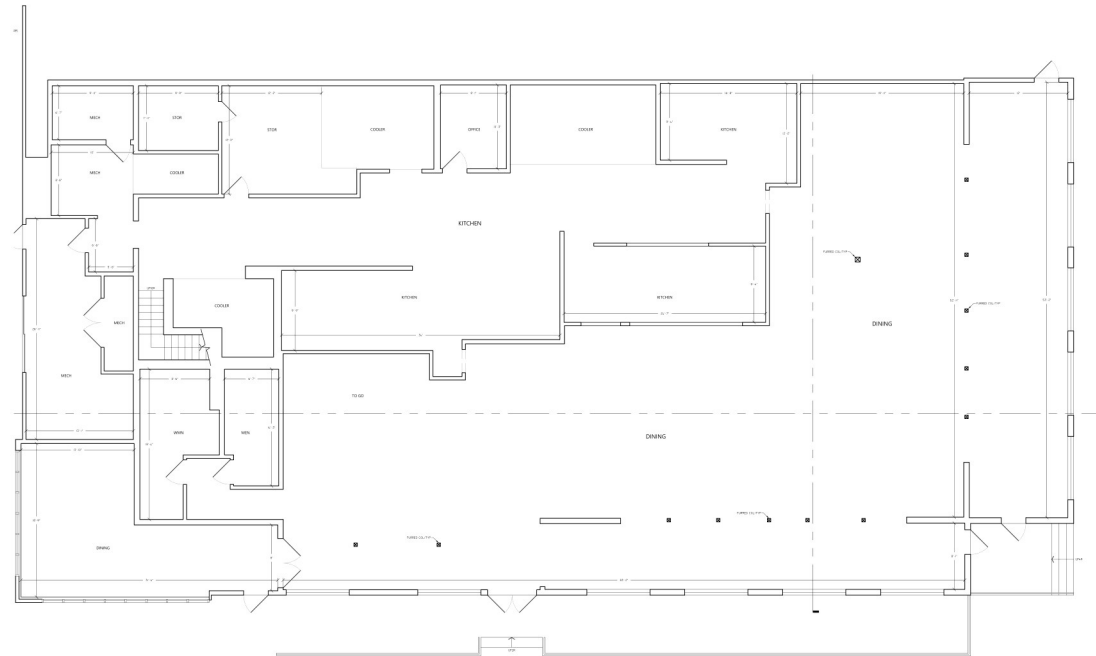
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

SHORT TERM - ENCINO RETAIL RESTAURANT

16650 Ventura Boulevard, Encino, CA 91436

FLOOR PLAN

FIRST FLOOR



VENTURA BLVD

SECOND FLOOR



ALEYA COOLIDGE (818) 697-9361

aleya@illicre.com • DRE#01407539

ASHER PERGAMENT (818) 626-5770

asher@illicre.com • DRE#01922775

5990 Sepulveda Blvd., Ste. 600 • Sherman Oaks, CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • www.illicre.com • DRE #01834124

FOLLOW US

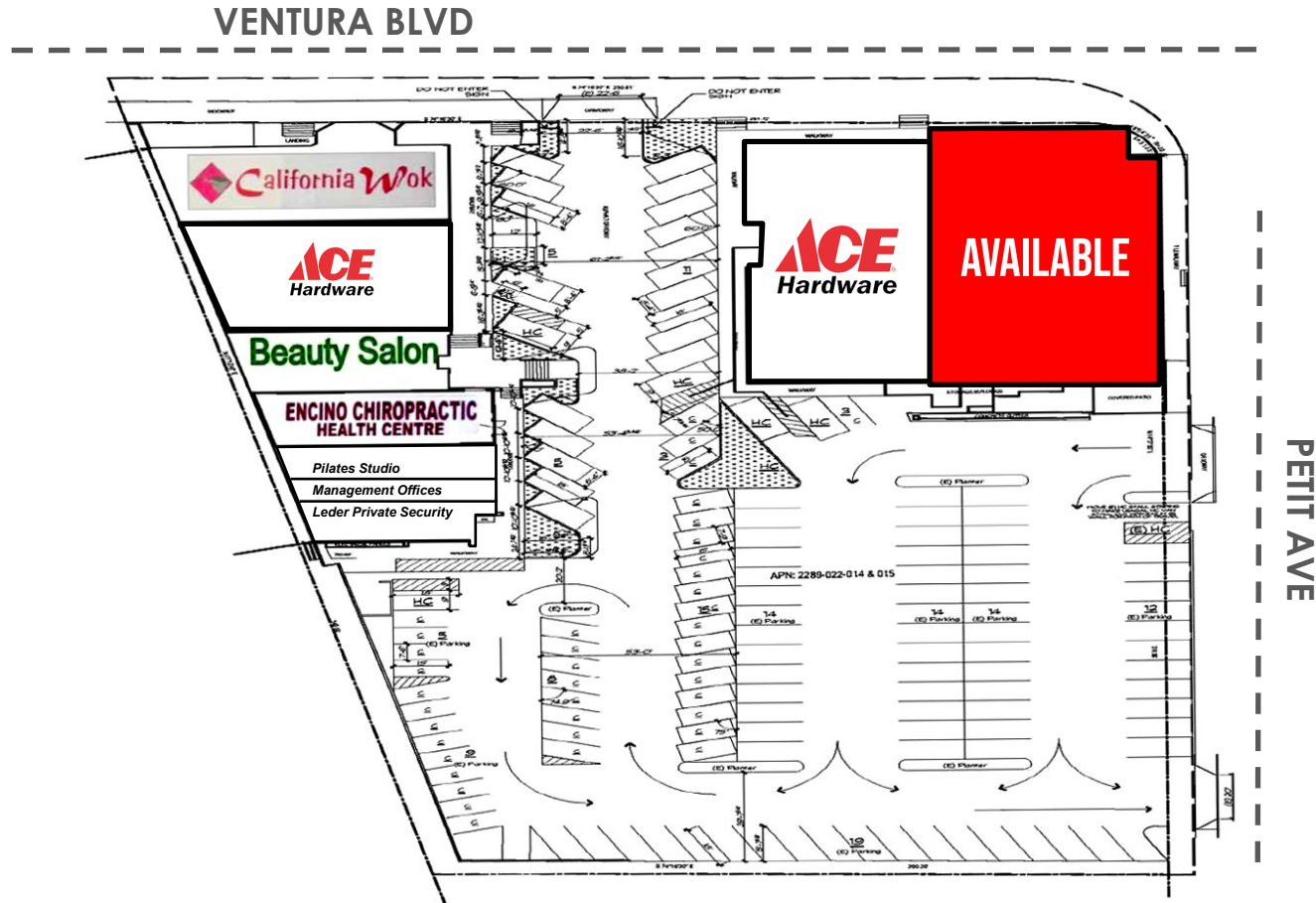


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

SHORT TERM - ENCINO RETAIL RESTAURANT

16650 Ventura Boulevard, Encino, CA 91436

SITE PLAN



ALEYA COOLIDGE (818) 697-9361

aley@illicre.com · DRE#01407539

ASHER PERGAMENT (818) 626-5770

asher@illicre.com · DRE#01922775

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

FOLLOW US



