

ENCINO *Village* Coming Soon

Grocery / Restaurant / Retail / Beauty / Boutique Fitness / Medical



16650 VENTURA BOULEVARD | ENCINO, CALIFORNIA



PEGASUS

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

(424) 363-7800

Highlights



- Freestanding Corner Anchor Space
± 12,500 SF (Divisible)
- ± 11,000 SF of Country Mart Style Shop Space to Follow
- Located on 2+ AC at the Prominent Signalized Corner of Ventura Blvd. & Petit Ave.
- Walking Distance to Over 4.8 Million SF of High-Rise Office & Medical Buildings with a Daytime Population of Nearly 100,000+ People within 3 Miles
- Excellent Access & Visibility with Multiple Points of Ingress & Egress
- Irreplaceable & Massive Pylon Signage Opportunities
- At Grade Parking Ratio in Excess of ± 6 : 1000 SF with Nearly ± 150 Spots
- AHHI Nearly \$200,000 within 1 Mile

As Built



Proposed New Elevations



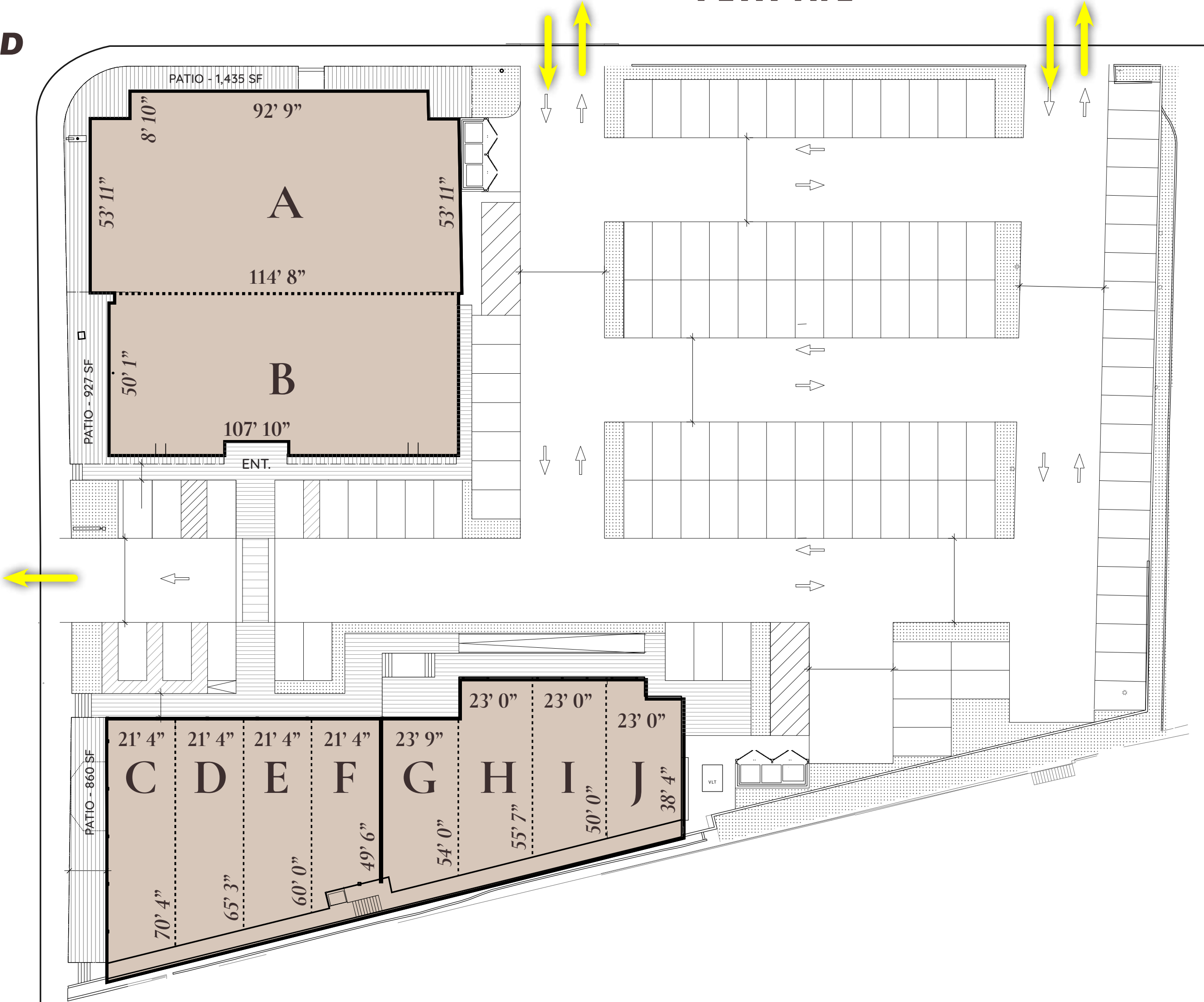
PROPOSED SITE PLAN | ENCINO VILLAGE

UNIT	SIZE	
A	± 7,018 SF	± 12,500 SF
B	± 5,321 SF	
C	± 1,561 SF	± 5,500 SF
D	± 1,443 SF	
E	± 1,336 SF	
F	± 1,138 SF	± 5,000 SF
G	± 1,213 SF	
H	± 1,342 SF	
I	± 1,211 SF	
J	± 1,013 SF	

CAN BE COMBINED


± 50,000 VPD

VENTURA BLVD



ENCINO PLACE



Scratch | Bar & Kitchen

Encino Hospital Medical Center



ENCINO MARKETPLACE

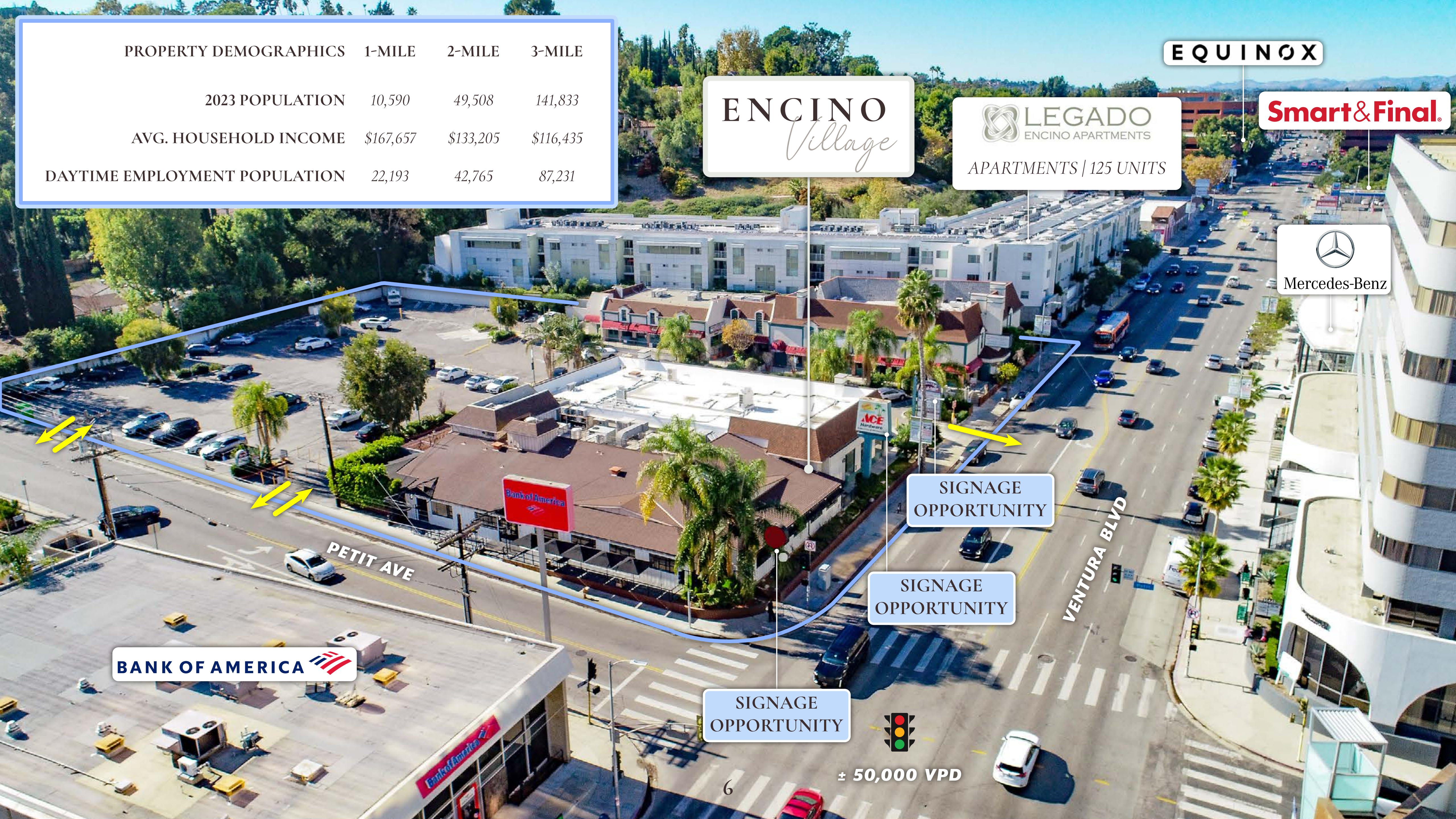


VENTURA BLVD

PETIT AVE

+ 50,000 VPD

PROPERTY DEMOGRAPHICS	1-MILE	2-MILE	3-MILE
2023 POPULATION	10,590	49,508	141,833
AVG. HOUSEHOLD INCOME	\$167,657	\$133,205	\$116,435
DAYTIME EMPLOYMENT POPULATION	22,193	42,765	87,231



ENCINO
Village

LEGADO
ENCINO APARTMENTS
APARTMENTS / 125 UNITS

EQUINOX

Smart & Final

Mercedes-Benz

SIGNAGE
OPPORTUNITY

SIGNAGE
OPPORTUNITY

SIGNAGE
OPPORTUNITY

BANK OF AMERICA

VENTURA BLVD

PETIT AVE



± 50,000 VPD

ENCINO *Village*

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