



AVAILABLE 

CVS/pharmacy



AVAILABLE 



VENTURA BLVD ± 48,096 CPD

PRIME RETAIL SPACE IN ENCINO OAKS SHOPPING CENTER

17320 Ventura Blvd., Encino, CA 91316



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RETAIL SPACE
ENCINO, CA

PROPERTY FEATURES

ENCINO OAKS SHOPPING CENTER
17320 Ventura Blvd., Encino, CA 91316



APPROX. 1,200-1,300 SF

PRIME RETAIL SPACE AVAILABLE

- ✓ Unit 17332: ±1,300 SF - 2nd gen cold kitchen
- ✓ Unit 17318: ±1,200 SF - Vanilla shell retail space
- ✓ Potential for a qualified operator to upgrade space into a full service kitchen
- ✓ Located in CVS anchored center
- ✓ Visible from prime Ventura Blvd
- ✓ Abundant on-site parking
- ✓ Join other nationally recognized retailers such as Starbucks, Jamba, Baskin Robbins, Code Ninjas and more!

AREA AMENITIES

- ✓ Located in the desirable Encino Commons
- ✓ Easy access to 101 fwy, 405 fwy a few miles to the east
- ✓ Easy walking distance to Encino Town Center, Plaza de Oro, retailers, cafes and many eateries

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	20,946	131,435	419,076
Avg. HH Income	\$115,923	\$117,440	\$107,047
Daytime Pop	17,644	108,933	343,765
Traffic Count	± 48,096 CPD ON VENTURA BLVD		

RETAIL SPACE
ENCINO, CA

SUITE 17332

ENCINO OAKS SHOPPING CENTER
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SITE PLAN

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VENTURA BLVD | ± 48,096 CPD



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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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 foot-age 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.