



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*



## ENCINO HIGH PROFILE FREE STANDING MEDICAL OFFICE

16952 Ventura Blvd., Encino, CA 91316



**DEAN CUTLER**  
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DRE#00907933



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# PROPERTY FEATURES

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## APPROX. 3,695 SF

### MEDICAL SPACE AVAILABLE

- ✓ Existing medical use with exam rooms, x-ray and mini surgery
- ✓ Signalized corner
- ✓ Contemporary building with fascia & monument signage

## AREA AMENITIES

- ✓ Near Providence Cedars-Sinai Tarzana Medical Center, Encino Hospital Medical Center, and to Encino Commons, one of the area's premier dining and retail destinations
- ✓ Surrounded by national and local retailers, restaurants, cafés, and everyday conveniences
- ✓ Located in the heart of the affluent Encino trade area with strong daytime population and household incomes

| — DEMOGRAPHICS                                                                                       | 1 MILE                       | 3 MILE    | 5 MILE    |
|------------------------------------------------------------------------------------------------------|------------------------------|-----------|-----------|
|  Population     | 12,213                       | 145,329   | 437,726   |
|  Avg. HH Income | \$165,815                    | \$134,265 | \$122,931 |
|  Daytime Pop    | 10,608                       | 10,608    | 432,687   |
|  Traffic Count  | ± 46,294 CPD ON VENTURA BLVD |           |           |

MEDICAL SPACE  
ENCINO, CA

# INTERIOR PHOTOS

16952 Ventura Blvd., Encino, CA 91316



MEDICAL SPACE  
ENCINO, CA

# INTERIOR PHOTOS

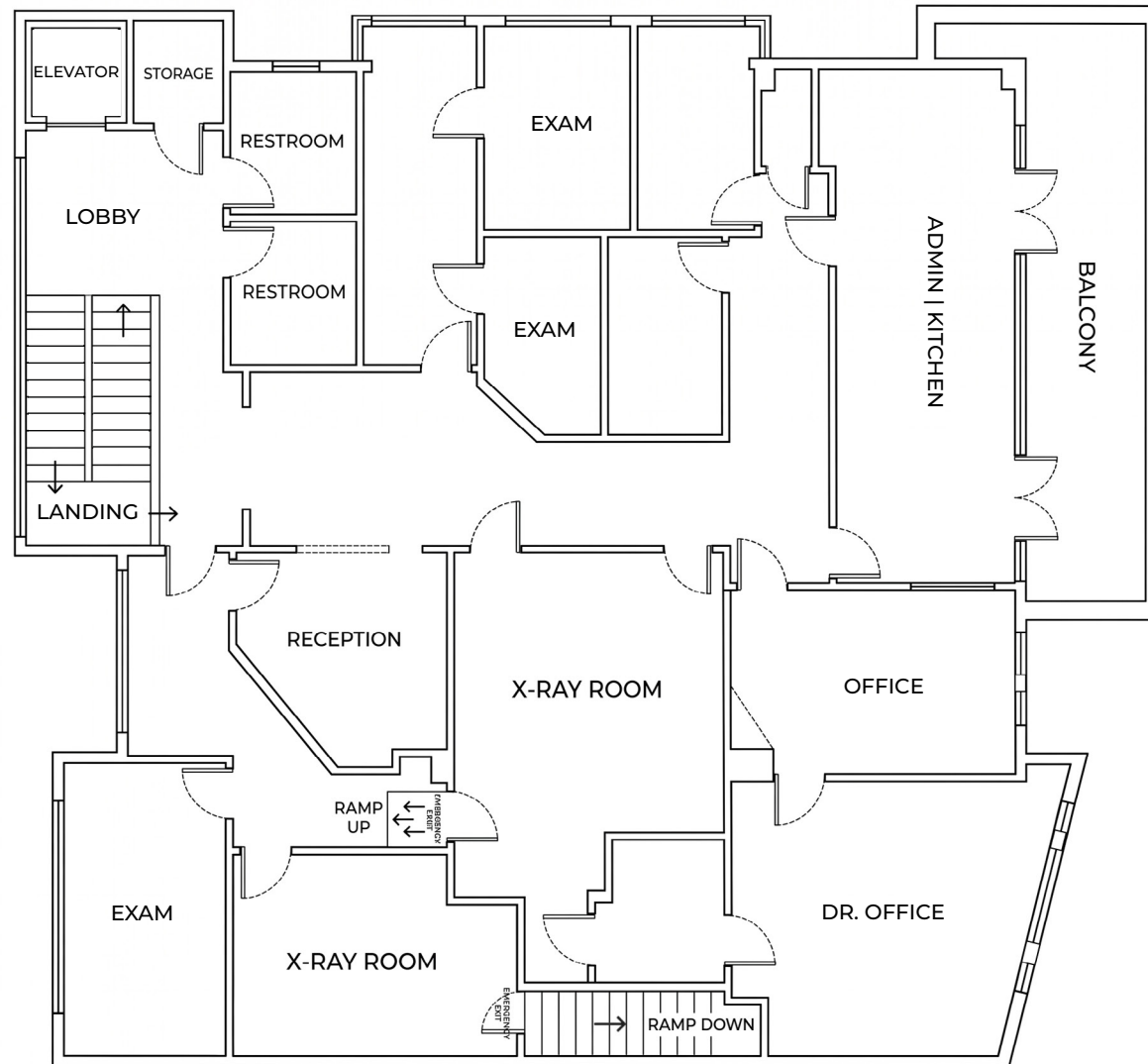
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# FLOOR PLAN

16952 Ventura Blvd., Encino, CA 91316

16952 VENTURA | FLOOR PLAN



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.



Providence | Cedars Sinai  
TARZANA MEDICAL CENTER



petco



ENCINO HOSPITAL  
MEDICAL CENTER



AVAILABLE



chili's  
Michael's



VENTURA BLVD



petco T-Mobile Chick-fil-A chili's DUNKIN'



BANK OF AMERICA

Michael's



AERIAL MAP



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EXECUTIVE VICE PRESIDENT

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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.