

Premier Location

PACIFIC PREMIER BANK

16861 Ventura Boulevard | Encino, CA 91436



FOR LEASE | PROFESSIONAL OFFICE | 1,105 TO 3,620 RSF
CLASS-A OFFICE IN PRIME ENCINO LOCATION

YAIR HAIMOFF, SIOR

Executive Managing Director

818.203.5429

DRE License #01414758

ANDREW GHASSEMI

Senior Vice President

661.212.3956

DRE License #01963548

MATT SREDEN

Vice President

661.755.6654

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

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

1,105 RSF – 3,620 RSF

Features and Highlights

PROPERTY FEATURES

- Class-A Office Leasing Opportunity in Prime Encino Location
- Corporate Image with Impressive Lobby
- Convenient Parking with Direct Elevator Access from the Parking Structure
- Well Designed Suite with Private Offices, Conference Room, Kitchen & Break Area (Can Be Divisible)
- Extensive Wraparound Window Line Exposure
- Dual Elevator Served

LOCATION HIGHLIGHTS

- Prominent Encino Location
- High Visibility Along Ventura Blvd.
- Walking Distance to Fitness, Entertainment, Restaurants, Shops, Courtyard by Marriott Hotel & Sherman Oaks Galleria
- Easy Access to 405 and 101 Freeway
- Walk Score (83) 'Very Walkable'



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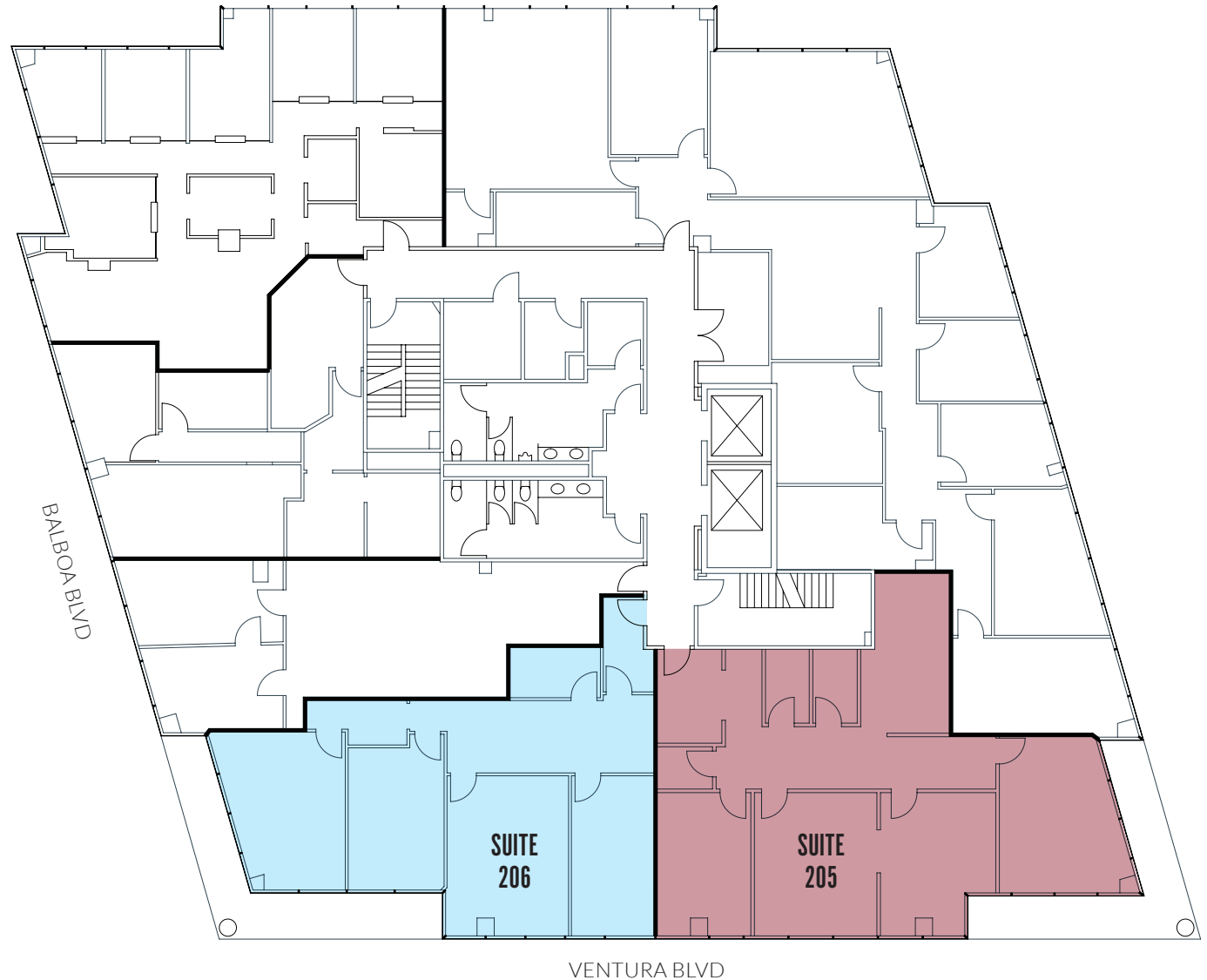
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Available Suites

Suite #	Size (RSF)
205	1,982
206	1,638
205 & 206*	3,620
* Combined	



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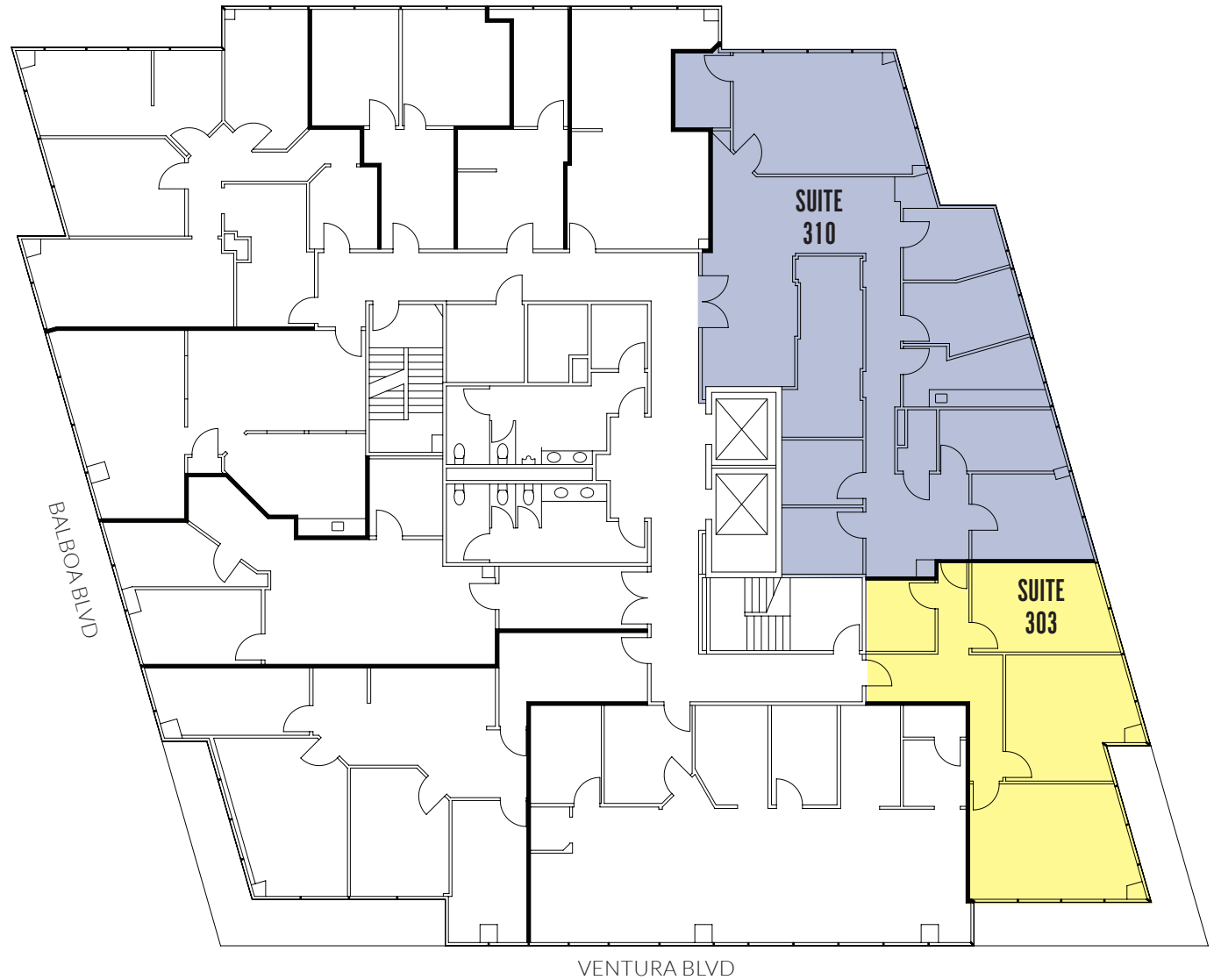
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Available Suites

Suite #	Size (RSF)
303	1,105
310	2,395
303 & 310*	3,500
* Combined	



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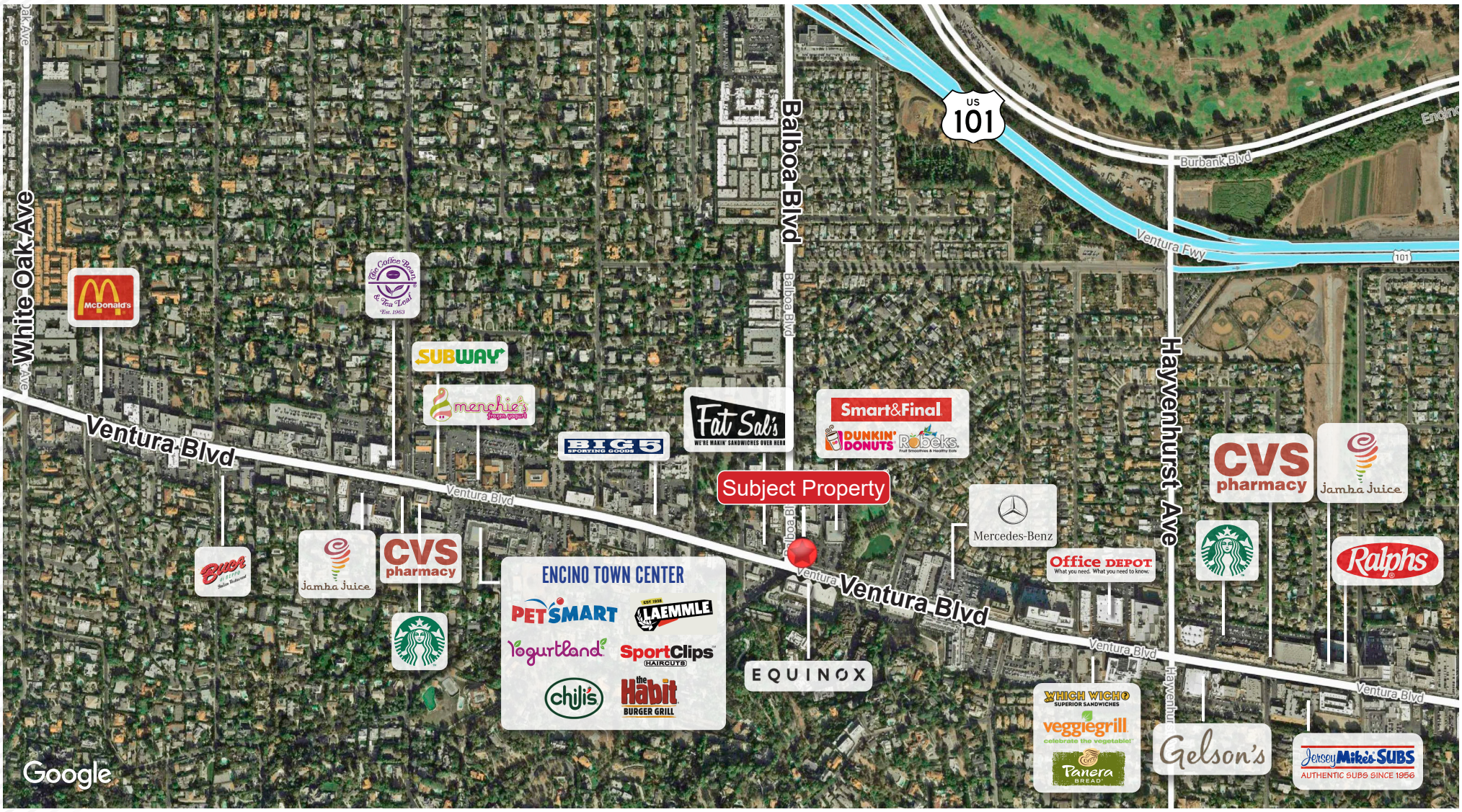
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Amenities Map



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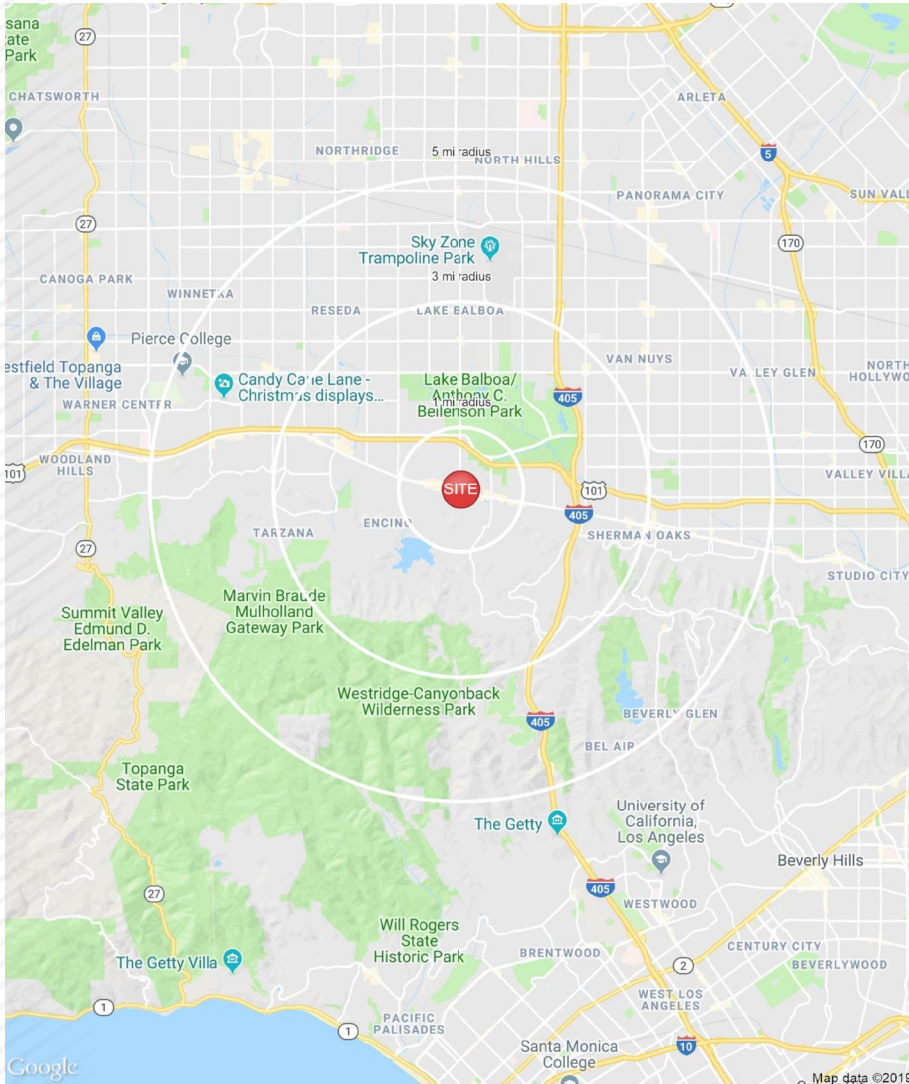
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	11,831	146,776	450,543
Median Age	47.2	39.5	37.7



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2019)	\$193,771	\$127,231	\$112,291
Projected Avg HH Income (2024)	\$239,677	\$154,906	\$136,147
Estimated Households	5,072	61,394	168,982



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	3,650	13,564	29,731
Daytime Population	18,457	79,023	188,963

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