

RETAIL SPACES | FOR LEASE



LEGADO ENCINO

16710 VENTURA BLVD. | ENCINO, CA



 **LEGADO**
ENCINO

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16710

~NOW LEASING~
818-986-7368
LegadoLiving.com

PROPERTY HIGHLIGHTS

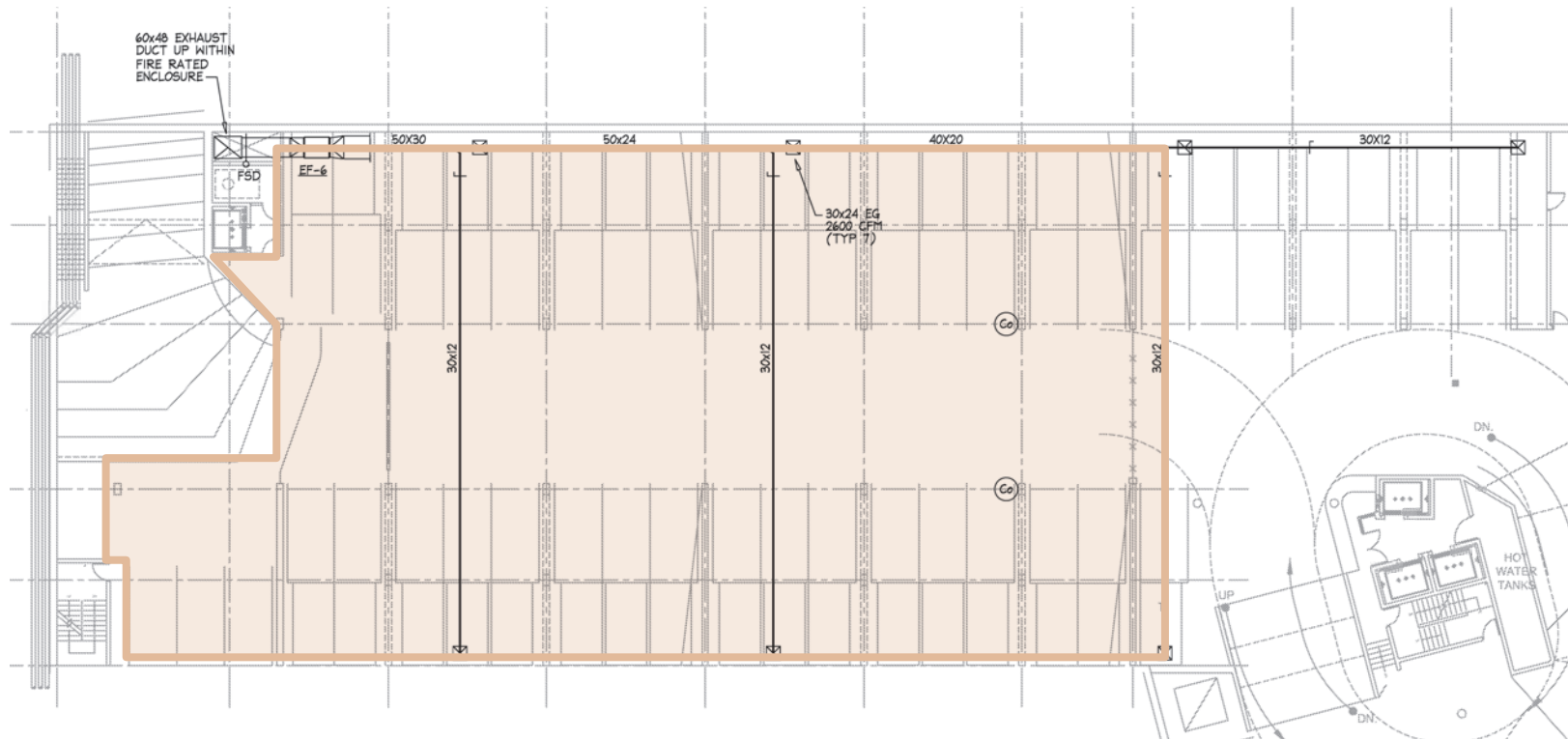
Size:	16,000 SF (divisible)
Rent:	\$42.00 PSF, net
NNN:	\$12.60 PSF per annum
Poss:	Immediate
Term:	Five or Ten years
Frontage:	160 feet along Ventura Boulevard
History:	New Construction

REMARKS

- + Prominent mixed-use development in the heart of Encino consisting of 125 luxury residential apartments above 16,000 sf of ground floor retail and co-working space.
- + Abundant on-site parking with 70 stalls within subterranean garage with valet assist.
- + Affluent trade-area with underserved amenities and retail
- + Ideal uses include: pet store, midsize market, fitness, restaurant, incidental food and mobile store.
- + Landlord will consider logical divisions ranging from 2,500 sf to 16,000 sf contiguous with 15 foot ceiling height clearance.



SUBTERRANEAN PARKING LEVEL



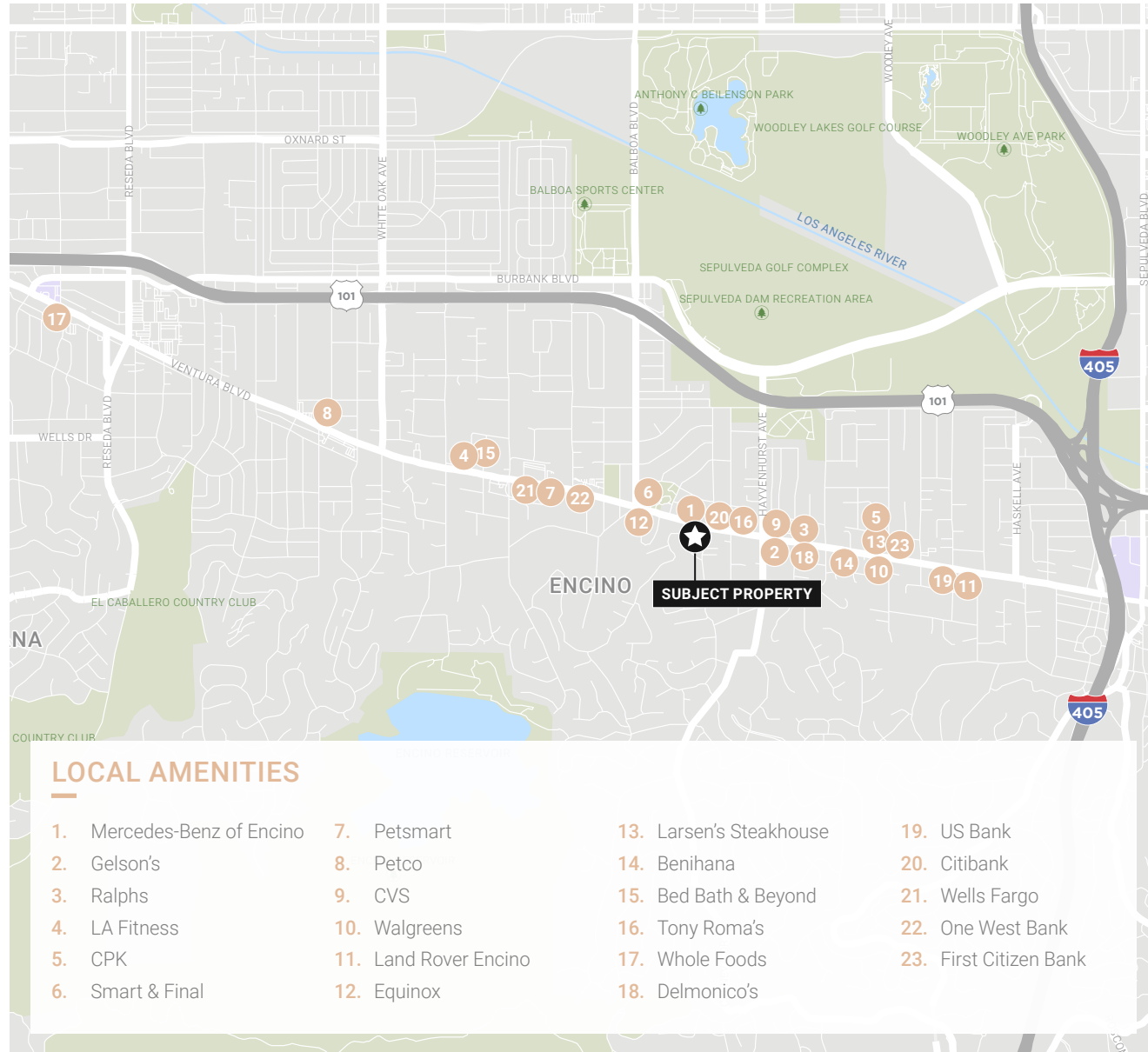


AREA OVERVIEW

	1-mile	3-mile	5-mile
TOTAL POPULATION	11,304	146,406	446,439
AVG. HH INCOME	\$181,554	\$111,500	\$102,055
DAYTIME POPULATION	26,204	179,795	477,631
COLLEGE EDUCATED	64.1%	46.2%	37.2%
TRAFFIC COUNTS			

Ventura Blvd & Hayvenhurst Ave 45,935 CPD

Hayvenhurst Ave & Ventura Blvd 21,068 CPD



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For more information please contact:

MATTHEW FAINCHEIN

matthew.fainchtein@cushwake.com

+1 310 595 2234

CA Lic. #01503546

CARTER MAGNIN

carter.magnin@cushwake.com

+1 310 595 2203

CA Lic. #01909728

10250 Constellation Blvd. | Suite 2200

Los Angeles, CA 90067

cushmanwakefield.com