

# RETAIL FOR LEASE IN BUSY ENCINO SHOPPING CENTER

17615 - 17633 Ventura Boulevard, Encino, CA 91316



**GREG OFFSAY (818) 697-9387**  
greg@illicre.com · DRE#01837719

**CALEB MORRISON (818) 697-9364**  
caleb@illicre.com · DRE#02137816

**TODD NATHANSON (818) 501-2204**  
todd@illicre.com · DRE#00932779

**FOLLOW US**



5990 Sepulveda Blvd., Ste. 600 • Sherman Oaks, CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • [www.illicre.com](http://www.illicre.com) • DRE #01834124

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 footage 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.

# RETAIL FOR LEASE IN BUSY ENCINO SHOPPING CENTER

17615 - 17633 Ventura Boulevard, Encino, CA 91316

## PROPERTY FEATURES

- Approx. 1,484 SF former dry cleaning agency available
- Approx. 1,071 SF former fitness studio available
- Join great tenants such as Uncle Bernie's Deli, The UPS Store, Stretch Lab (Coming Soon) & Happy Feet
- Adjacent to restaurants and prime retailers on Ventura Boulevard
- On-site parking and excellent signage

## AREA AMENITIES

- Neighborhood shopping center in prime Encino location
- Steady foot and car traffic
- Steps from White Oak Avenue with convenient accessibility to the 101 Freeway



DEMOS	1 MILE	3 MILE	5 MILE
Population	25,010	137,053	451,196
Avg. HH Income	\$64,971	\$75,447	\$67,717
Daytime Pop	9,933	67,575	187,606
Traffic Count	± 71,960 cars per day		



**GREG OFFSAY (818) 697-9387**  
greg@illicre.com · DRE#01837719

**CALEB MORRISON (818) 697-9364**  
caleb@illicre.com · DRE#02137816

**TODD NATHANSON (818) 501-2204**  
todd@illicre.com · DRE#00932779

**FOLLOW US**

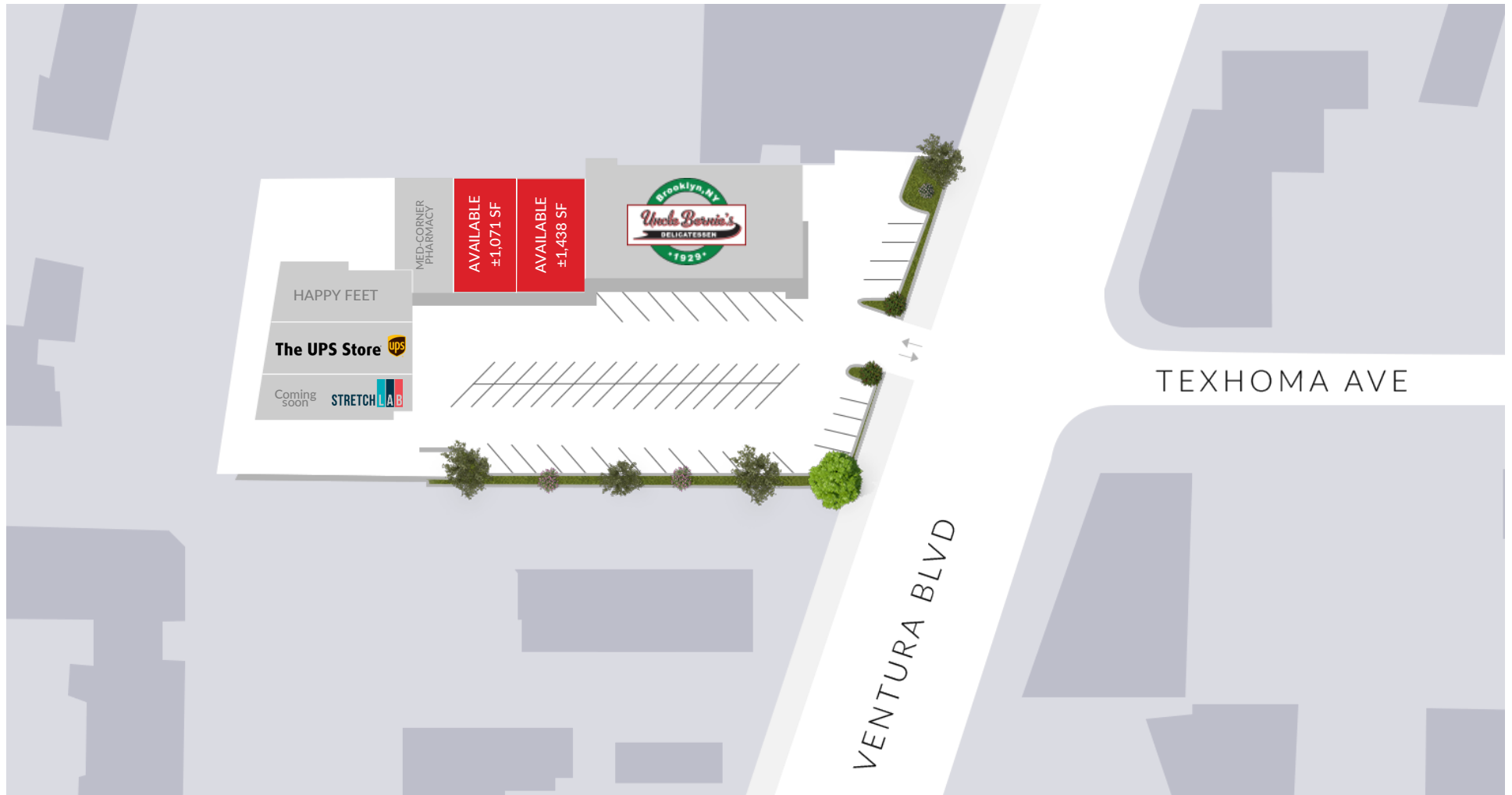


5990 Sepulveda Blvd., Ste. 600 • Sherman Oaks, CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • [www.illicre.com](http://www.illicre.com) • DRE #01834124

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 footage 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.

# RETAIL FOR LEASE IN BUSY ENCINO SHOPPING CENTER

17615 - 17633 Ventura Boulevard, Encino, CA 91316



Measurement 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.



**GREG OFFSAY (818) 697-9387**

greg@illicre.com · DRE#01837719

**CALEB MORRISON (818) 697-9364**

caleb@illicre.com · DRE#02137816

**TODD NATHANSON (818) 501-2204**

todd@illicre.com · DRE#00932779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

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 footage 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.

**FOLLOW US**



# RETAIL FOR LEASE IN BUSY ENCINO SHOPPING CENTER

17615 - 17633 Ventura Boulevard, Encino, CA 91316



**GREG OFFSAY (818) 697-9387**

greg@illicre.com · DRE#01837719

**CALEB MORRISON (818) 697-9364**

caleb@illicre.com · DRE#02137816

**TODD NATHANSON (818) 501-2204**

todd@illicre.com · DRE#00932779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · [www.illicre.com](http://www.illicre.com) · DRE #01834124

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 footage 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.

**FOLLOW US**

