

16861 VENTURA

# FOR SALE

## CLASS-A GENERAL / MEDICAL OFFICE

### UP TO FULL GROUND FLOOR MEDICAL

# OWNER-USER

## INVESTMENT OPPORTUNITY



[\\* CLICK HERE FOR CONFIDENTIALITY AGREEMENT](#)

**WHY LEASE WHEN YOU  
CAN OWN & BUILD EQUITY**

MEDICAL USERS COULD QUALIFY  
FOR ATTRACTIVE FINANCING

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



# EXECUITIVE SUMMARY

Spectrum CRE has been exclusively retained to offer an exciting Owner-User / Investment opportunity to acquire 16861 Ventura Boulevard, Encino, CA (the “Property”). The Property is comprised of approximately ±34,879 SF, 3-story multi-tenant Class-A office/medical building, complete with a 2-level subterranean parking garage. It is situated on an approximately 17,468 SF parcel of land that is situated at the signalized intersection of Ventura Boulevard and Balboa Boulevard.

The Property was recently renovated with a new HVAC system, dual elevators and updated common areas on both the 2nd and 3rd floors. It is comprised of 19 efficiently sized suites and 2 cell towers that range between 342 – 10,063 SF with a mixture of general and medical users. Currently the entire ground floor is available for owner-user occupancy of up to 10,063 square feet of medical/retail space. It features tremendous visibility, excellent building signage on both Ventura Blvd and Balboa Blvd, beautiful views and heavy vehicle and foot traffic.

Located in the heart of Encino's premiere business district along densely populated Ventura Boulevard, this Property is on the boarder of the Encino Commons, a personification of the region's bustling business scene, corporate headquarters, retailers, shopping boutiques, entertainment, fitness centers, wellness amenities, top rated restaurants, a vibrant weekly farmer's market and is often referred to as the “The Valley’s Miracle Mile”.

The Property stands across from Campbellsville University, Equinox , Encino Community Center, Los Encinos State Historic Park and surrounded by top rated schools, single and multi-family housing. It is within close proximity to Country Clubs, Tapia Bros Farm, Encino Hospital Medical Center, UCLA Health, Providence Cedars-Sinai Tarzana medical Center and a variety of other medical practices and professional services.







ADDRESS	16861 Ventura Boulevard, Encino, California, 91436
NUMBER OF UNITS	19 Suites + 2 Cell Towers
SUITE SIZE RANGE	± 342 to ± 10,063 SF
FLOOR PLATES	Three (3)
YEAR BUILT	1984
BUILDING SIZE	±34,879 SF – per Title (*BUYER TO VERIFY)
PARCEL SIZE	±0.40 (AC) – per Title (*BUYER TO VERIFY)
SLAB TO SLAB	Ground Floor – 20’ 6” 2nd & 3rd Floor – 12’ 4” to 13’ 2”
BATHROOMS	Multi-Stall Bathrooms on each Floor Private Bathrooms in Ground Floor Suites
ELEVATOR	Dual Elevator Served – New Elevators installed in 2022
STRUCTURAL	Steel Construction
SPRINKLER SYSTEM	Wet
PARKING	99 Parking Spaces – Striped with Parking Attendant – 93 Subterranean Parking Spaces – 6 Surface Parking Spaces
SIGNAGE	Top Building Signage along Ventura Blvd. & Balboa Blvd. – Visibility on all 4 sides
ZONING	LAC2-1VL & LAC4-1VL (*BUYER TO VERIFY ZONING)
APN	2259-010-002
CITY JURISDICTION	Los Angeles
COUNTY JURISDICTION	Los Angeles County





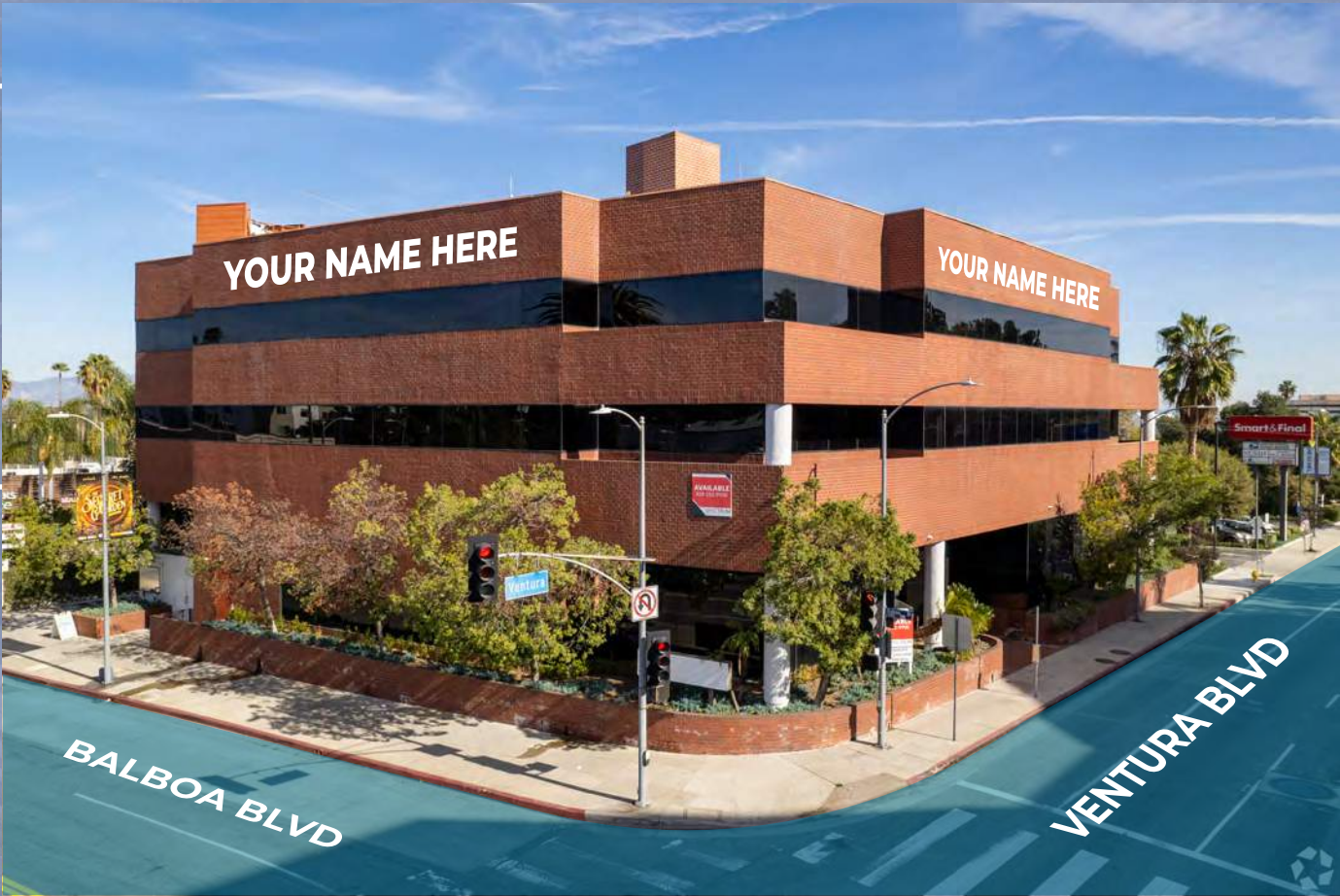
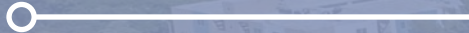
10,063 SF

AVAILABLE FOR OWNER USER



BUILDING SIGNAGE ON TOP OF ALL

FOUR (4) SIDES



MEDICAL USERS COULD QUALIFY FOR

ATTRACTIVE FINANCING



BEST CORNER IN THE  
SAN FERNANDO VALLEY



VENTURA BOULEVARD / BALBOA BOULEVARD

WALK



SCORE

85

TRANSIT



SCORE

42

TRAFFIC  
COUNTS



CPD

69,087

SUITES



#

19

FLOOR  
TO SLAB



1ST FLOOR

20'6"

FLOOR  
TO SLAB



2ND/3RD FLOOR

12'4"-13'2"



High-Image Class-A Office / Medical Building with Potential of Ground Floor Retail - 20' 6" Ceiling

Up to Full Ground Floor Medical Available for Occupancy - 10,063 SF

Owner-User / Investment Opportunity

Prime Encino Location | Signalized Intersection | Ventura Blvd & Balboa Blvd

Three Floor Plates with Total of Nineteen (19) Efficiently Sized Suites + 2 Cell Towers

Strong Demographics

Excellent Visibility with Top Building Signage

Recent Renovations with New Elevators & HVAC System and 2nd/3rd Floor Common Areas

Immediate Freeway Access to 101 & 405 Freeways

Traffic Count – 69,087 CPD

Across from Campbellsville University, Equinox, Encino Community Center & Minutes from Medical Centers, Encino Commons, Mercedes Benz of Encino, UCLA Health, DeVry University, Lake Balboa Park, Sherman oaks Galleria, Championship Golf Courses, Daycare Centers, Fitness Facilities, Entertainment Venues, Top Rated Restaurants and Variety of Retail Amenities.





## ENCINO'S STRONG MARKET FUNDAMENTALS

Encino stands out as the San Fernando Valley's premier office market and a top Southern California employment hub, thanks to its many advantages. Upscale family communities, abundant amenities, and convenient access to the Westside create a thriving atmosphere for businesses.

Historically Strong Performance - Encino has a proven track record of success compared to the rest of the San Fernando Valley. This market has consistently enjoyed higher occupancy rates, stronger rental prices, and faster economic rebounds.



### FAMILY-FRIENDLY ENTERTAINMENT

Enjoy the weekly Tuesday afternoon Farmer's Market and join in the annual street fair organized by the Encino Chamber of Commerce, featuring amusement rides and artisan booths, perfect for family outings.



### WORK-LIFE BALANCE

Encino offers more than just an office space; it provides a dynamic environment blending commercial, retail, and residential elements. Nestled in the heart of the business corridor of the San Fernando Valley, it ensures a superb location for both work and leisure pursuits.



### DINING DIVERSITY

Encino boasts a rich culinary scene, catering to every palate. From casual fare at Mendocino Farms and Fat Sal's to upscale dining at Larsen's, Katsuya Sushi and a variety of international flavors including Sadaf and Versailles.



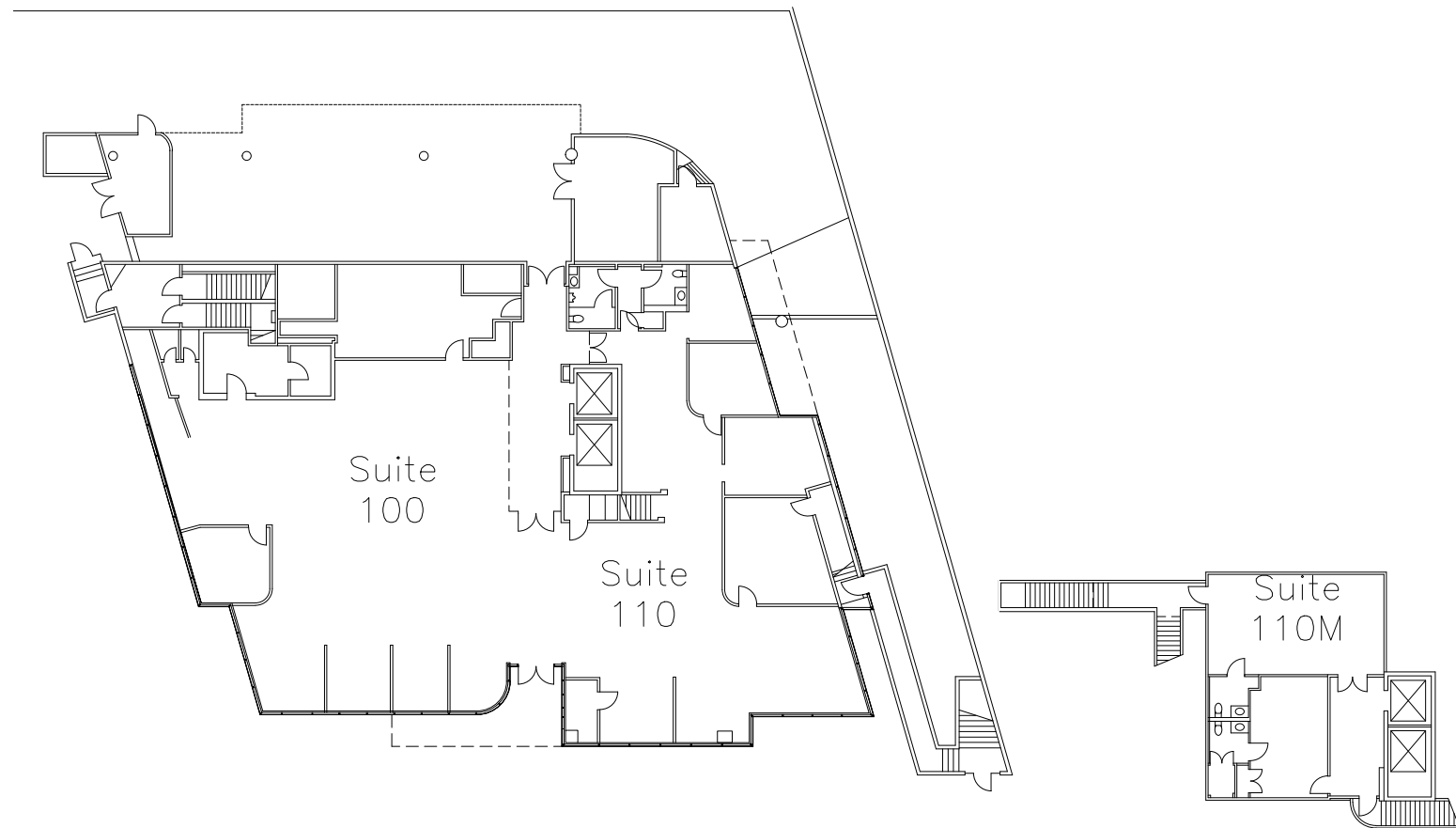
### TRANSPORTATION ACCESSIBILITY

Situated at the interchange of the 405 and 101 Freeways, Encino offers seamless transportation connections throughout the San Fernando Valley and southward to Westside Los Angeles.

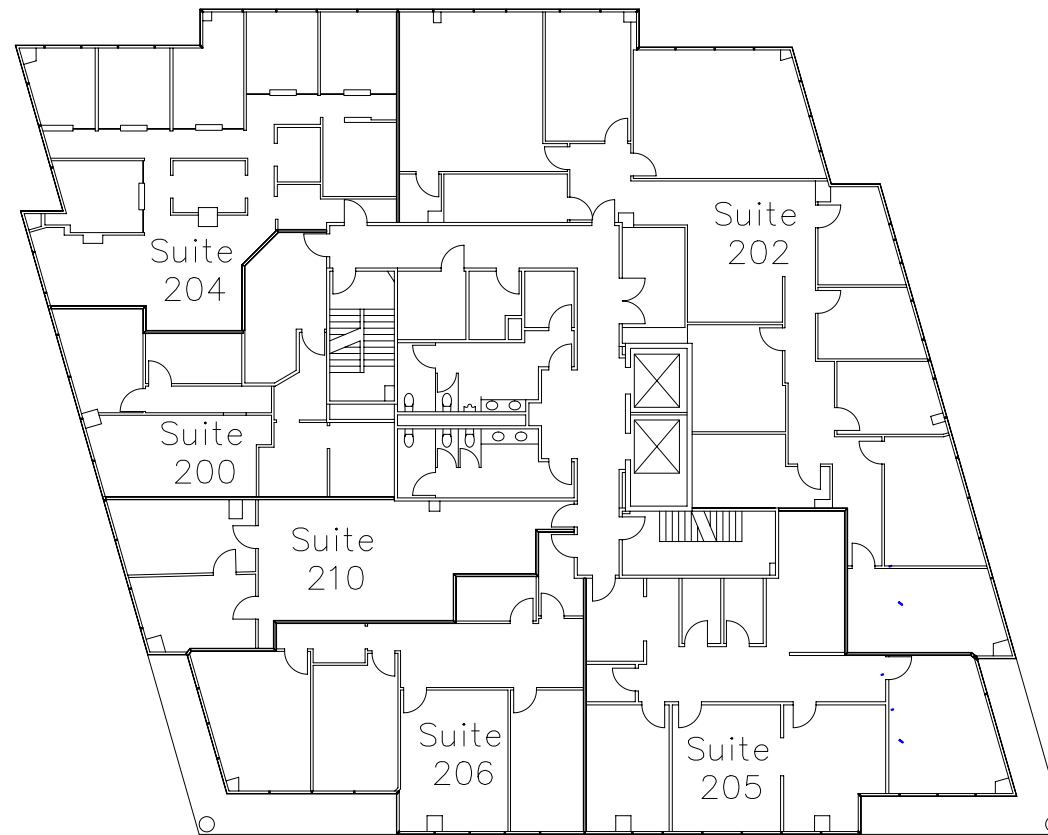




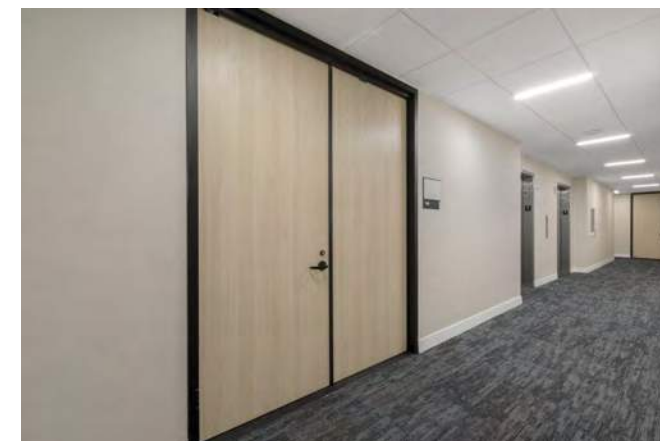
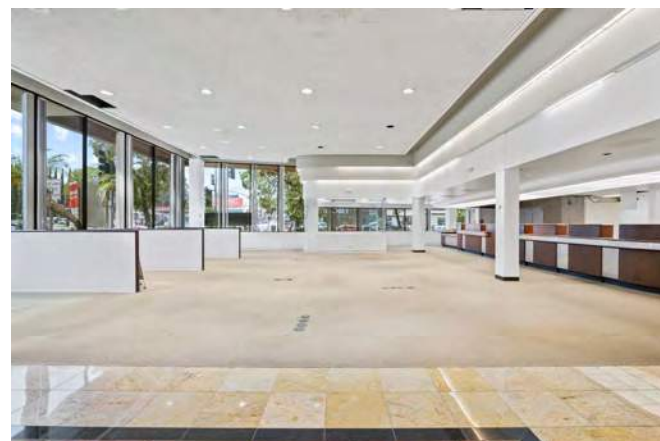
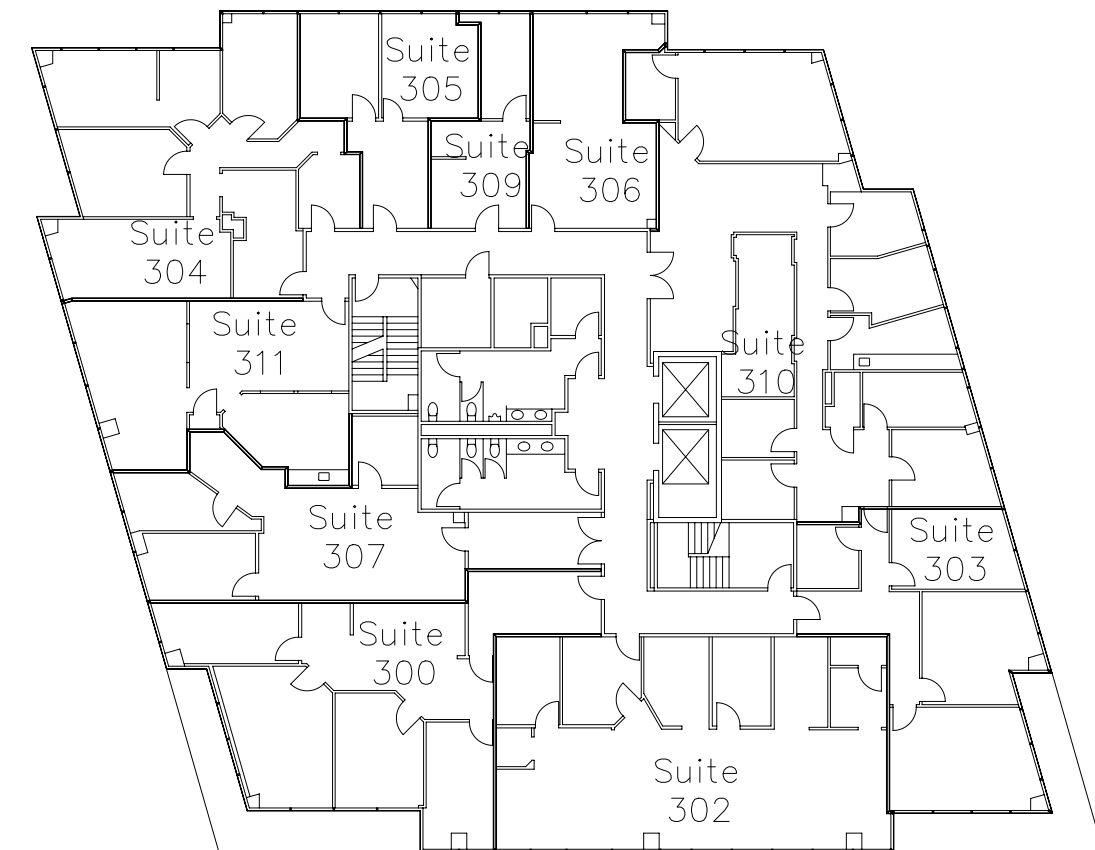
## 1ST FLOOR



## 2ND FLOOR



## 3RD FLOOR





## DISTANCE FROM OTHER MEDICAL CENTERS

 Encino Hospital  
Medical Center

0.8  
MILES

 UCLA Health

1.7  
MILES

 Cedars  
Sinai

2.2  
MILES

 Dignity Health.

5.9  
MILES

LOS ANGELES MEDICAL CENTER 

6.0  
MILES

 KAISER PERMANENTE®

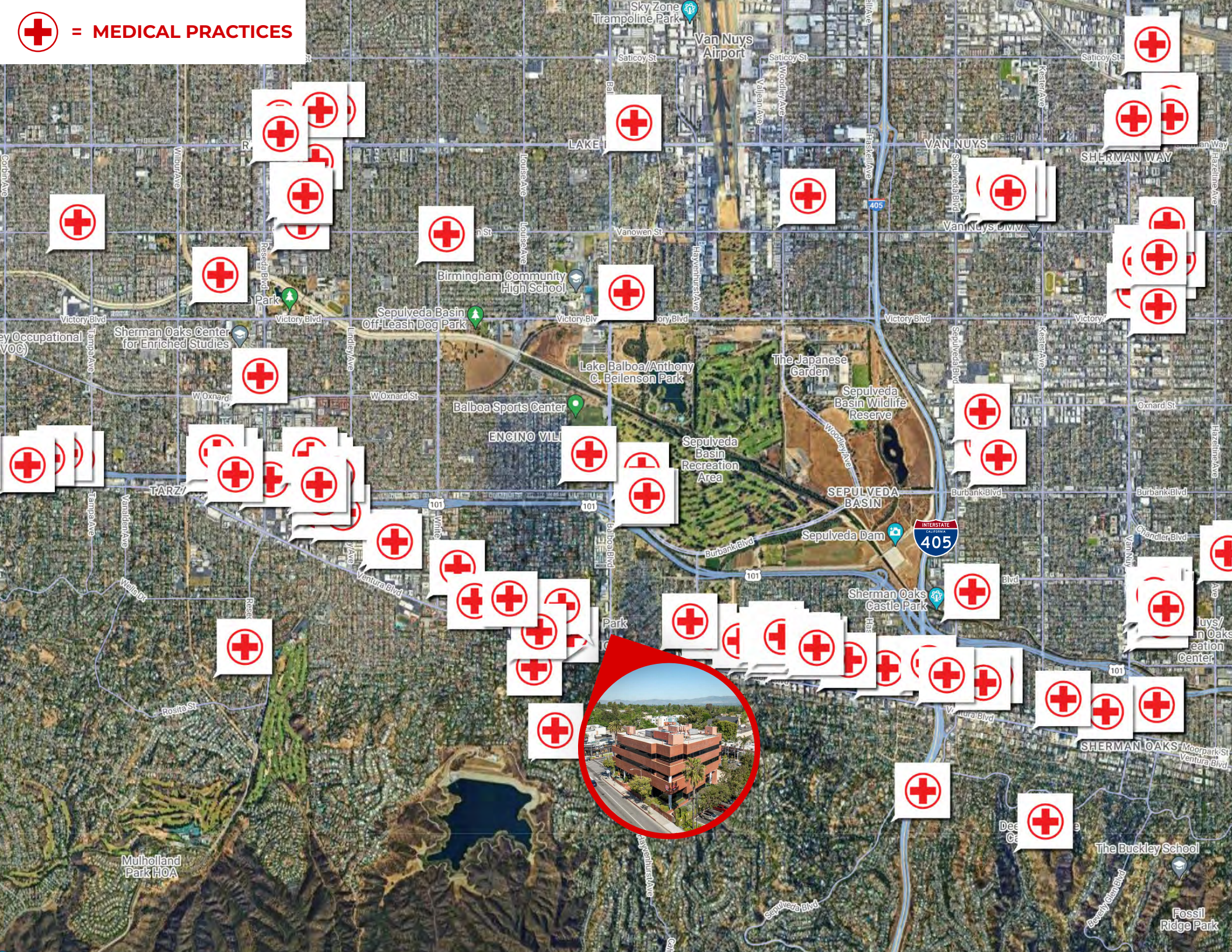
6.3  
MILES

 Mission Community Hospital®  
*Compassionate Healthcare. Quality Healthcare.*

7.5  
MILES

 Providence  
Holy Cross  
Medical Center

10.6  
MILES





## SF VALLEY POWERHOUSE | IDEAL DEMOGRAPHICS & LOCATION

The property boasts a prime location that avoids the congestion of the 405/101 interchange. Easy and direct access to the 405 and 101 freeways is provided via Ventura and Balboa Boulevards, respectively. This translates to a smoother commute for tenants and visitors.

Nestled between Los Angeles' central and west side, Encino offers a prestigious suburban haven. This affluent community is a magnet for entertainment executives and professionals seeking a quieter lifestyle compared to the bustling Westside. Encino's private neighborhoods, abundant amenities, and prestigious reputation make it one of the most sought-after communities in the San Fernando Valley. The area boasts an impressive average household income of \$201,470 within a one-mile radius.

Residents enjoy convenient access to the sprawling 2,000-acre Sepulveda Basin Recreation Area. This outdoor haven offers a variety of activities for all interests, including sports fields, tennis courts, golf courses, an archery range, and ample public parking. The property boasts a dynamic community of over 1,000 businesses, catering to a wide range of industries. From finance and law to accounting and entertainment, this diverse tenant base fosters a vibrant atmosphere.

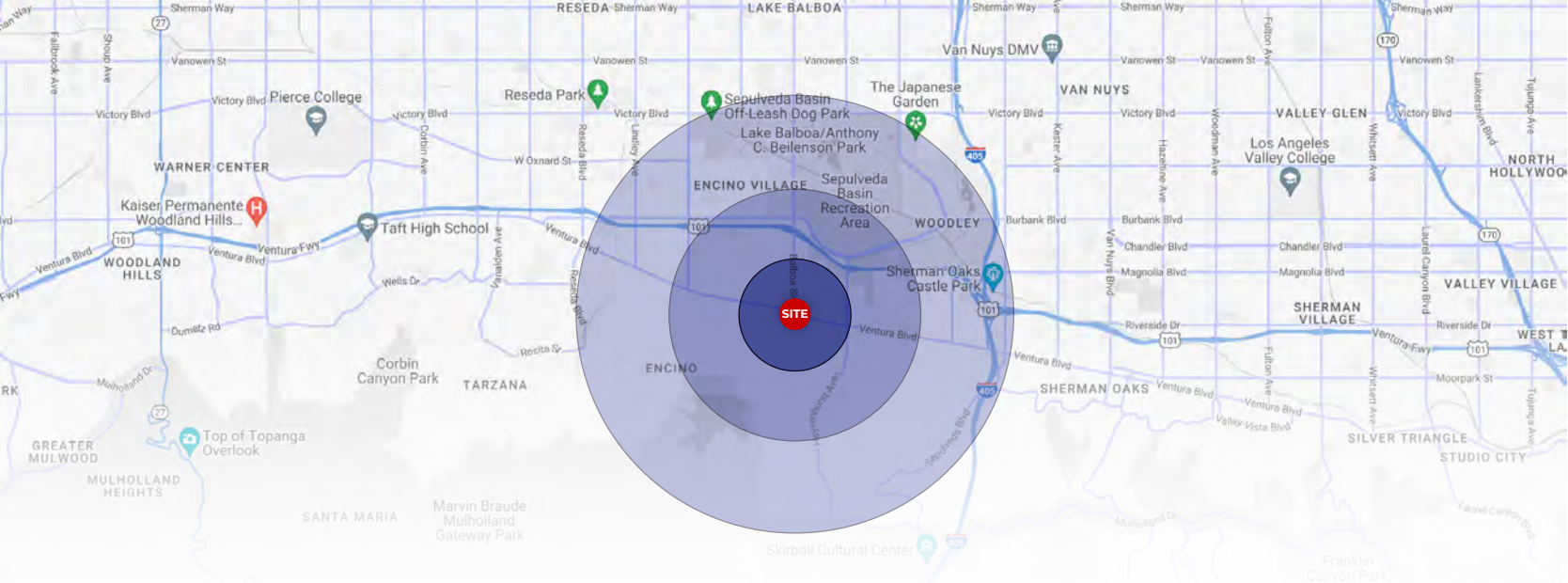
Accommodating a variety of needs, the property offers spaces ranging from 1,000 to 6,000 square feet. Prestigious tenants include Warner Bros., Motion Pictures Association of America, Verizon, Pepperdine University, and more, solidifying the property's reputation as a premier business destination.

Just steps away from Encino Commons with its vibrant energy. This popular thoroughfare serves as the area's main street, offering a wealth of retail options and entertainment experiences. A central attraction is the Sherman Oaks Galleria, a renowned open-air lifestyle center. Spanning 300,000 square feet, the Galleria provides a convenient one-stop shop for popular shops, restaurants, and entertainment venues. With its prime location at the busy 101/405 freeway interchange, the Galleria attracts visitors from throughout the region.

A quick trip by car or bus whisks you to Warner Center, the vibrant heart of Woodland Hills. Spanning 1,100 acres, this mixed-use haven offers a dynamic "live, work, play" environment, 24 hours a day. The adjacent Orange Line Busway provides a seamless connection, making it easy to reach Universal City on the Metro Red Line. From there, Hollywood and Downtown Los Angeles are just a train ride away.







POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	11,136	147,531	446,139
Estimated Households	4,545	58,748	159,405



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2023)	\$198,471	\$146,917	\$125,459
Projected Avg HH Income (2027)	\$250,557	\$193,035	\$167,192



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	3,211	12,557	26,945
Daytime Population	20,638	104,930	229,158



POPULATION BY RACE	1 MILE	3 MILES	5 MILES
White	9,484	118,754	354,127
Black	340	7,265	22,175
American Indian/Alaskan Native	21	1,191	5,104
Asian	850	13,148	45,908
Hispanic Origin	810	40,279	181,170





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## **FOR SALE** | CLASS-A GENERAL / MEDICAL OFFICE



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