

**FOR LEASE**

## RESTAURANT FOR LEASE - NO KEY MONEY

17151-253 Ventura Boulevard, Encino, CA 91316



### FEATURES

- ±1,284 SF open floor plan with storage, private office, and restroom
- Hardwood floors
- Recessed lighting
- Excellent signage and visibility on Ventura Boulevard
- Lots of natural light
- Abundant parking plus truck delivery access

### AREA AMENITIES

- Heavy pedestrian and automobile traffic
- Located in front of a signalized intersection
- Located at the heart of Encino Commons on Ventura Boulevard
- Neighboring tenants include: Michael's, PetSmart, Laemmle Theater, Menchie's, Verizon, T-Mobile, Chilis, Yogurtland, The Habit Burger, Sports Clips, Chase Bank, Wells Fargo, Jamba Juice, Starbucks, CVS, and Coffee Bean
- Close proximity to the 101 Freeway

### Rental Rate:

17205 Ventura: ±1,284 SF \$3.50 PSF + \$0.60 PSF NNN



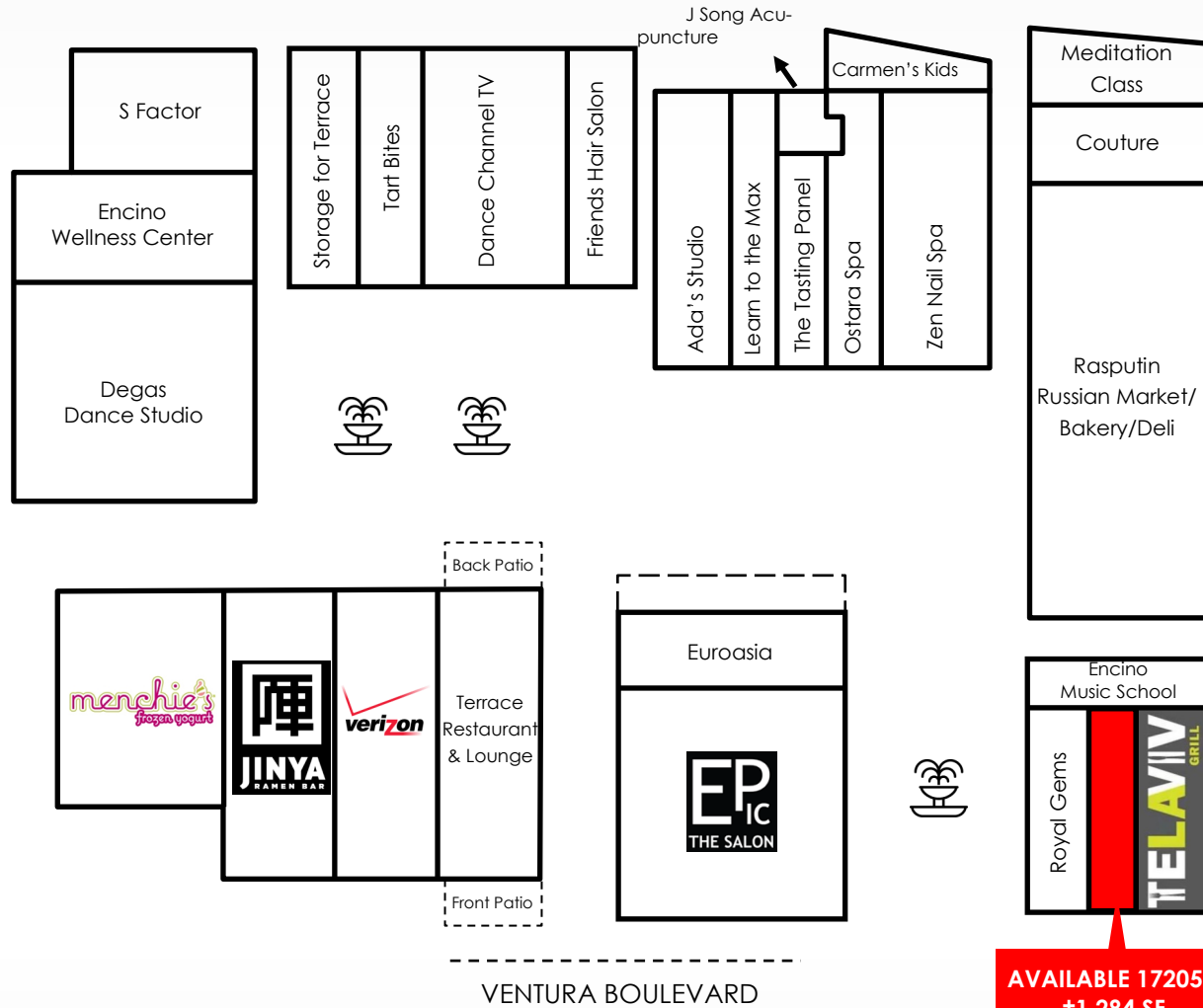
**Michael Haim Sharon**  
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BRE #01495419

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**FIRST LEVEL**

**AVAILABLE 17205A  
±1,284 SF**



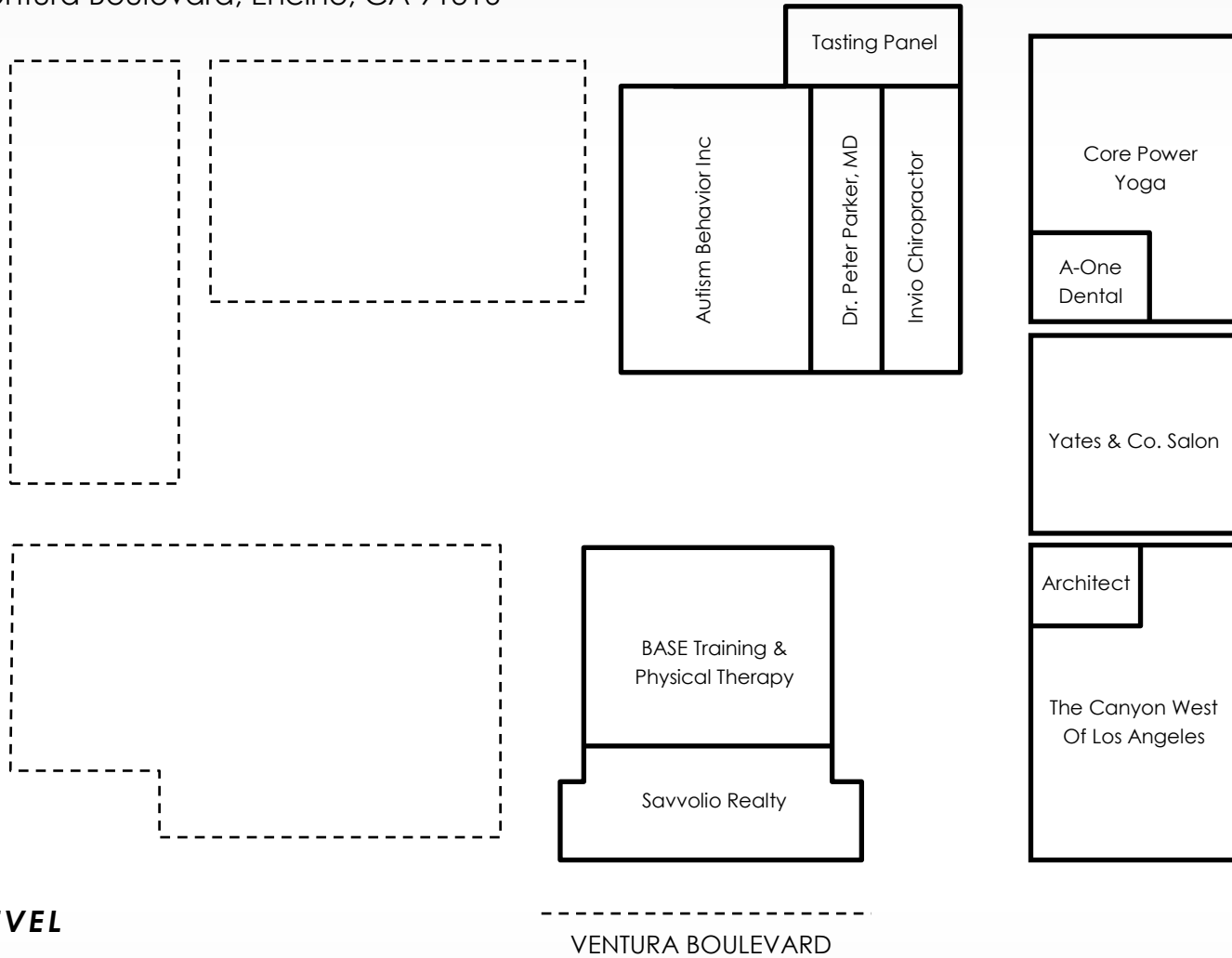
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## SECOND LEVEL



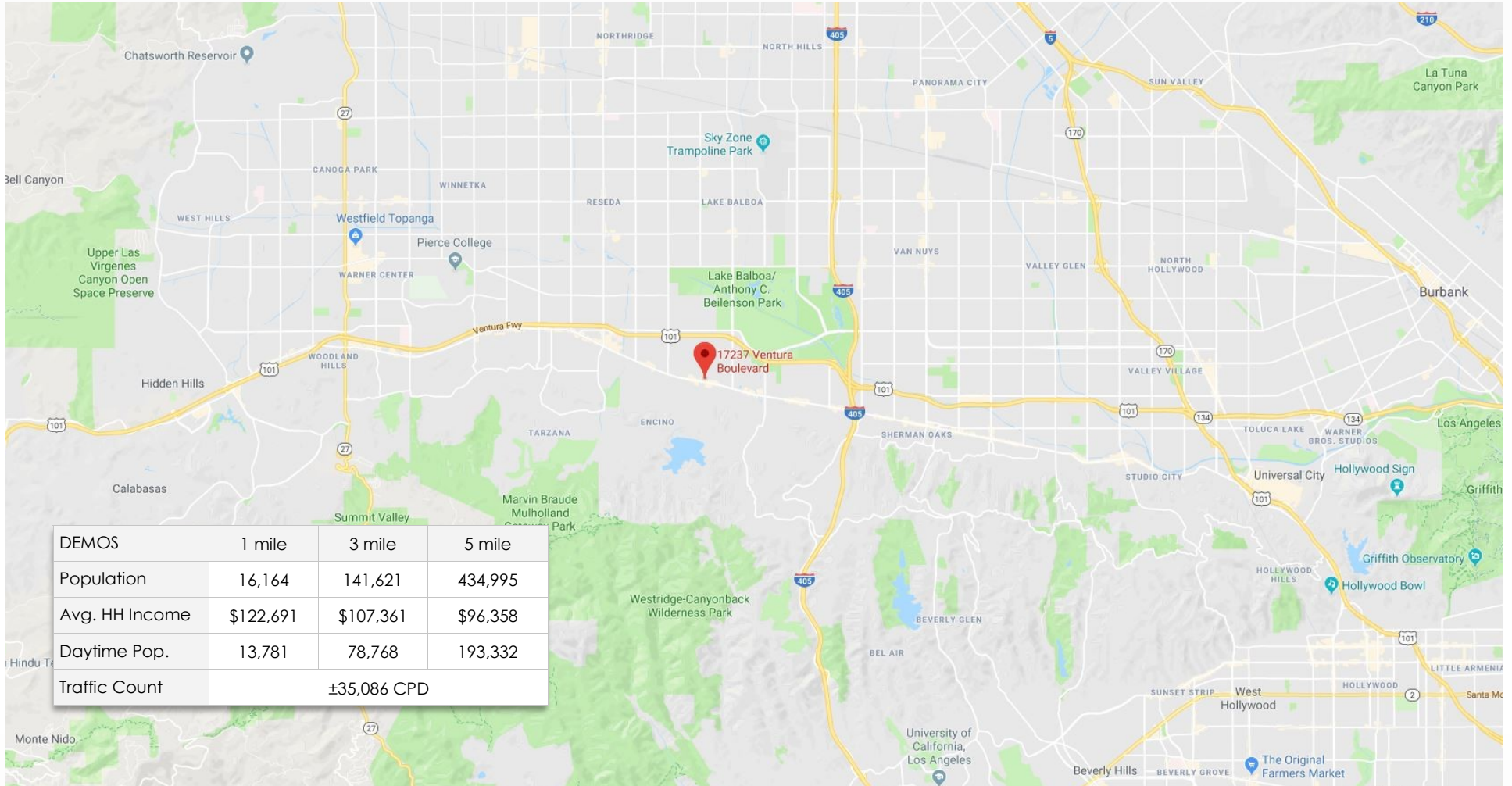
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