

6400 CANOGA

Woodland Hills, CA



Warner Center Park



TOPANGA
VILLAGE



JANUARY 2025

NEWMARK

MULTI-FACETED OFFERING

- Multifamily Redevelopment
- Owner/User Purchase

Newmark, as the exclusive advisor, is proud to present 6400 Canoga at Warner Center (the "site"), a ±4.7-acre site in Warner Center, a master-planned community in Woodland Hills, CA.

6400 Canoga presents a a multi-faceted opportunity in the submarket of Warner Center spanning ±4.7 acres and with the favorable current zoning that allows for residential uses, this site offers extreme flexibility for a multifamily redevelopment, or a prime candidate for potential owner/ user purchase. This project is strategically located in a dynamic area that has witnessed tremendous growth within a few blocks, with over 2.1 million square feet of retail amenities, including the newly acquired Village at Topanga (~550,000 SF), Westfield Topanga (~1.6M SF), Costco, Target, and more. Additionally, the Los Angeles Rams have proposed plans for a future practice facility less than half a mile south of the site, accessible via Canoga Avenue or Owensmouth Avenue.

Warner Center is home to a diverse mix of leading corporations spanning media and entertainment, insurance, healthcare, technology, defense, and finance industries. To support its continued growth and maintain its premier status, the City of Los Angeles developed and adopted The WC 2035 Plan. This comprehensive blueprint encourages high-density, pedestrian-friendly Transit Oriented Developments (TODs) while fostering a vibrant “Live/Work/Play” environment for residents, workers, and visitors.

Land Use & Zoning

Specific Plan Designation	Wanter Center 2035 Plan
Subdistrict	Downtown
Zoning Designation	WC
Land Use Designation	Variety of commercial and residential uses, including multifamily dwellings, office, restaurant/retail, and hotel uses.

PROPERTY SUMMARY

6400 Canoga Avenue, Woodland Hills, CA 91367

4.70 AC **2149-001-020**
 Land Size APN

The subject property consists of one L-shaped parcel totaling approximately 4.7 acres, currently improved with a three-story office building, and a three-story parking structure on the northeast side of the site as well as some ground-level parking all located on the northerly side of the property.

Existing Improvements

137,443 SF **45"** **3**
 Gross Building Size Height Floors

1980 **1**
 Year Built Building

Parking Structure

318 **3**
 Stalls Levels

Surface Parking

139
 Stalls



- **Exceptional Accessibility Within a 5-minute drive**, residents have access to a variety of essential retail and services, including Whole Foods, Ralphs, Sprouts, Starbucks, Amazon Fresh, Costco, BevMo, and Trader Joe's. Other nearby attractions include Pierce College, Gateway Plaza, Westfield Topanga, the future Westfield Promenade 2035, Kaiser Permanente, and the Woodland Hills Country Club.
- **Affluent Demographic Base in the Premier Submarket of San Fernando Valley.** The site is located in the Woodland Hills submarket, the most sought-after submarket in the San Fernando Valley, characterized by superior demographics, with average household incomes exceeding \$169,000. Additionally, home sales in the last three months have averaged over \$1.3 million.
- **Robust Woodland Hills Multifamily Market** the Woodland Hills submarket has shown strong rental demand, with annual effective rent growth averaging 3.2% per year since Q2 1996, and occupancy rates consistently above 96%. According to Axiometrics, annual effective rent growth is projected to average 3.7% from 2025 to 2027, with occupancy rates expected to remain above 96%, even with a strong multifamily development pipeline in the area.



- **Prime Warner Center Location**
Located in the central business district of the San Fernando Valley, Warner Center encompasses over 1,100 acres of residential, retail, entertainment, commercial office, corporate headquarters, and manufacturing facilities, supporting over 56,000 jobs. Major employers in the area include Kaiser Permanente, Anthem, Activision, Marriott, Farmers Insurance, Universal Music Group, Viking River Cruises, Zenith Insurance, Thermo Fisher Scientific, and HealthNet.
- **Warner Center 2035 Plan** This site is strategically positioned to benefit from Warner Center's explosive growth, with over 10 million square feet of commercial space either approved or under construction. One-third of this new development is adjacent to the site, including 21555 Oxnard and Promenade 2035.

SURROUNDING AMENITIES



CVS

US 101

KAISER PERMANENTE

TRADER JOE'S

WHOLE FOODS MARKET

SPROUTS FARMERS MARKET

Ralphs

Warner Center Park

Woodland Hills Recreation Center

Woodland Hills Branch Library

AMC THEATRES

LA

MORTON'S THE STEAKHOUSE

THE HOME DEPOT

6400 CANOGA

COSTCO WHOLESALE

Victory Boulevard

Canoga Avenue

Topanga Canyon Boulevard

TOPANGA VILLAGE

Crate & Barrel	Pressed Juicery
Fabletics	Sushi Katsu-Ya
Total Wine & More	Coffee Bean & Tea Leaf
Verizon Wireless	24 Hour Fitness
Panera Bread	One Medical
Susiecakes	UCLA Health
Tender Greens	Drybar
Cava	The UPS Store

Westfield TOPANGA

Abercrombie & Fitch	Boss	LensCrafters
Adidas	Bottega	Macy's
Alo Yoga	Cartier	Nespresso
AMC Theaters	Celine	Target
Apple	Foot Locker	T-Mobile
Balenciaga	Gap	Tesla
Banana Republic	GNC	California Pizza Kitchen
Bath & Body Works	H&M	Jamba Juice

WOODLAND HILLS AT-A-GLANCE

70,000
Population

43.8 yrs
Median Age

56.4%
Have at Least a
Bachelor's Degree

\$147,753
Average Household Income

Source: ESRI, Zillow

Woodland Hills is one of the most affluent communities in Greater Los Angeles, with average household incomes exceeding \$147,000 per year.



WOODLAND HILLS HIGHLIGHTS

Outstanding Access: The 101 Freeway runs east/west directly through the center of Woodland Hills, affording the neighborhood direct access to the entire Greater Los Angeles area via the 405, 5, 170, 118, 210, and 14 freeways, as well as the Metro Gold Line.

Excellent Quality of Life: Woodland Hills offers a burgeoning local economy and business community, alongside great healthcare facilities, award-winning schools, expansive parks and recreational space, and world-class shopping, dining, and entertainment options.

- **1.7-square-mile, master-planned community in the heart of Woodland Hills**
- **The most coveted office location in the San Fernando Valley**
- **7.7 million square feet of development, including high- and mid-rise office buildings, more than 4,100 apartments, a regional retail center (Westfield Topanga and The Village), upscale restaurants and shops, two luxury hotels (Warner Center Marriott and Hilton Woodland Hills), and industrial-use buildings.**
- **San Fernando Valley’s “downtown” will continue to attract high-income residents and corporate tenants as the community expands.**

WARNER CENTER 2035 PLAN

Key Elements of the Plan Include:

- A growth strategy that encourages and incentivizes infill development and redevelopment of existing properties.
- Promotes structural development to reinforce a pattern of Districts with centers of greater residential density and commercial/industrial activity connected by public transit.
- Provision of green building standards including diminished energy utilization, collection and infiltration of stormwater, and reduction in the use of unhealthy chemicals.
- A key design characteristic of the WC2035 Plan is to provide ground-floor retail, flexible community space, and other pedestrian-oriented uses to face the street, with a focus on cultivating active, complete streets.
- Creation of a place where people can live, work and play and where day-to-day needs can be met locally by walking, bicycling or using other “small slow vehicles,” and local transit.
- Establish connectivity networks, including new streets, pedestrian adapted pathways, activity nodes and active streets, within and between these established Districts.
- Establishment of an urban forest which will flourish in large parkways, medians, and publicly accessible open spaces in order to contribute to aesthetics, the absorption of greenhouse gases (aka GHGs), and provide shade.
- Continuation of the industrial tradition in the area by establishing green and clean professional, scientific, and technical businesses, including engineering, environmental consulting, or research and development companies.



WARNER CENTER 2035 PLAN

The Warner Center 2035 Plan was adopted by the Los Angeles City Council in October 2013 to create a more vibrant, denser area, with less driving, greater public transit use and better pedestrian circulation. The Plan will allow 30.1 million square feet of non-residential development and 32.6 million square feet of residential development and will increase the number of residential units to 26,048.

Calabasas
\$1.98M
Avg Home Value
\$258k
Average HHI
30.94%
Rentership Rate

Thousand Oaks
\$1.19M
Avg Home Value
\$164K
Average HHI
30.75%
Rentership Rate

Woodland Hills
\$1.35M
Avg Home Value
\$153K
Average HHI
44.81%
Rentership Rate

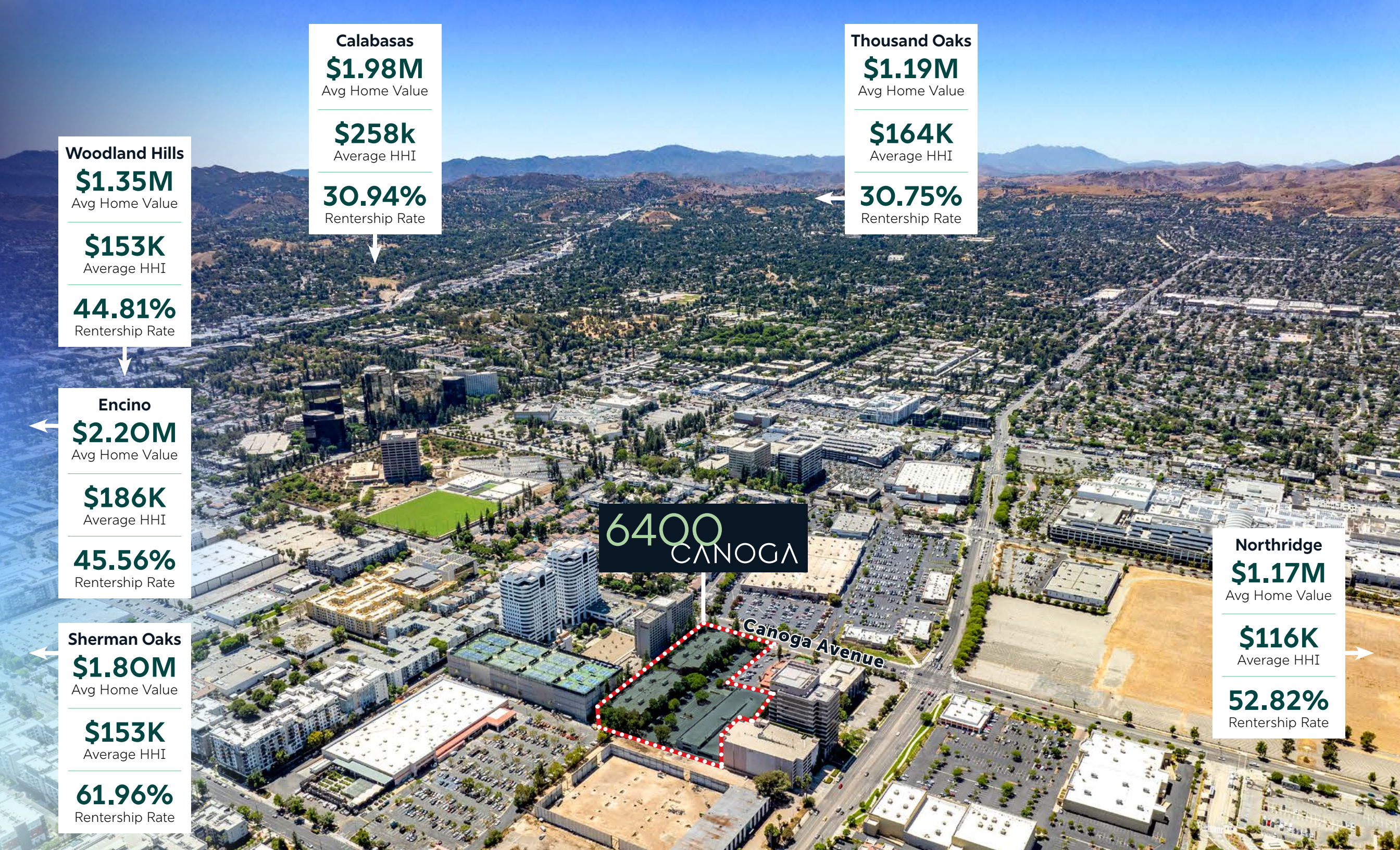
Encino
\$2.20M
Avg Home Value
\$186K
Average HHI
45.56%
Rentership Rate

Sherman Oaks
\$1.80M
Avg Home Value
\$153K
Average HHI
61.96%
Rentership Rate

Northridge
\$1.17M
Avg Home Value
\$116K
Average HHI
52.82%
Rentership Rate

6400
CANOGA

Canoga Avenue



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