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RESTAURANT AVAILABLE | ENCINO COURTYARD

17401 Ventura Blvd., Unit #2, Encino, CA 91316



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DRE#01495419



RETAIL SPACE
ENCINO, CA

EXCLUSIVELY LISTED BY

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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.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

17401 Ventura Blvd., Unit #2, Encino, CA 91316







APPROX. 2,077 SF

RESTAURANT SPACE AVAILABLE

- ✓ Encino Commons in the Valley's Miracle Mile
- ✓ Prime Encino Business District
- ✓ Escalator & elevator
- ✓ Abundant free surface and subterranean on-site parking
- ✓ Current lease expires on 7/31/2031

AREA AMENITIES

- ✓ Located in the heart of Encino's Ventura Blvd restaurant row, surrounded by established national and local dining brands
- ✓ Strong average household income within a 3-mile radius - over \$120,000+
- ✓ High daily traffic counts - Ventura Blvd averages 49,859 cars per day, with excellent signage visibility
- ✓ Dense daytime population from nearby offices, medical centers, and retail centers
- ✓ Close proximity to the 101 Freeway for easy regional access

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	24,581	139,299	440,676
 Avg. HH Income	\$111,267	\$120,152	\$109,664
 Daytime Pop	24,229	137,193	441,440
 Traffic Count	± 49,859 CPD ON VENTURA BLVD		

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EXTERIOR PHOTOS

17401 Ventura Blvd., Unit #2, Encino, CA 91316



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INTERIOR PHOTOS

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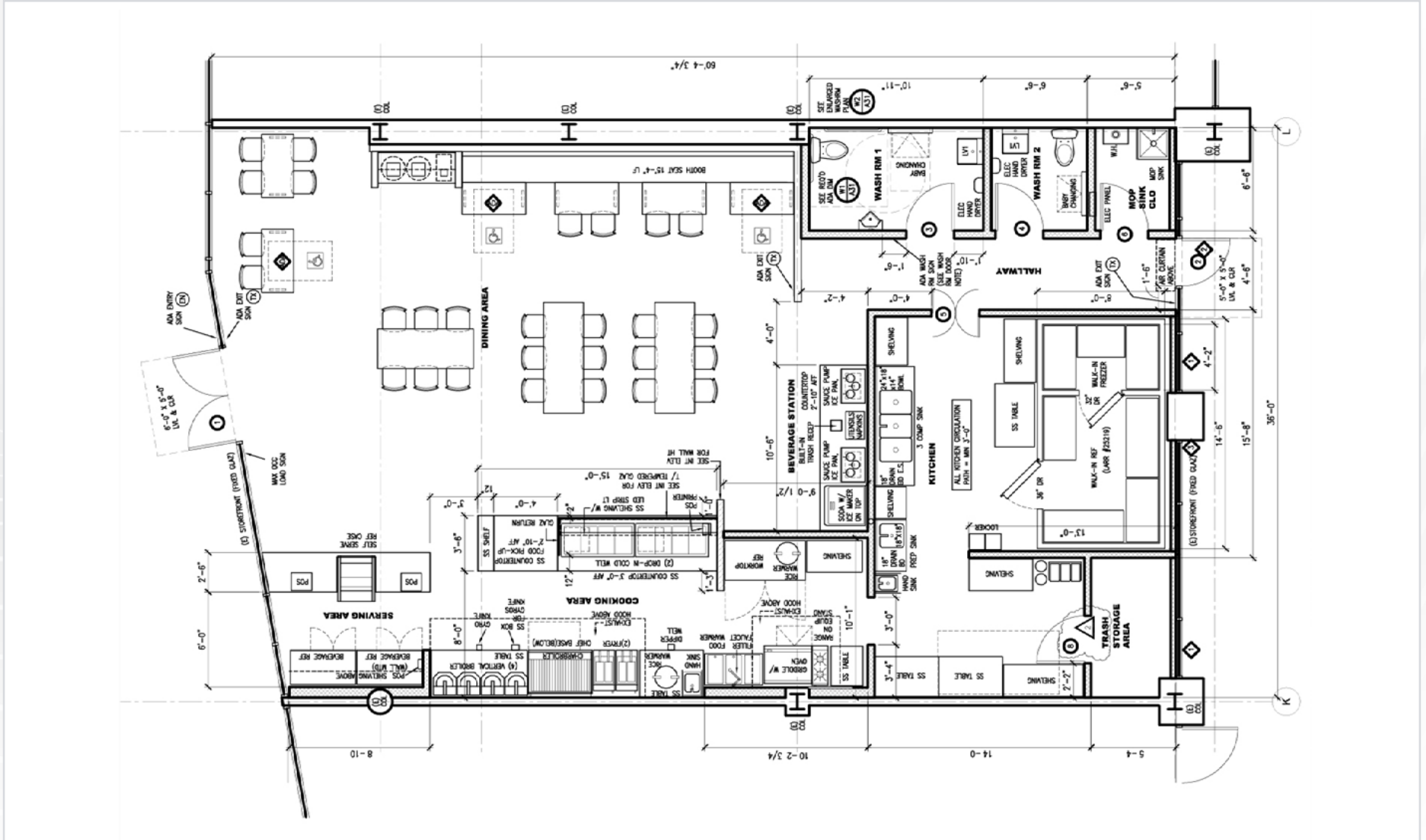
INTERIOR PHOTOS

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FLOOR PLAN

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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 features 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.



AVAILABLE



AERIAL MAP

PET TRAINING FOOD

HOTEL DAYCARE SPA

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