



# ENCINO TOWN CENTER

17200 Ventura Blvd | Encino, CA 91316

Junior Anchor  
Box Opportunity

Available for Lease

**MATTHEWS™**



# Junior Anchor Box Opportunity

**Contact Broker** ±15,217\* SF  
**Asking Rent** **Building Size**

*\*Potential to Demise*

## Premier Encino Location

Situated along Ventura Blvd in the heart of Encino's Business Improvement District, one of the San Fernando Valley's most heavily trafficked retail corridors with ±42,100 VPD.

## Strong Co-Tenancy

Michaels, Paris Baguette, Whatapeach, More Than Waffles, and other established operators.

## Affluent Trade Area

Dense Encino demographics supported by strong daytime population and high household incomes.

## High-Visibility Ventura Blvd Frontage

Signalized frontage with strong pedestrian and vehicular traffic.

## Flexible Box Configuration

Well suited for adaptive reuse by fitness, entertainment, beauty/fashion, experiential, and other high-traffic concepts.





Join  
National  
Tenants

KUMON  
90% National Rank

Michaels  
85% National Rank

Yogurtland  
74% National Rank



±1.98M Annual Visitors

WELLS  
FARGO



Habit  
BURGER & GRILL



PETITE'n  
Pretty  
BEVERLY HILLS

Spot  
The  
Restaurant  
& Lounge



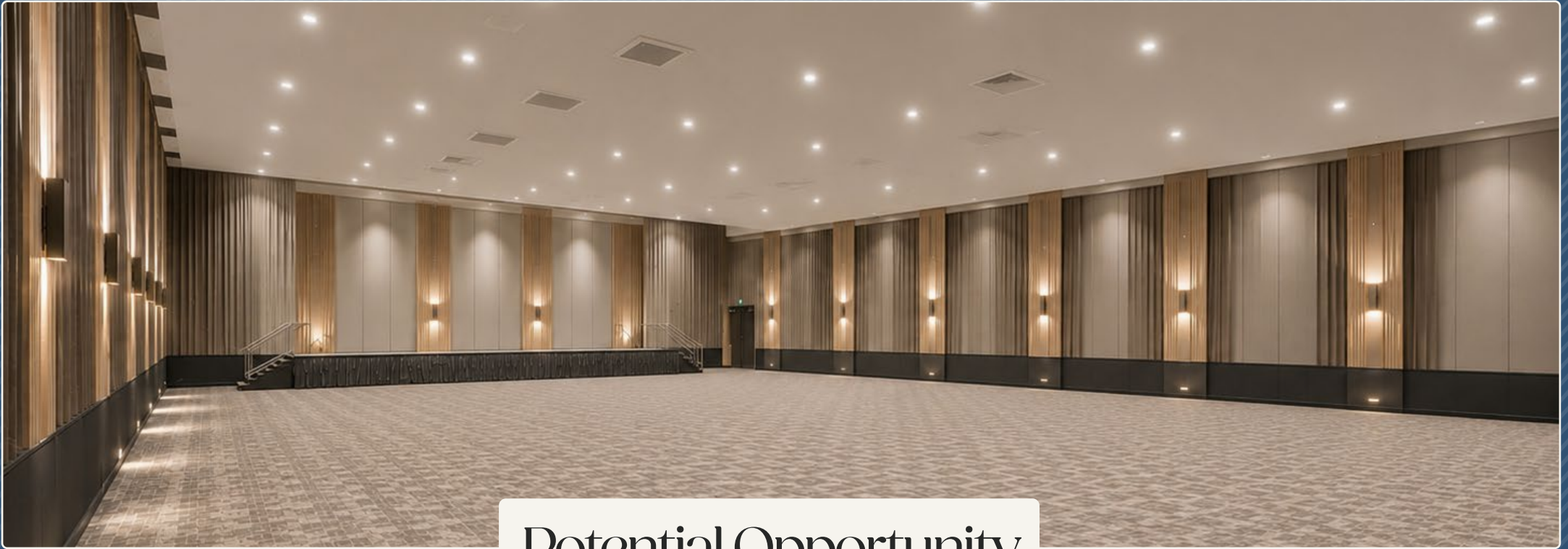
More than  
Waffles

GLOW  
AESTHETIC CENTER

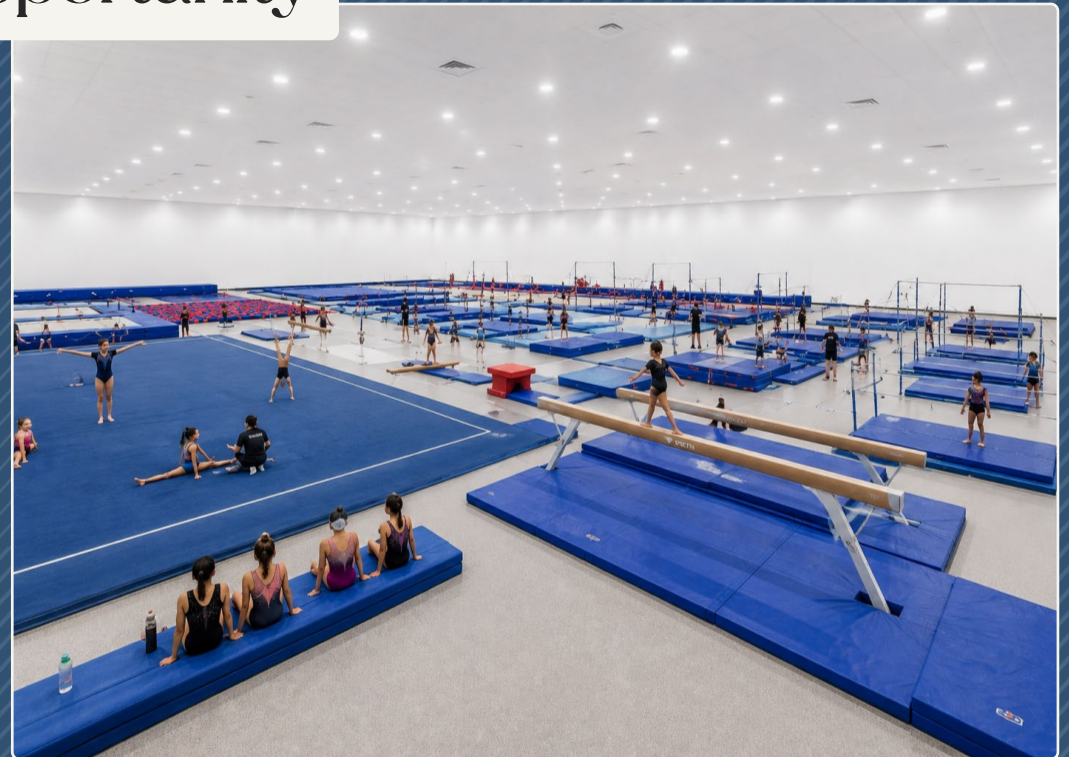
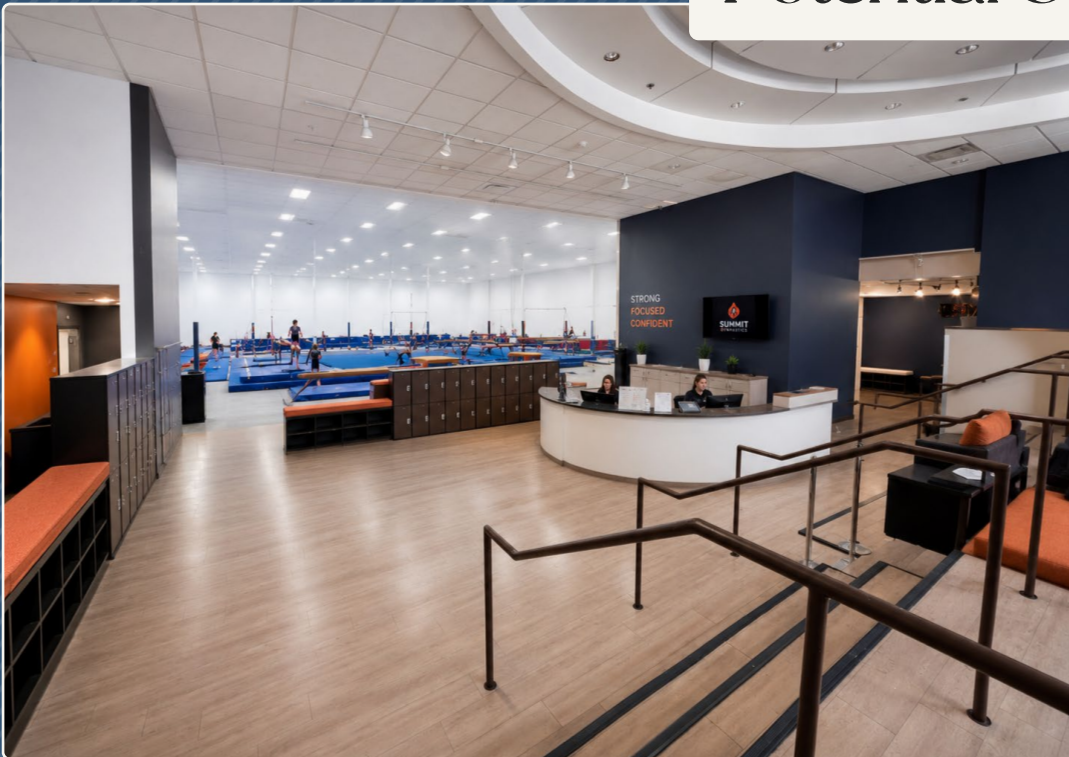


NEW LOOK  
SKIN CENTER



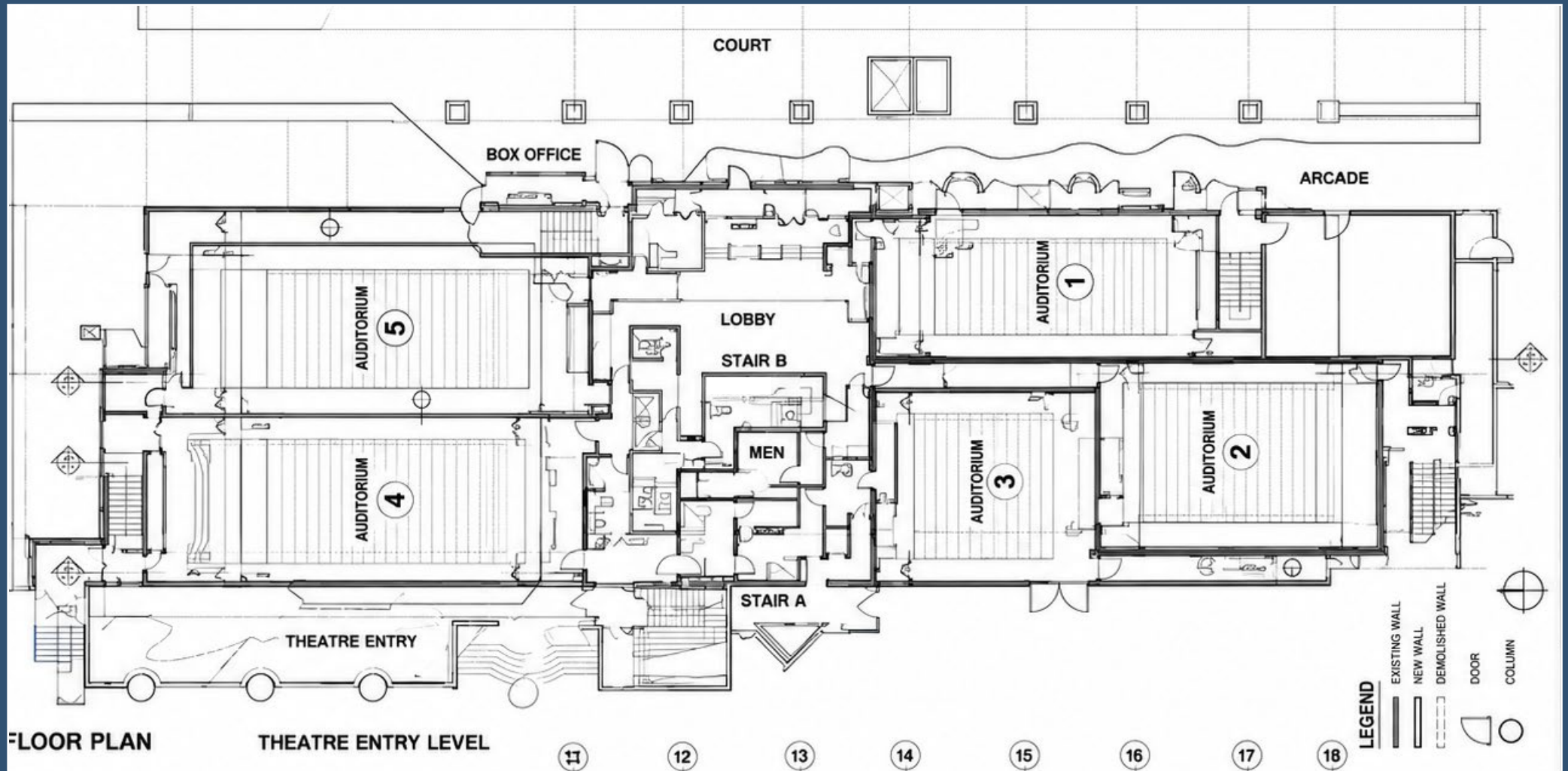


## Potential Opportunity





# Floor Plan







± 218,000 VPD



± 305,000 VPD



Ventura Blvd ± 42,100 VPD





## Demographics (Within 1 Mile)

**141K+**

Population Within 3 Miles

**\$108K**

Median HH Income  
Within 1 Mile

**\$1.07M**

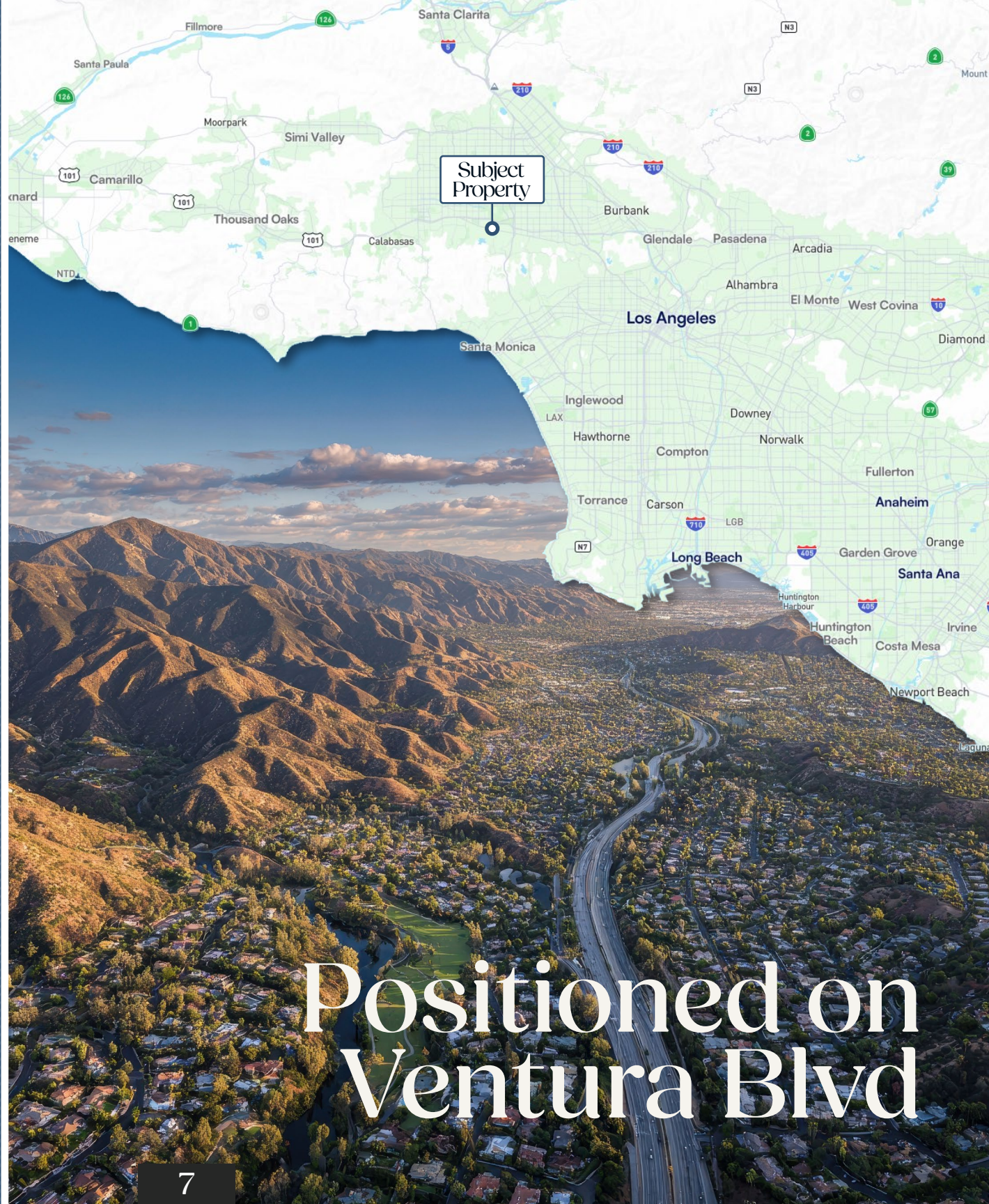
Median Home Value  
Within 1 Mile

**±42K**

Vehicles Per Day  
On Ventura Boulevard

### Encino's affluent customer base and established neighborhood character

Encino Town Center is surrounded by some of the San Fernando Valley's most desirable residential neighborhoods, providing access to an established and affluent customer base with strong purchasing power. The area's combination of high-value homes, professional households, and a dense mix of nearby businesses creates consistent demand for dining, retail, fitness, personal services, and other convenience-oriented uses. Its central Ventura Boulevard location allows tenants to serve both the immediate Encino community and customers from surrounding neighborhoods throughout the western San Fernando Valley.



Positioned on  
Ventura Blvd



# ENCINO TOWN CENTER

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## Confidentiality & Disclaimer Agreement

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