

# Just Imagine!

THE ATRIUM AT ENCINO

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



**FOR LEASE | OFFICE / RETAIL** GROUND FLOOR

**FULL FLOOR | SPEC SUITES & BUILD-TO-SUIT | 3,862 RSF - 19,976 RSF**

**15531 Ventura Boulevard | Encino, CA 91436**

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# FOR LEASE | HIGH-IMAGE CLASS "A" OFFICE / RETAIL ON VENTURA BLVD.

3,862 RSF – 19,976 RSF

*The Place for Collaboration*

## PROPERTY FEATURES

- High-Image Class-A Office Building with Open Atrium
- Full Floor Option | Potential Modified Gross Option Available
- Ground Floor Units – Direct Pedestrian Access along Ventura Blvd. with Potential Retail Exposure & Building Signage
- Floor Efficiencies to Optimize Space Layout
- Extensive Wraparound Window Line Exposure
- Potential Building Signage Opportunity Available
- Convenient Parking Structure Access
- New Elevators & Renovated Common Area



## LOCATION HIGHLIGHTS

- Prime Encino Location with Prominent Ventura Blvd. Exposure
- Highly Visible with Excellent Signage Opportunity
- Walking Distance to Dozens of Fitness Centers, Restaurants, Shops, Courtyard by Marriott Hotel & Sherman Oaks Galleria Amenities
- Easy Access to 405 and 101 Freeway
- Excellent Walk (83)



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*Available Suites*

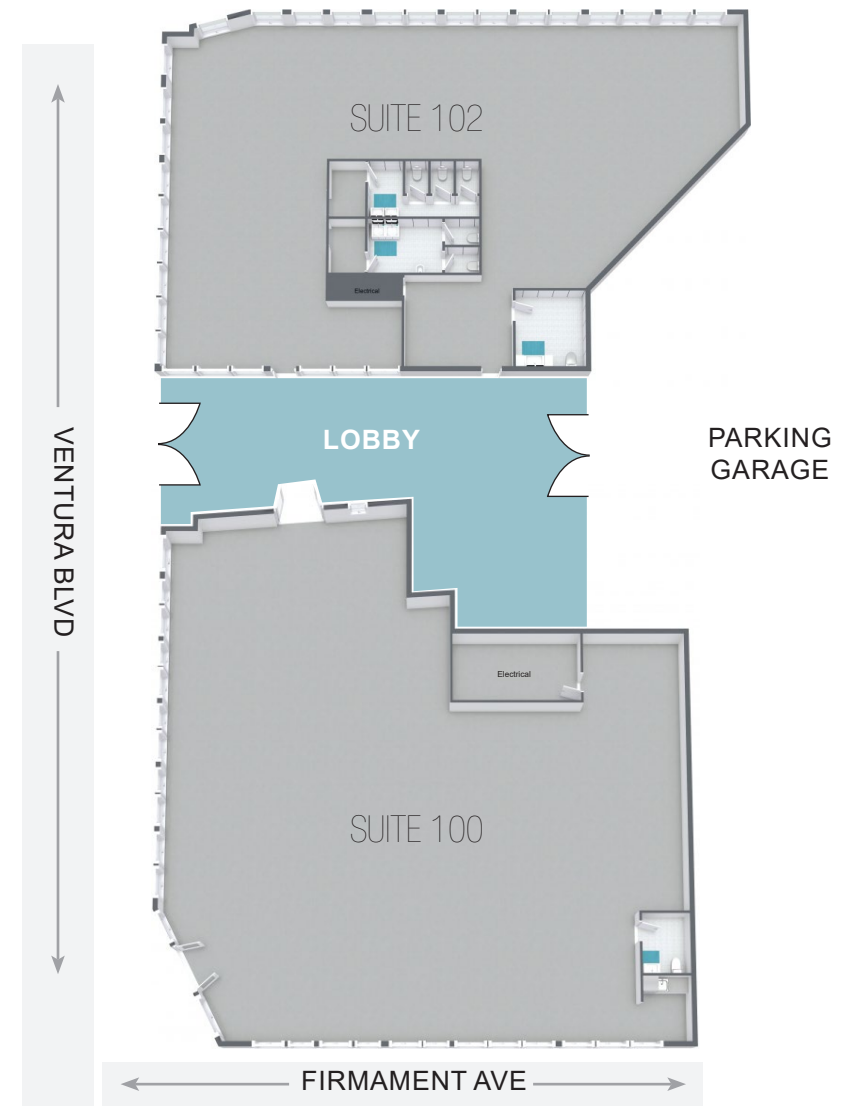
## FIRST FLOOR

### 1<sup>ST</sup> FLOOR HIGHLIGHTS:

- Retail/Restaurant/Office
- Direct Pedestrian Access from Ventura Boulevard
- Building Signage with Excellent Street Visibility

Suite #	Size (SF)	Notes
102	3,862	<ul style="list-style-type: none"> <li>• Ground Floor Retail/Restaurant/Office</li> <li>• Direct access off the main lobby with Potential for direct access to Ventura Blvd.</li> <li>• Open vanilla shell space ready for improvements</li> <li>• TI allowance with Build-to-Suite option</li> </ul>

Suite #	Size (SF)	Notes
100	4,842	<ul style="list-style-type: none"> <li>• Ground Floor Retail/Restaurant/Office</li> <li>• Dual private entry from Ventura Blvd. &amp; the main lobby</li> <li>• Potential Building Signage</li> <li>• Open vanilla shell space ready for improvements</li> <li>• TI allowance with Build-to-Suite option.</li> </ul>



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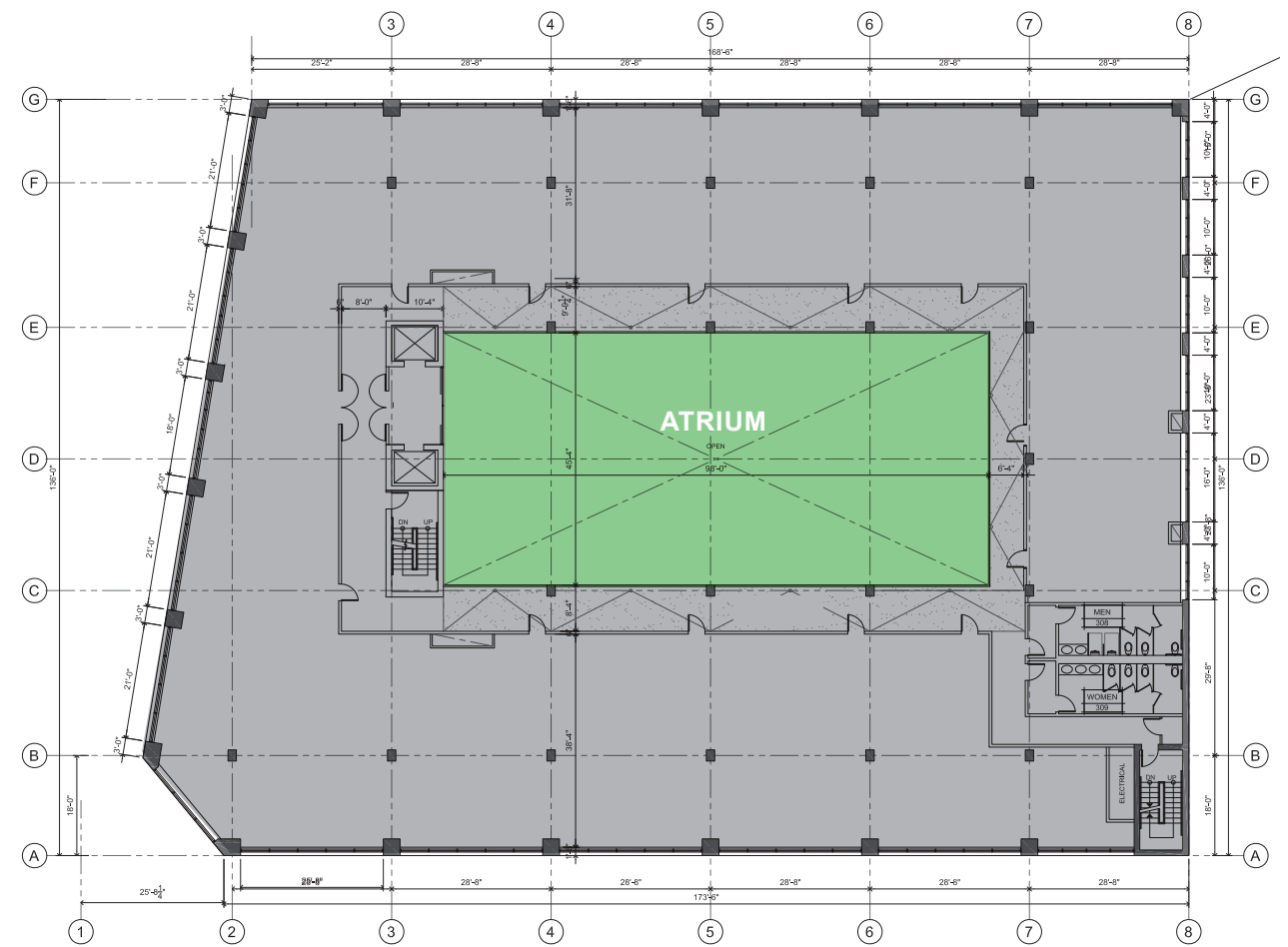
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*Available Suites*

## THIRD FLOOR

Suite #	Size (SF)	Notes
300	19,976	Full floor office, gray-shell condition (potential build-to-suit)



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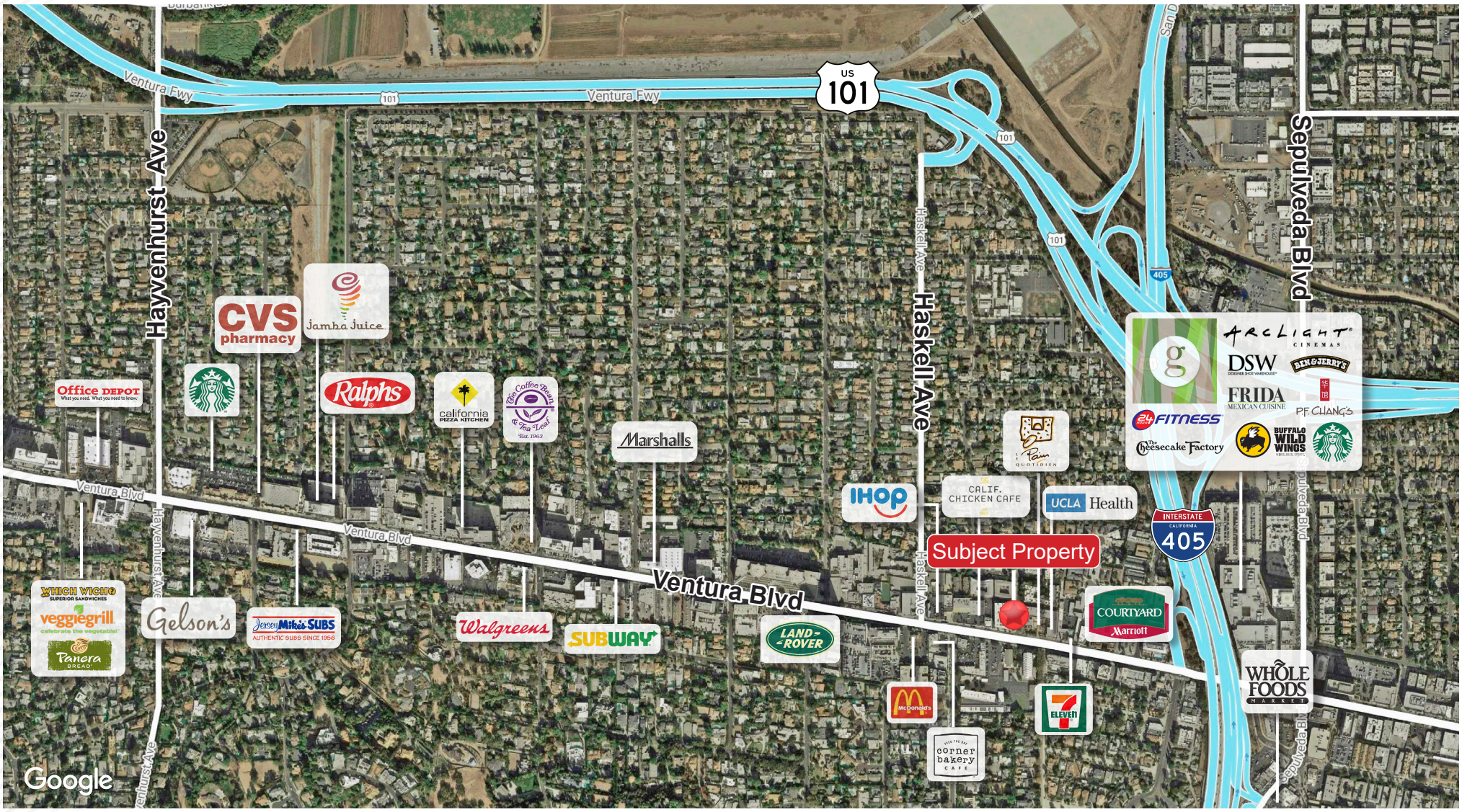
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## Amenities Map



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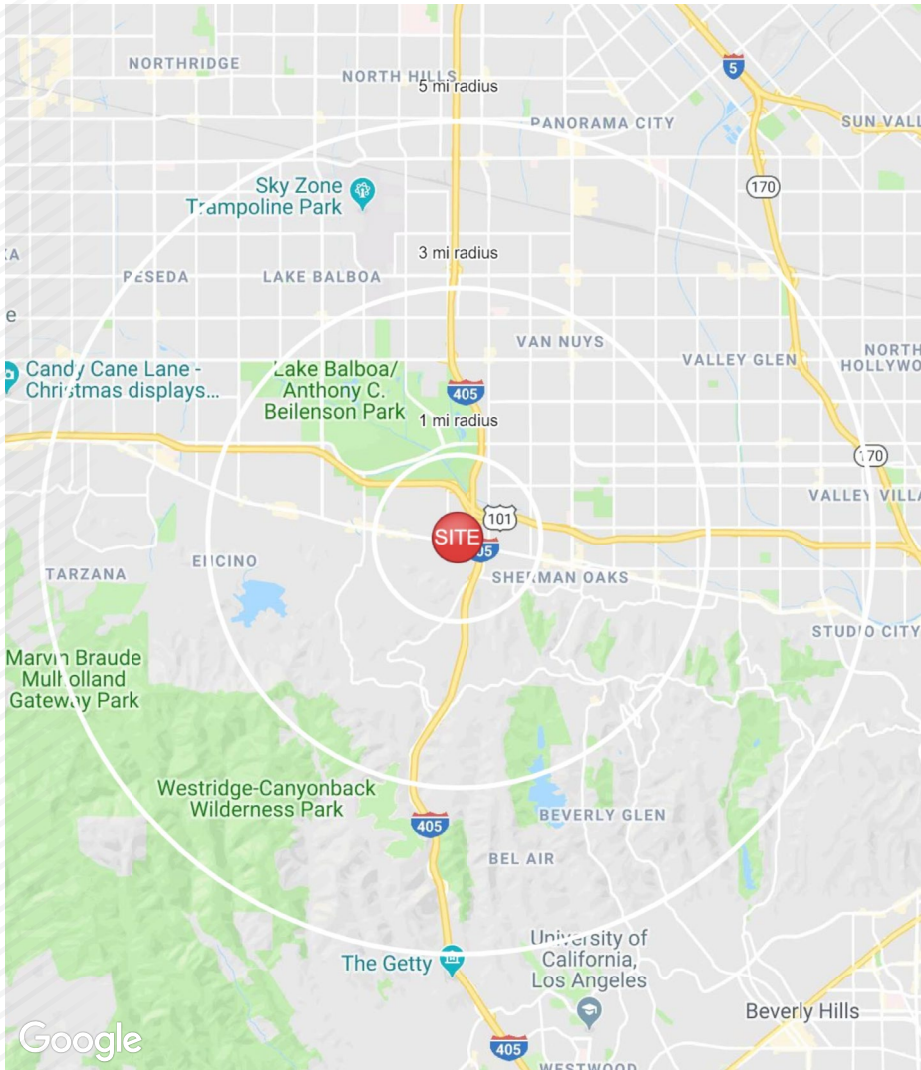
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## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	20,000	167,288	485,995
Median Age	39.5	38.3	37.6



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2019)	\$145,475	\$129,464	\$111,817
Projected Avg HH Income (2024)	\$177,115	\$157,906	\$135,455
Estimated Households	9,917	70,289	187,625



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	4,338	15,585	31,818
Daytime Population	23,710	90,583	203,179

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