

17323

Ventura Boulevard

ENCINO, CA



FOR SALE OR LEASE
±32,706 RSF OFFICE (MULTI)

CBRE



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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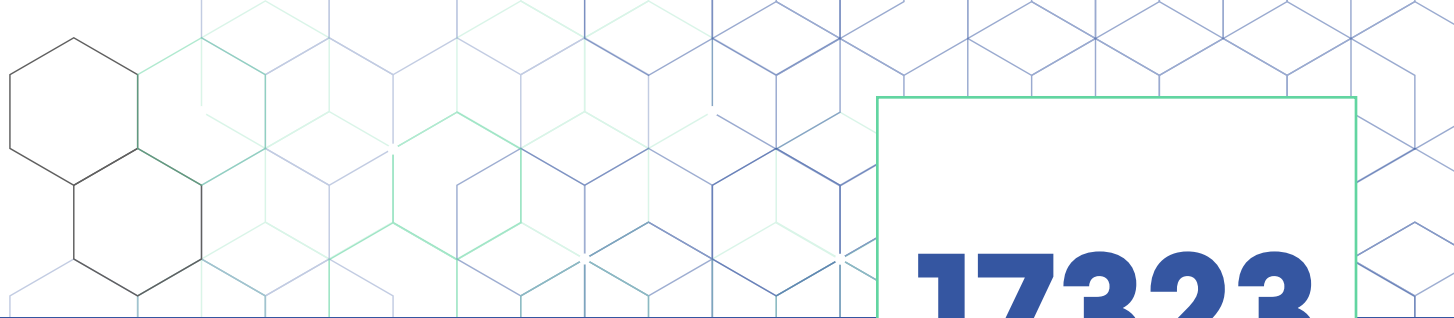
Ventura Boulevard

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Ventura Boulevard

01

EXECUTIVE
SUMMARY

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THE OFFERING

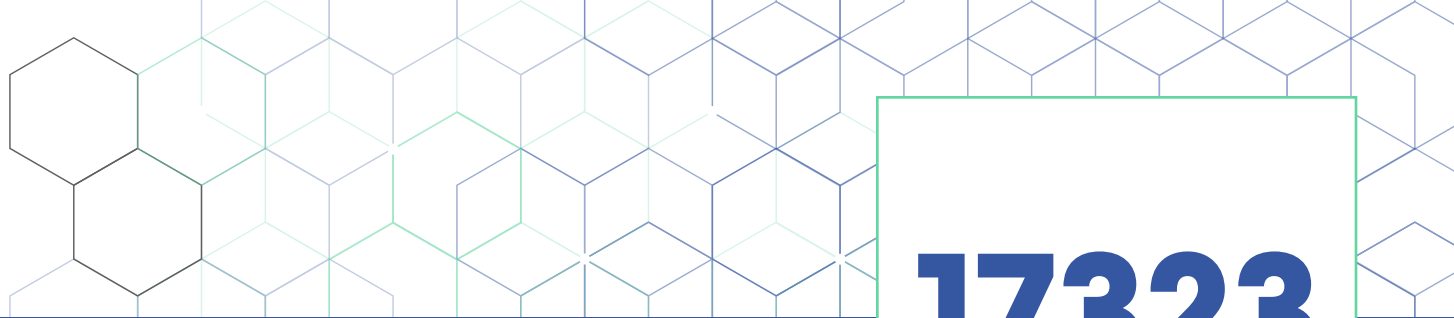
17323 Ventura Blvd is a 3-story, ±32,706 RSF office building in the heart of Encino Commons, “The Valley’s Miracle Mile.” Built in 1987, this stylish property offers exceptional features: over 90 parking spaces, more than 2,000 SF of private balcony space on the 2nd and 3rd floors, solar panels, electric vehicle charging stations, and a 100% building load backup generator. The 2nd and 3rd floors feature a balanced mix of private offices and open bullpen areas, a rare find along Ventura Boulevard. In addition, building has high-visibility signage options including on-building and a pylon sign facing Ventura Blvd.

The property is conveniently located in the heart of the “Encino Commons” which is a culinary and commercial hub boasting more than 30+ food and drink establishments, sit-down restaurants, fast food, grab-and-go, coffee shops, juice bars, and wine bars. This diverse culinary scene, ranging from affordable to upscale, provides enhanced appeal for employees and clients alike.

Strategically located minutes from the Sherman Oaks Galleria where the 101 and 405 Freeway intersect, 17323 Ventura Blvd offers unmatched accessibility. Steps away, premier amenities create a vibrant, walkable environment ideal for attracting top talent. With its rare blend of modern office space, sustainable features, and proximity to Encino’s finest dining and retail, this property is a unique office building available for a forward-thinking owner/user.



17323 VENTURA BOULEVARD



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Ventura Boulevard

02

PROPERTY
DESCRIPTION








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PROPERTY OVERVIEW

ADDRESS	17323 Ventura Blvd, Encino, Ca 91316
Market/Submarket	Los Angeles/Encino
Square Footage (BOMA)	±32,706 RSF (Multi) ±35,000 RSF (Single)
Lot Size	±1.01 acres
Year Built/Renovated	1987/2019
APN	2257-016-056
Zoning	C4-1
Occupancy	±23%, with up to Full Building Available to Owner/User
Parking	90 stalls (±2.6/1000 SF)

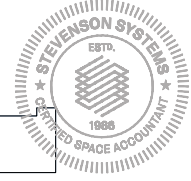
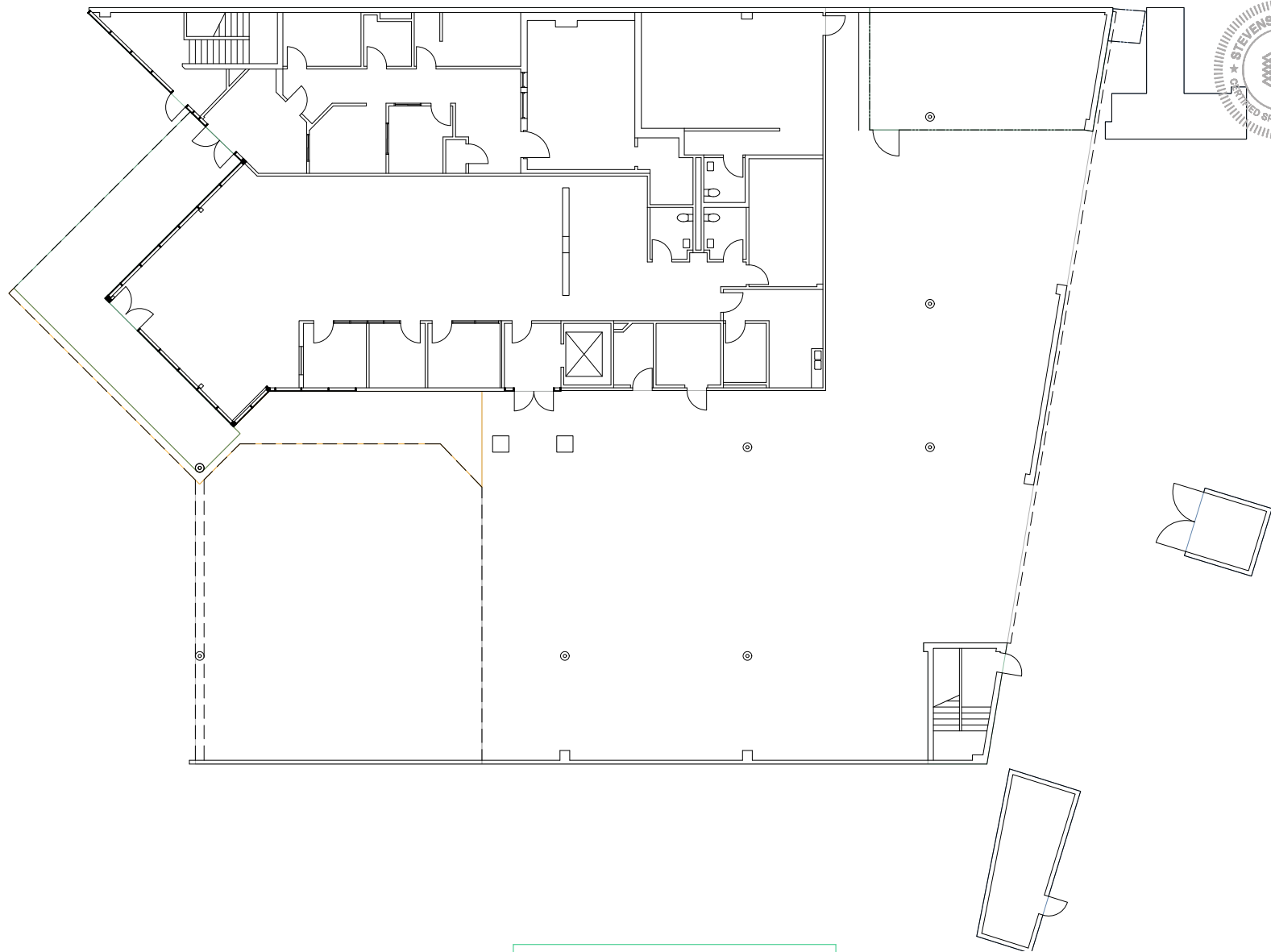


INVESTMENT HIGHLIGHTS

 <p>Entire Building Available</p>	 <p>Rare On-Site, Gated Parking Including EV Stations</p>	 <p>Over 2,000 SF of Balcony Space Exclusive to the Second and Third Floor</p>	 <p>Solar Panels</p>	 <p>Secured Parking Gate</p>	 <p>Prominent Signage Opportunities</p>	 <p>Back-up Generator Servicing 100% of the building</p>
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FLOOR PLAN

FIRST FLOOR | ±5,003 RSF (MULTI)

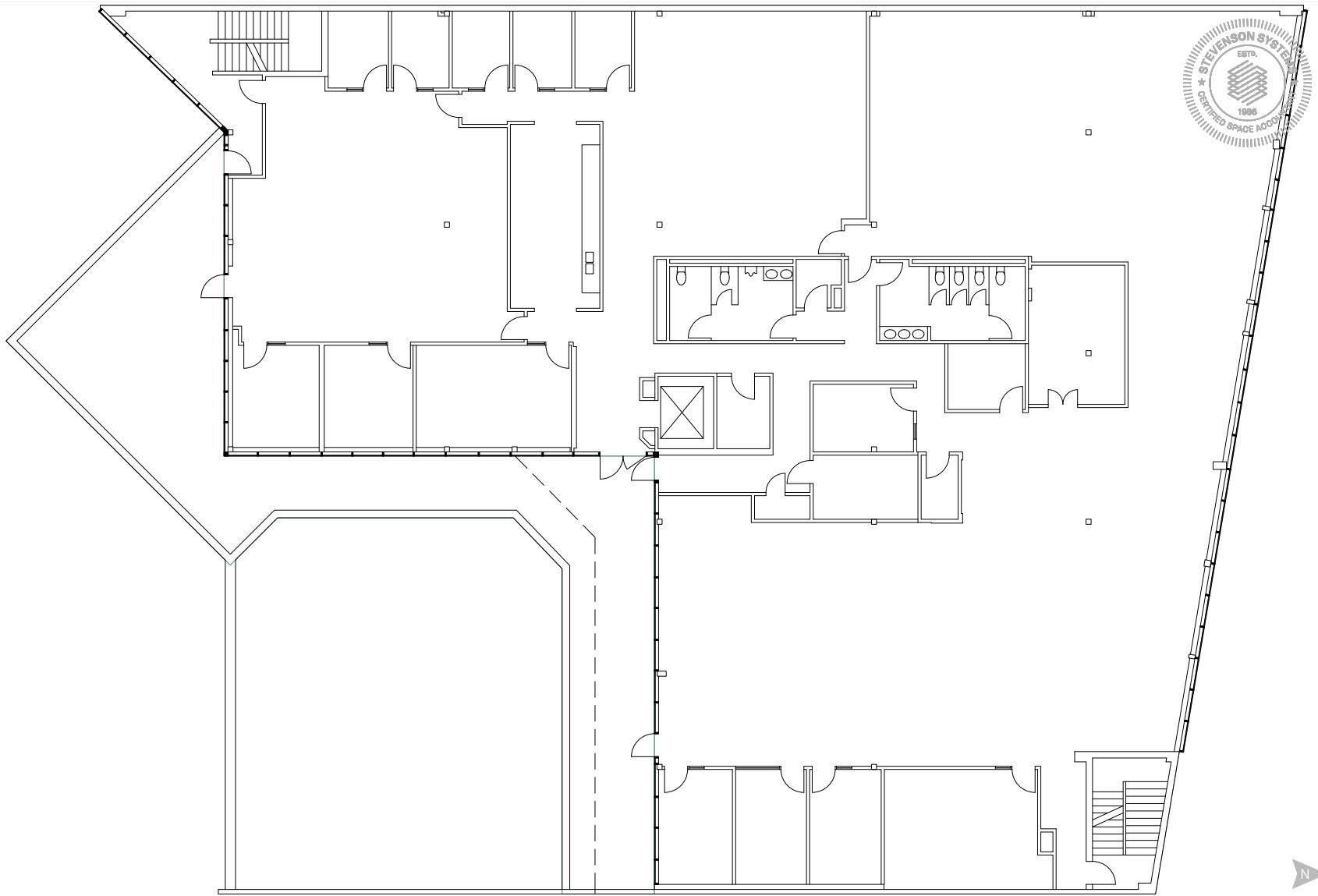


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FLOOR PLAN

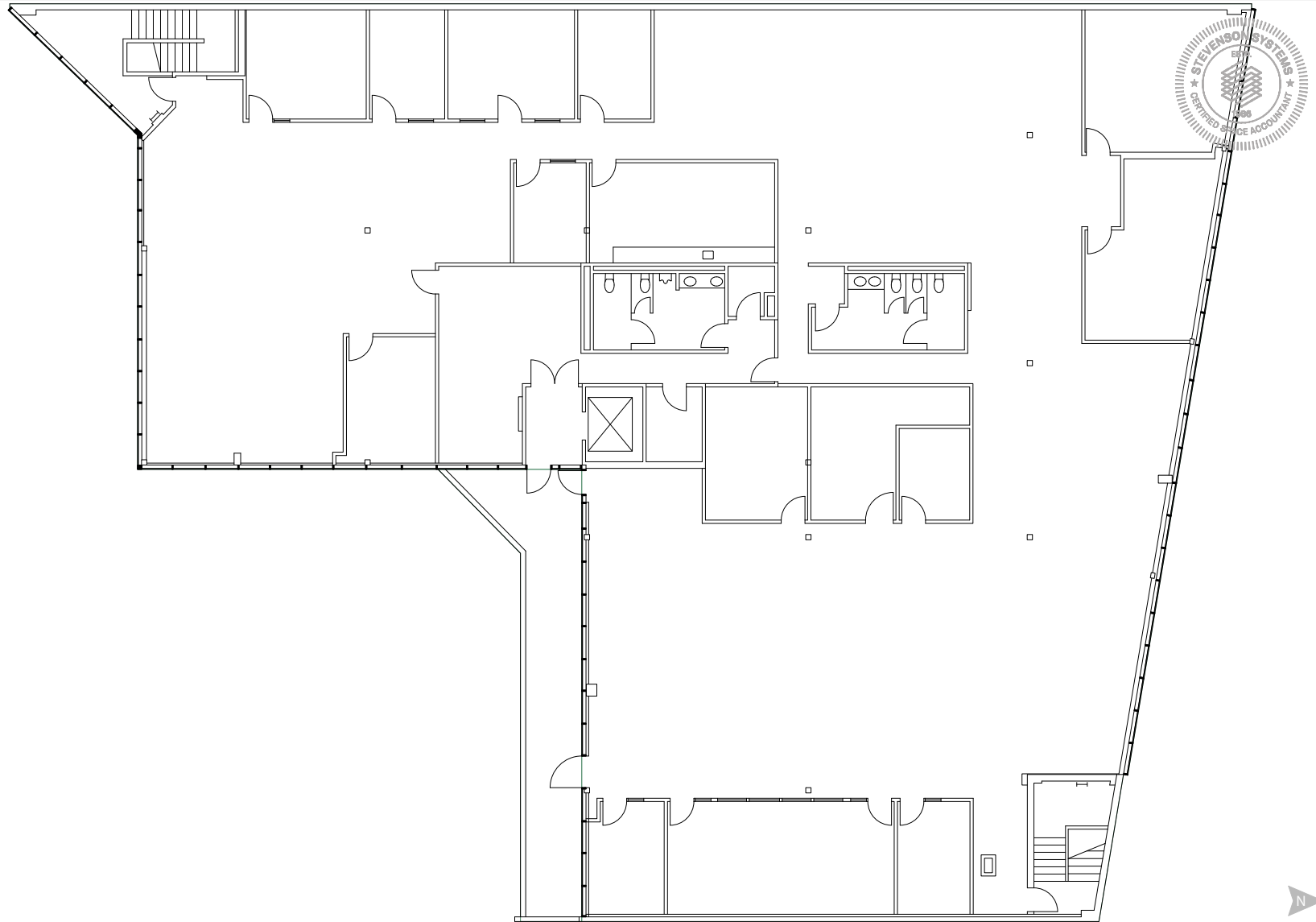
SECOND FLOOR | ±14,566 RSF (MULTI)



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FLOOR PLAN

THIRD FLOOR | ±13,137 RSF (MULTI)



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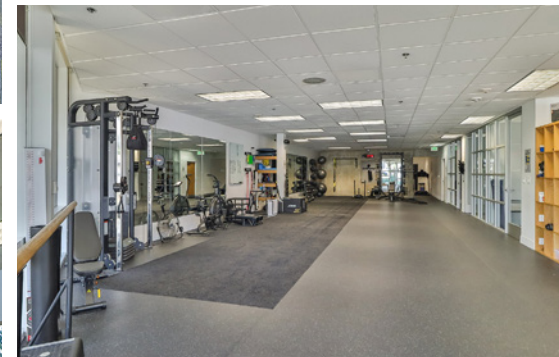
S I T E P L A N



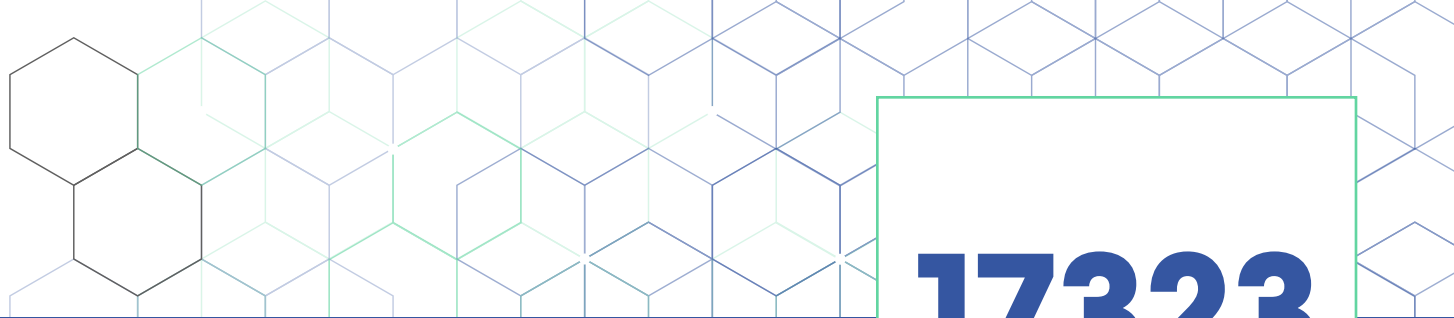
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INTERIOR PHOTOS



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03

LOCATION
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ENCINO SUBMARKET OVERVIEW

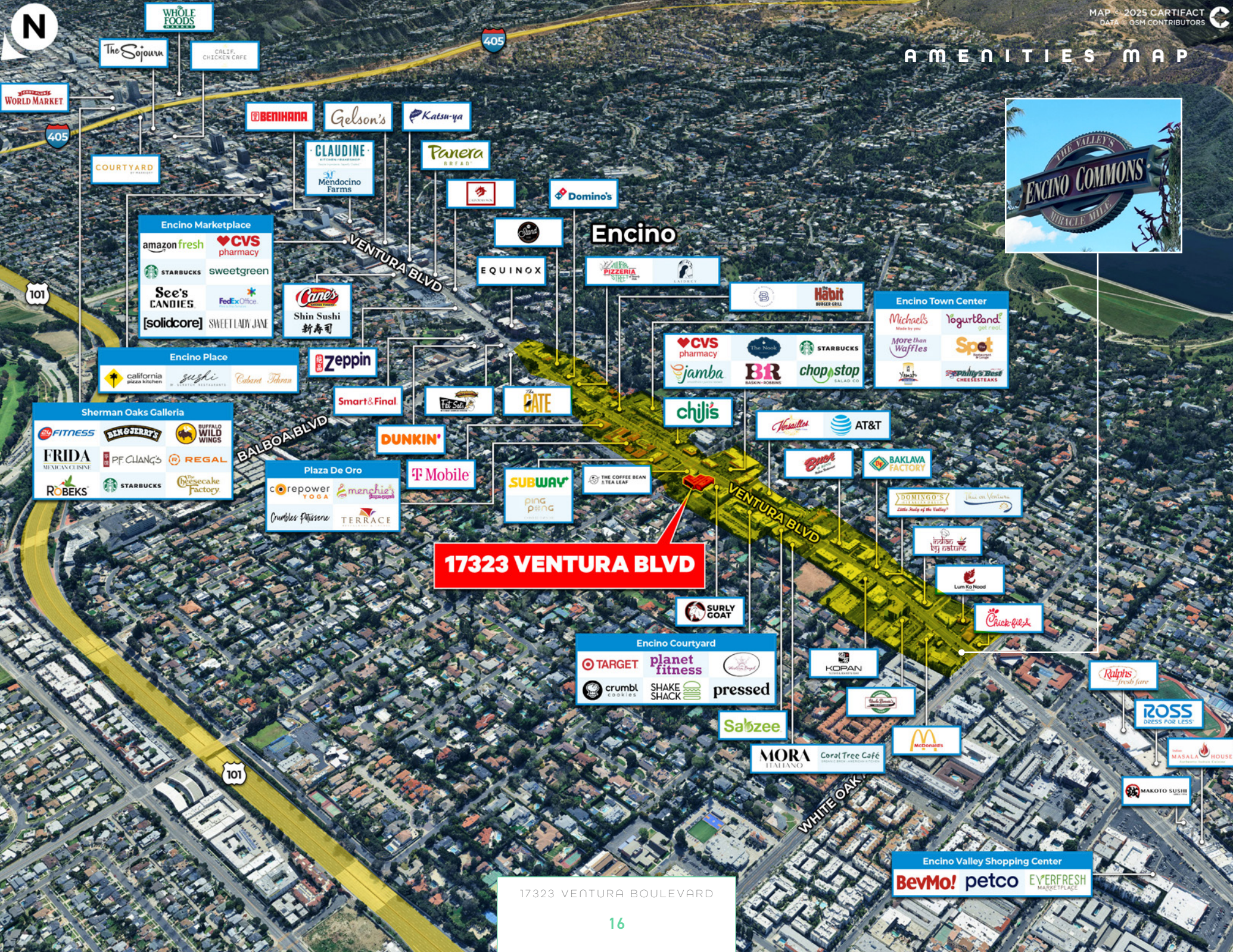
The Encino submarket, located in the San Fernando Valley of Los Angeles, is known for its suburban charm, upscale residential neighborhoods, and a mix of commercial and retail spaces. It features a diverse demographic, attracting families and professionals alike, thanks to its excellent schools, parks, and proximity to major freeways. The area has seen steady demand for both residential and commercial real estate, driven by its desirable location and amenities. Encino's real estate market is characterized by a variety of property types, including single-family homes, condominiums, and office spaces, making it a dynamic and attractive option for investors and residents.

LOS ANGELES COUNTY

Los Angeles County's real estate market is characterized by high demand and limited inventory, leading to competitive pricing across residential and commercial properties. As of late 2024, the market has seen steady appreciation in home values, driven by factors such as a strong job market, population growth, and a diverse economy. Despite rising interest rates, buyer interest remains robust, particularly in desirable neighborhoods. The rental market is also strong, with a consistent demand for housing due to the county's cultural and economic opportunities. Overall, Los Angeles County continues to be a key player in California's real estate landscape.



AMENITIES MAP



17323 VENTURA BLVD

17323 VENTURA BOULEVARD



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE 3 MILES

POPULATION



2024 Population - Current Year Estimate	140,579
2029 Population - Five Year Projection	137,589

HOUSEHOLD INCOME

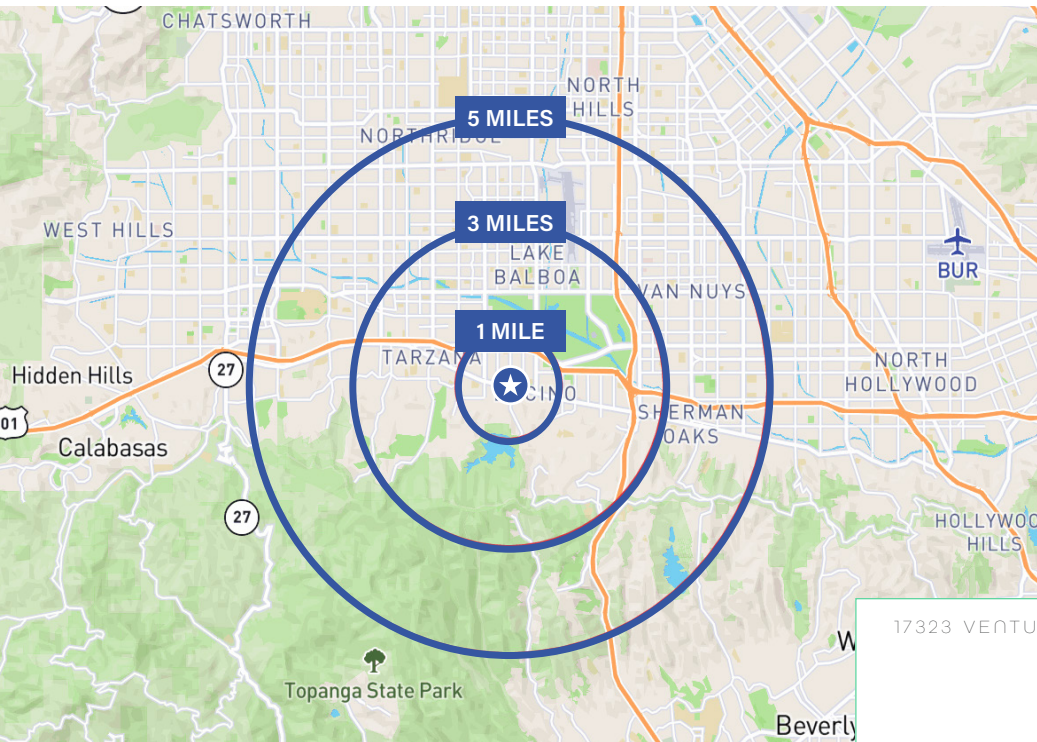


2024 Average Household Income	\$150,219
2024 Median Household Income	\$100,915

HOUSING VALUE













2024 Median Value of Owner Occ. Housing Units	\$1,064,201
2024 Average Value of Owner Occ. Housing Units	\$1,239,971



17323 VENTURA BOULEVARD

ENCINO TOP EMPLOYERS

	Encino-Tarzana Regional Medical Center	800
	Campanile II	280
	Gursey Scheider	182
	HUB International	150
	Life Alert	137
	Berkshire Hathaway HomeServices	120
	UEI College	108
	Citi	102
	Target	100
	Ralphs	100

LOS ANGELES TOP EMPLOYERS

-  1. Los Angeles International Airport
-  2. UCLA Health System
-  3. UCLA Community Based Learning
-  4. University of California Los Angeles
-  5. National Institutes of Health
-  6. Los Angeles County Sheriff
-  7. Cedars-Sinai Medical Center
-  8. Vision X
-  9. Los Angeles Police Department
-  10. Warner Brothers Studio

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