

15609 VENTURA FOR LEASE

YOUR SIGN HERE!



YOUR SIGN HERE!

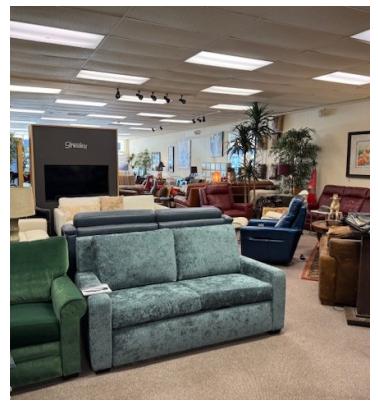


GRIBIN PROPERTIES
GREG GREENE / 818-321-3424
DRE# 01396840



Prime Encino Retail Space FOR LEASE

15609 Ventura Boulevard Encino, CA



Asking Price: \$3.25/SF NNN

FOR MORE INFORMATION
PLEASE CONTACT:

GREG GREENE
Broker Associate
greg.greene.re@gmail.com
818-225-0097 x 116
818-321-3424 (cell)
Cal BRE #01396840

Gribin Properties
22551 Ventura Blvd Suite 201
Woodland Hills, CA 91364
Cal BRE #00450024

HIGHLIGHTS

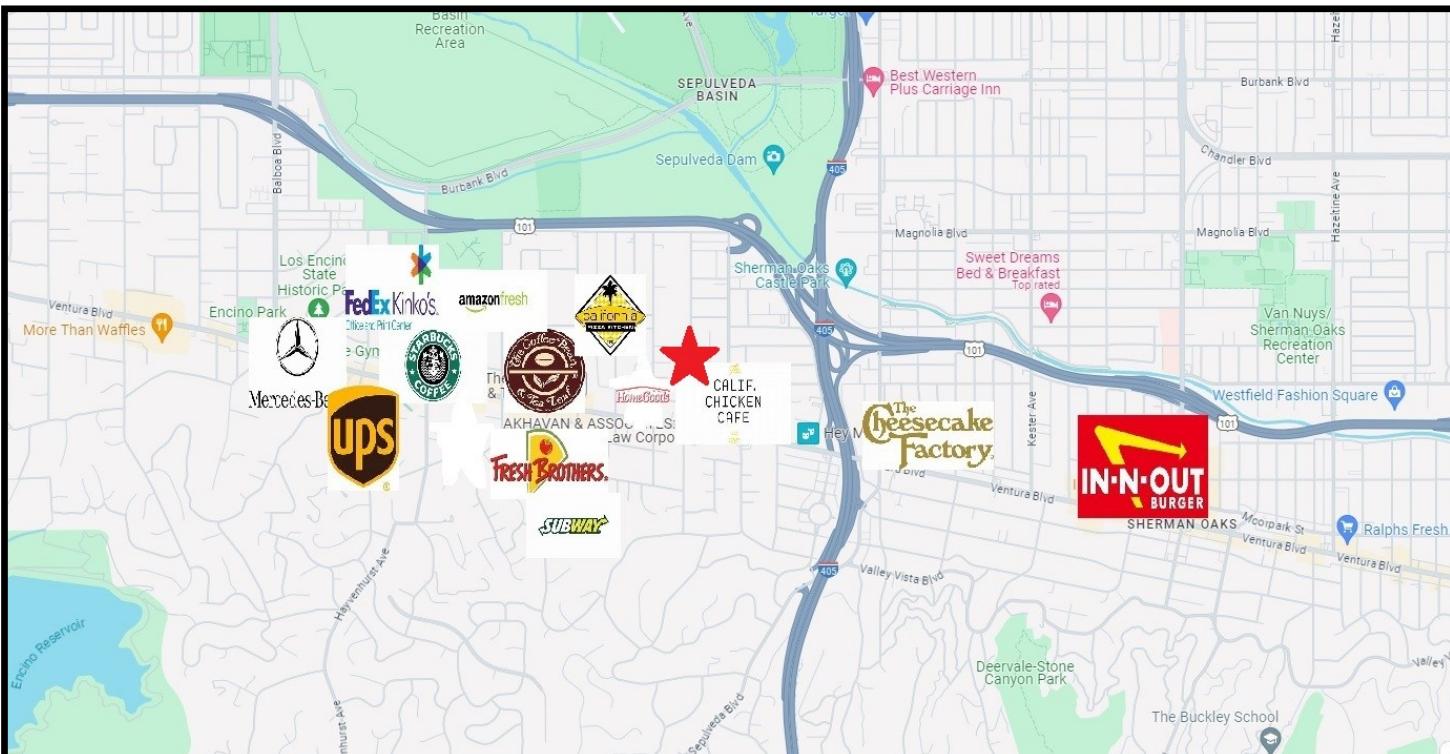
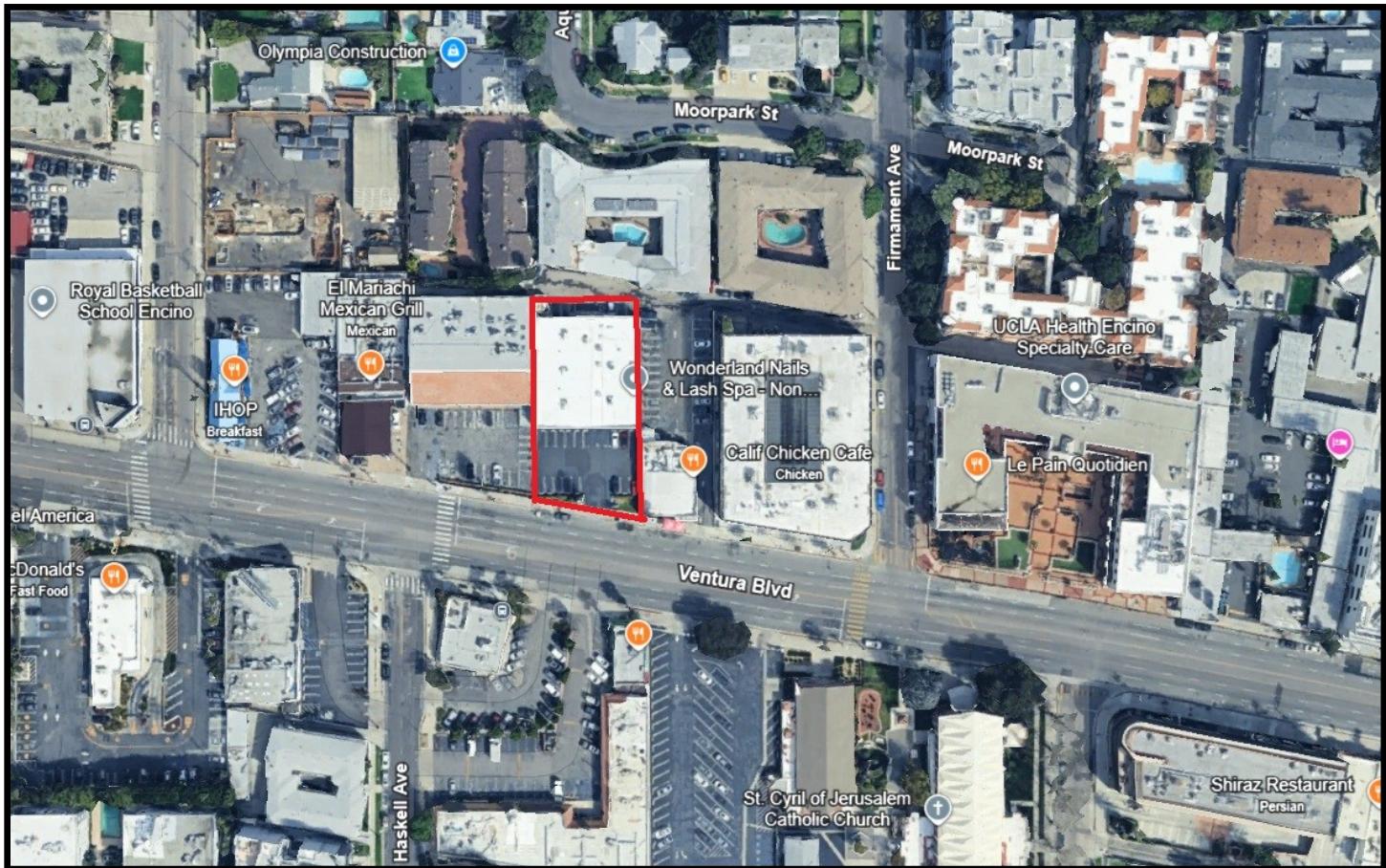
- Excellent Location! High Visibility! Huge Sign Exposure!
- Prime Retail Center
- 4,800 SF RETAIL SHOWROOM SPACE
- Available for a variety of retail options.
- New furniture store, mattress store or kitchen & bath.
- Occupied by a Leather Furniture Store for 30+ Years
- PLEASE DO NOT DISTURB OCCUPANTS
- Rear truck loading area with large double door entry
- Major intersection of Ventura Blvd & Haskell Avenue
- Traffic Counts—Over 35,000 vehicles daily
- Easy access off of the Ventura (101) Freeway / San Diego (405) Freeway
- Shared open parking lot for customers
- SHOWN BY APPOINTMENT ONLY



GRIBIN PROPERTIES
Commercial Real Estate

This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

15609 VENTURA BOULEVARD / ENCINO / CA / 91436



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DEMOGRAPHICS

Population/ Households

	2 mile	5 mile	10 mile
2010 Population	54,286	457,325	1,930,464
2023 Population	52,924	461,586	1,940,038
2028 Population Projection	51,600	453,115	1,902,962
Annual Growth 2010-2023	-0.20%	0.10%	0%
Annual Growth 2023-2028	-0.50%	-0.40%	-0.40%
2010 Households	24,667	169,487	734,274
2023 Households	23,683	168,013	735,198
2028 Household Projection	22,994	164,180	719,843
Annual Growth 2010-2023	0.20%	0.40%	0.50%
Annual Growth 2023-2028	-0.60%	-0.50%	-0.40%
Owner Occupied Households	11,839	70,658	301,472
Renter Occupied Households	11,155	93,522	418,371
Avg Household Size	2.2	2.7	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$950.1M	\$5.9B	\$26.5B

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$1,058,347	\$847,206	\$818,982
Median Year Built	1964	1965	1965

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**COME TAKE OVER A READY TO GO FURNITURE
STORE RETAIL SPACE**

PRIME RETAIL CENTER!

**EXCELLENT VISIBILITY AND SIGNAGE!
LOCATED 1 MILE WEST OF THE 405 FREEWAY!
HIGH TRAFFIC AREA!
ADJACENT TO CALIFORNIA CHICKEN CAFÉ!**

PLEASE CALL TO DISCUSS SHOWING



GRIBIN PROPERTIES
Commercial Real Estate

CAL BRE #01396840

THIS SPACE WON'T LAST LONG!

GREG GREENE / 818-321-3424 (CELL)



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