

Encino Plaza



FOR LEASE | ±1,300 – 2,550 SF

18000 Ventura Boulevard | Encino, CA

**RESTAURANT
RETAIL | OFFICE**

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COMMERCIAL REAL ESTATE, INC.

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AVAILABLE UNITS

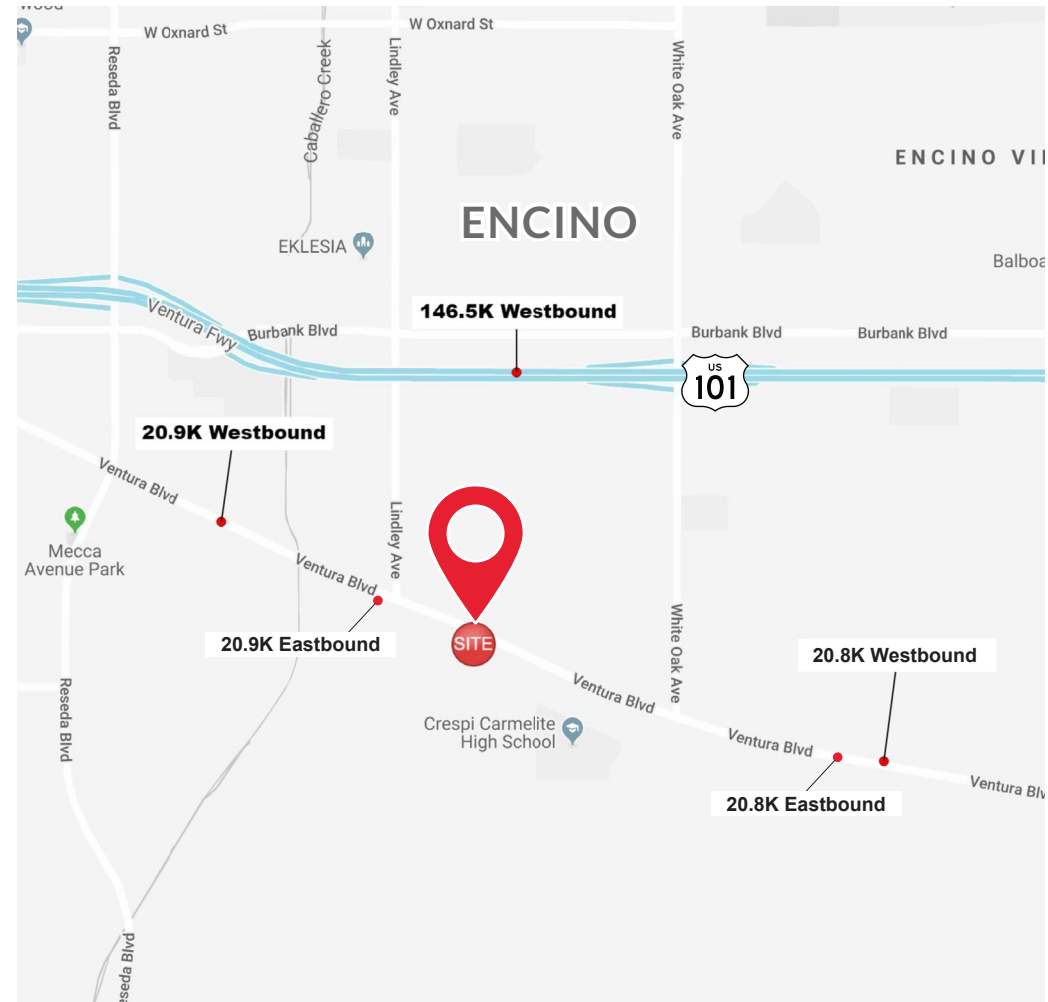
UNIT	SIZE (RSF)	COMMENTS
19	2,550	Restaurant
22	± 1,300	Retail/Office

PROPERTY FEATURES

- Prime Retail/Office Center Situated on Ventura Blvd.
- **RESTAURANT SPACE WITH ALL KITCHEN FIXTURES INCLUDED!**
- Elevator Served
- Large Outdoor Patio Area on Second Story
- Excellent Street Visibility and Signage Opportunity
- Free Surface and Underground Parking Spaces
- Tremendous Traffic Counts and Foot Traffic

LOCATION HIGHLIGHTS

- Encino Plaza is Situated in the Heart of the Commercial District of Encino Along Ventura Blvd.
- Walking Distance to Local Amenities, Restaurants and Shops
- Excellent Demographics and Heavy Traffic counts
- Less than a Mile Away from 101 Freeway On-Ramp



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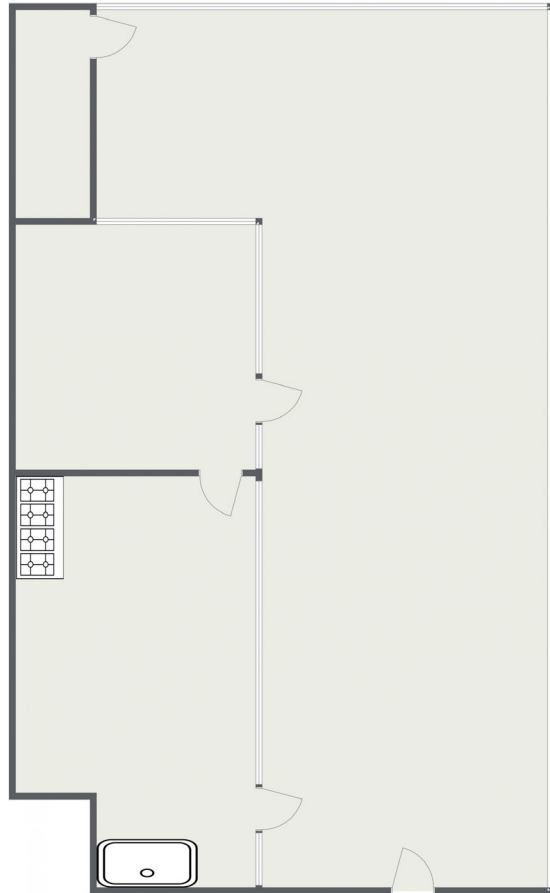
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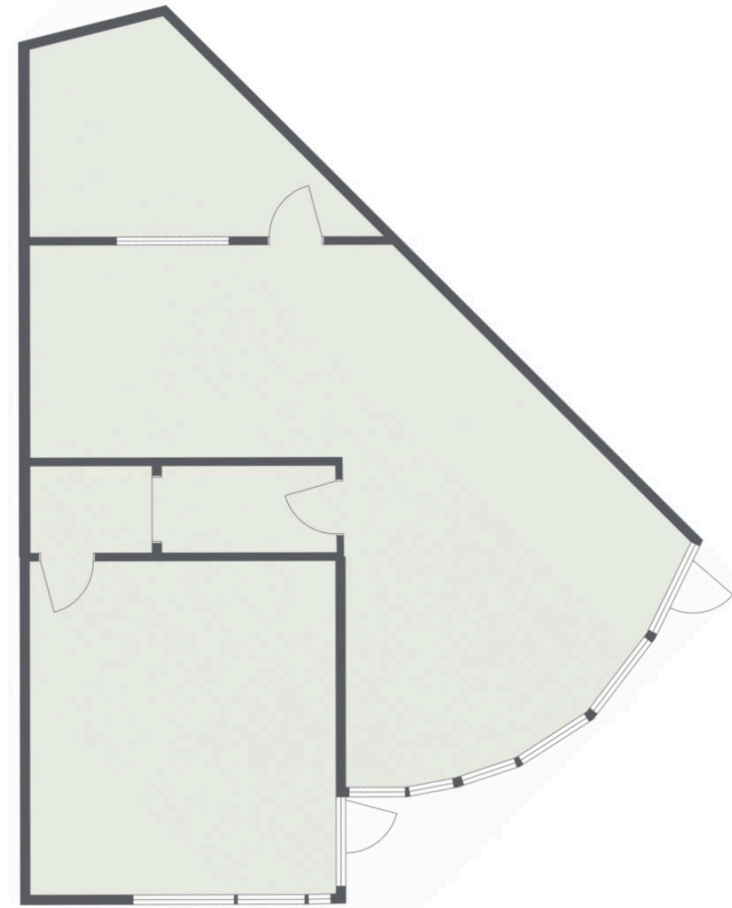
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FLOOR PLANS



Unit 19 2,550 SF Restaurant Space



Unit 22 ± 1,300 SF Retail/Office Space

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DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	30,707	141,581	444,957
Median Age	41.1	40.1	37.6



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2019)	\$101,466	\$125,009	\$108,915
Projected Avg HH Income (2024)	\$120,404	\$151,628	\$131,501
Estimated Households	14,236	54,700	167,537



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	2,616	12,046	32,760
Daytime Population	14,040	67,175	218,720

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