



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

CALLING RESTAURANTS: 1,300 SF SUBLEASE AVAILABLE IN PRIME ENCINO

17334 Ventura Boulevard, Encino, CA 91316



MICHAEL SHARON
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DRE#01495419



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT FOR SALE
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.

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PROPERTY FEATURES

17334 Ventura Boulevard, Encino, CA 91316

LIST PRICE: \$200,000 KEY MONEY

RESTAURANT FOR SALE IN PRIME ENCINO, CA

- ✓ Approx. 1,300 SF space
- ✓ Rental rate: \$3.83 + \$0.86 PSF NNN per month
- ✓ Renovated in 2022
- ✓ Fully built out kitchen, front large capacity hood, rear small capacity hood, walk in cooler and freezer, 3 compartment sink, dry storage and more
- ✓ Building signage and pylon signage facing Ventura Boulevard
- ✓ Excellent visibility and co-tenancy
- ✓ 3.5 years remaining on existing Lease + 5 year option to extend
- ✓ Seating capacity (occupant load): restaurant: 25
- ✓ Lots of natural light
- ✓ Approx 200 parking spaces plus truck delivery
- ✓ Zoning: LAC4
- ✓ Located at the Signalized intersection of Ventura Boulevard and Andasol Ave







AREA AMENITIES

17334 Ventura Boulevard, Encino, CA 91316



- ✓ Heavy day/night pedestrian and automobile traffic
- ✓ High density of commercial and office buildings in the immediate vicinity
- ✓ High residential density and additional new multifamily projects in the area
- ✓ Anchored by CVS Pharmacy, Starbucks, Jamba Juice, and Baskin Robbins
- ✓ Neighboring tenants include: Target, The Kebab Shop, Blaze Pizza, Crumbl Cookies, Shake Shack, Pressed Juice, Planet Fitness, The Coffee Bean Tea and Leaf, The Habit Burger, Chillis, Paris Baguette, Panda Express, Juice Crafters, Yogurtland, Menchies, Corepower Yoga, Michaels arts, Sports clips and crafts, 76 Gas station, Shell, Ralph's Market, Smart & Final Extra, Chase, Wells Fargo, US Bank, Bank of America, First Citizens Bank, and more
- ✓ Nearby Schools, Places of worship, financial services, restaurants, shopping, entertainment
- ✓ Close proximity to the 101 FWY

— 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		

RESTAURANT FOR SALE
ENCINO, CA

KITCHEN PHOTOS

17334 Ventura Boulevard, Encino, CA 91316





AVAILABLE



AERIAL MAP



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