

AUCTION

PRIME OWNER-USER OPPORTUNITY
WITH IN-PLACE INCOME!

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HIGH-PROFILE FREESTANDING BUILDING

6537 TOPANGA CANYON BLVD | WOODLAND HILLS, CA 91303

IN CONJUNCTION WITH



OFFERING MEMORANDUM

Braun International (Auction Specialist) has been engaged by illi Commercial Real Estate (Broker) and Owner for the sale of the Property. The Property is being offered for sale in an “As Is, Where Is” condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International and illi Commercial Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Seller and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent.

By accepting this marketing brochure, you agree to release Braun International, illi Commercial Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

HIGH-PROFILE FREESTANDING BUILDING

6537 TOPANGA CANYON BLVD | WOODLAND HILLS, CA 91303

INVESTMENT SUMMARY

- Offering Summary
- Investment Highlights
- Property Photos
- Concept Photos
- Potential Floor Plan
- Warner Center 2035 Plan
- Recent Developments
- Points of Interest

PROPERTY OVERVIEW

- Proximity Map
- Property Aerial
- Location Aerial

DEMOGRAPHICS & INCOME PROFILE

- Western San Fernando Valley
- Los Angeles County

AUCTION INFORMATION

- Due Diligence Available

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COMMERCIAL
REAL ESTATE DRE #01834124

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address	6537 Topanga Canyon Blvd Woodland Hills, CA 91303
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SITE DESCRIPTION

APN	2139-023-029
Building Area:	±8,365 SF (7,035 SF ground floor & 1,330 SF mezzanine)
Site Area:	±0.33 AC / ±14,375 SF
Year Built / Renovated:	1974 2006
Zoning:	(WC) TOPANGA-SN-RIO
Use:	Commercial - Retail
Parking:	16 surface parking spaces
Parking Ratio:	2.02 per 1,000 SF

EXISTING TENANT

Tenant:	US BANK
SF Occupied:	8,365 SF
Lease Through:	11/30/25
Annual Rent:	\$286, 913

THE OFFERING

6537 Topanga Canyon Boulevard is an approximately 8,365 square foot freestanding retail building located on the most heavily trafficked thoroughfare in Woodland Hills. The site is strategically located within the Topanga District of Warner Center, considered to be the Downtown center of the West San Fernando Valley. The property boasts impressive street frontage and highly visible rooftop signage, creating an unique brand identity opportunity, directly across from the Westfield Topanga Mall, one of the largest and highest grossing shopping centers in Southern California. With flexible zoning through its location in a State Enterprise Zone and the Warner Center 2035 Specific Plan, available for the first time in decades, 6537 Topanga Canyon presents a rare opportunity that lends itself to a wide range of retailers, professional office users, and medical practitioners alike.

Further enriching the offering, the property's former occupant, U.S. Bank, remains committed to a lease through November 30th of 2025. With continuous monthly rent payments of \$23,909 NNN, a buyer can benefit from stable cash flow while planning its future project.

US BANK

While no longer operating in the premises, US Bank remains obligated on a Lease through November of 2025.

With its position inside the top 150 of the Fortune 500 list, and \$660 billion in assets, US Bank is a credit tenant whose lease commitment provides flexibility to a Buyer to collect income while planning its future use of the property.

Although profitable at this location, US Bank relocated from the premises to a nearby larger facility when it acquired Union Bank in 2023. This location operated as a bank for 20 years and has an existing NNN lease paying \$23,909 per month through November 30th, 2025.

PROPERTY PHOTOS



PROPERTY PHOTOS



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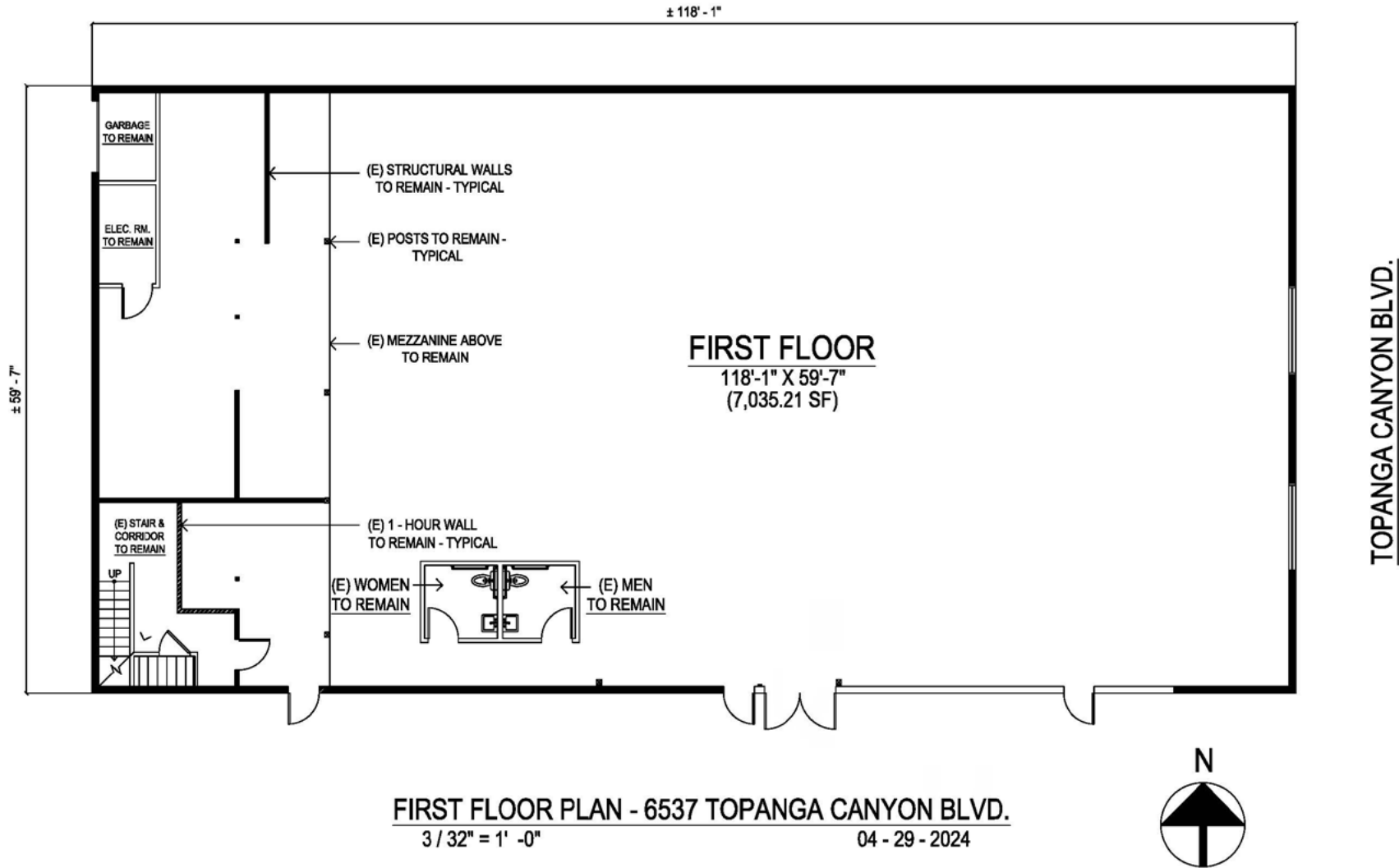


CONCEPT PHOTOS



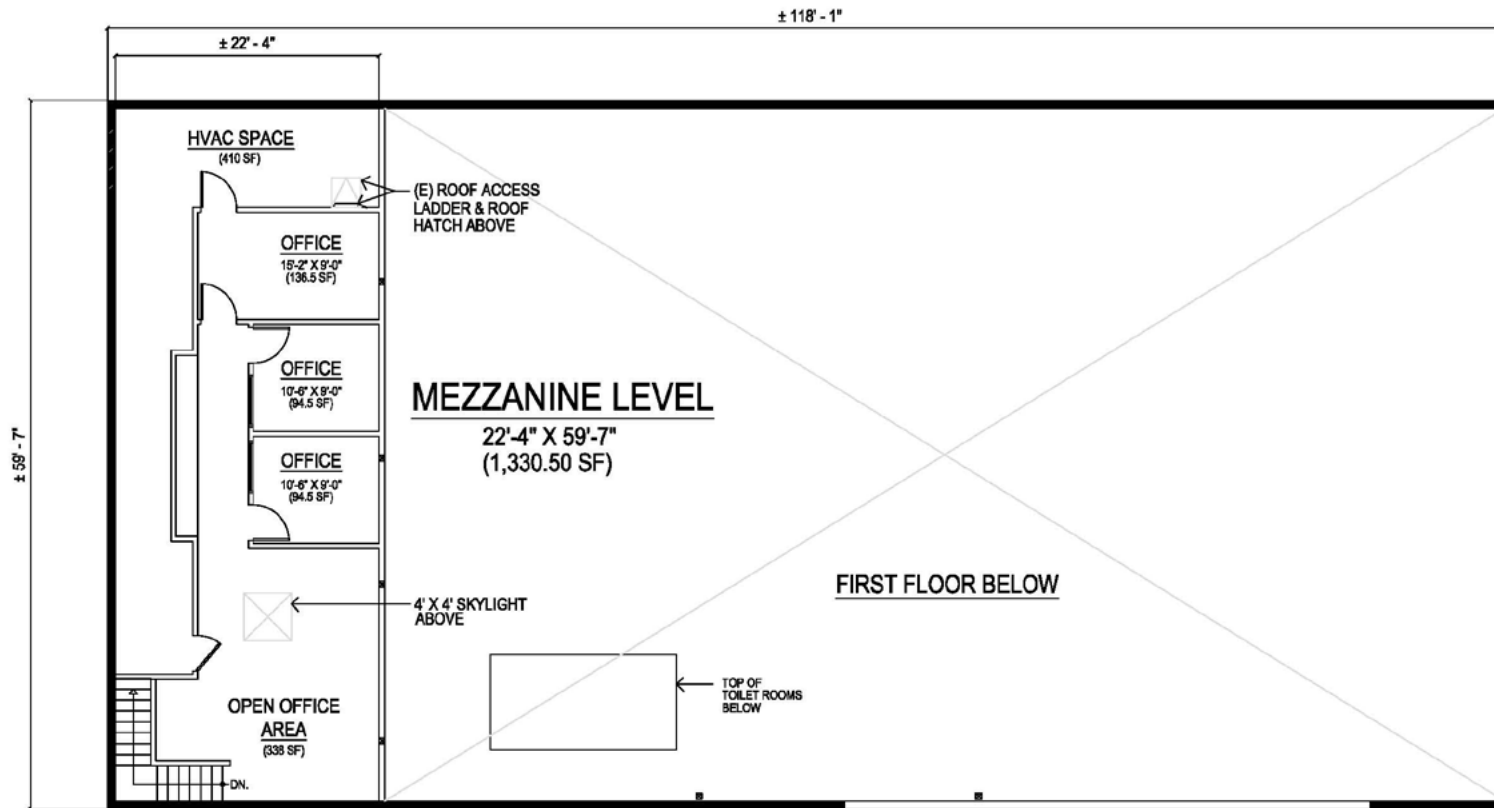
POTENTIAL FLOOR PLAN

POTENTIAL OPEN SPACE FLOOR PLAN



POTENTIAL FLOOR PLAN

POTENTIAL OPEN SPACE FLOOR PLAN



MEZZANINE FLOOR PLAN - 6537 TOPANGA CANYON BLVD.

3 / 32" = 1' - 0"

04 - 29 - 2024



WARNER CENTER 2035 PLAN



The Warner Center 2035 (WC2035) Specific Plan was created to encourage development and be a guide to shaping Warner Center as both a transit and pedestrian oriented community. The Plan provides a comprehensive and clear process to allow development to occur in order to facilitate the creation of a regional center where people can live, work, and play.

Since the inception of the WC2035 Plan, Warner Center has become one of the fastest growing sub-markets in not only Los Angeles, but the entire country. As a result of the WC2035 Plan, Warner Center has seen a boom of planned developments projected for the district by 2035 consisting of:



±37M
square feet

**NEW BUSINESS AND
RESIDENTIAL BUILDINGS**



±20K

**NEW RESIDENTIAL
UNITS**



±80K

**NEW
JOBS**

The WC 2035 Plan divides Warner Center into eight districts, each with its own development guidelines: Uptown, River, North Village, Downtown, Commerce, Park and Topanga:

- **The Uptown District:** designated for large-scale office, residential, and hotel developments
- **The River District:** properties along the river will be developed, with a focus on creating new pedestrian and bicycle paths
- **The North Village District:** connected to the Canoga and De Soto Metro Stations, this district will blend residential living with transit-oriented development
- **The College District:** served by the De Soto and new Oxnard Street Orange Line, this district will feature live-work projects and smaller developments, catering to college-related activities
- **The Commerce District:** located near the Oxnard Street Station, this area will serve as a secondary job center compared to Downtown, likely focusing on commercial and business activities
- **The Park District:** centered around Warner Center Park, this district will allow for the development of townhomes and flats, likely with a focus on residential living and recreational activities
- **The Topanga District:** limited to non-residential uses, this area will likely feature commercial and industrial activities rather than residential living
- **The Downtown District:** this area will prioritize entertainment options and mixed-use development, aiming to create a vibrant urban center

RECENT DEVELOPMENTS

#	PROPERTY STATUS	PROPERTY NAME	ADDRESS	UNITS/ ROOMS	START	COMPLETE
1	EXISTING	THE Q - TOPANGA	6263 TOPANGA CANYON BLVD	347	2018	2021
2	EXISTING	VERT	6606 N VARIEL AVE	277	2017	2020
3	EXISTING	BELL WARNER CENTER	21050 KITTRIDGE ST	395	2019	2020
4	EXISTING	CHROMA	6709 INDEPENDENCE AVE	275	2020	2023
5	EXISTING	SKYE AT WARNER CENTER	20944 W VANOWEN ST	38	2018	2023
6	EXISTING	THE VARIEL	6233 N. VARIEL AVE	334	2020	2022
7	EXISTING	THE Q - VARIEL	6200 VARIEL AVE	245	2017	2020
8	EXISTING	VELA ON OX	21221 OXNARD ST	379	2016	2018
9	EXISTING	ESSENCE	6041 VARIEL AVE	274	2018	2021
10	UNDER CONSTRUCTION	THE Q - DESOTO	6109 N DE SOTO AVE	376	2022	2024
11	UNDER CONSTRUCTION	WISTERIA AT WARNER CENTER	5500 CANOGA AVE	486	2023	2025
12	PROPOSED	-	20950 WARNER CENTER LANE	1,009	2024	2025
13	PROPOSED	DISTRICT AT WARNER CENTER	6100 CANOGA AVE	880	2024	2025
14	PROPOSED	PROMENADE 2035*	6100 TOPANGA CANYON BLVD	1,432	2024	2024
15	PROPOSED	-	6464 CANOGA AVE	276	2024	2026
16	PROPOSED	-	6400 N CANOGA AVE	650	2024	2024
17	PROPOSED	VICTORY PLACE	21201 W VICTORY BLVD	221	2024	2024
			TOTAL	7894		
1	PROPOSED	PROMENADE 2035*	6100 TOPANGA CANYON BLVD	272	2025	2027
2	PROPOSED	WARNER CENTER HOTEL	6036 VARIEL AVE	50	2024	2026
3	PROPOSED	HOME2 SUITES BY HILTON	21110 W OXNARD ST	170	2019	2022
4	UNDER CONSTRUCTION	HAMPTON BY HILTON	21322 OXNARD ST	125	2024	2026
			TOTAL	617		

 MULTI-FAMILY

 HOTEL

*EXISTING PROPOSAL, SUBJECT TO CHANGE PER DIRECTION AND REVEALED PLANS UNDER RAMS OWNERSHIP.

RECENT DEVELOPMENTS

#	PROPERTY STATUS	PROPERTY NAME	ADDRESS	SF	START	COMPLETE
1	EXISTING	-	6262 GLADE AVE	9,150	-	2020
2	EXISTING	-	21045 ERWIN ST	6,882	2017	2020
3	PROPOSED	PROMENADE 2035*	6100 TOPANGA CANYON BLVD	629,000	2024	2024
4	PROPOSED	THE TRILLIUM	6336 CANOGA AVE	45,735	2024	2026
TOTAL				690,767		
1	EXISTING	-	6443 TOPANGA CANYON BLVD	3,616	2018	2020
2	EXISTING	-	6320 TOPANGA CANYON BLVD	50,192	-	2023
3	EXISTING	-	22006 ERWIN ST	10,756	-	2022
4	PROPOSED	PROMANDE 2035*	6100 TOPANGA CANYON BLVD	244,000	2025	2026
TOTAL				308,564		

■ OFFICE
 ■ RETAIL

*EXISTING PROPOSAL, SUBJECT TO CHANGE PER DIRECTION AND REVEALED PLANS UNDER RAMS OWNERSHIP.

Rams Training Facility & Development

The Los Angeles Rams are relocating their practice facility to Woodland Hills, marking a significant development in the area's real estate landscape. Owner Stan Kroenke's expansive plans aim to transform the car-centric Warner Center district into a more urban environment, with the Rams' move as a pivotal aspect.

STRATEGIC LOCATION

The move of the Rams' practice facility to Woodland Hills positions them centrally within Los Angeles, enhancing the area's appeal for development and investment.

LARGE-SCALE DEVELOPMENT

Stan Kroenke's ambitious real estate project spans 100 acres and includes plans for a new Rams headquarters, as well as potential mixed-use complexes comprising stores, restaurants, hotels, and residences.

MIXED-USE CONCEPT

The future vision for the area encompasses a blend of commercial and residential spaces, aligning with city officials' push for dense mixed-use development in Warner Center.

TRANSFORMATION POTENTIAL

Warner Center's history as a planned urban hub, combined with Kroenke's significant investment, signals the potential for substantial transformation and value creation in the area.

SCALE OF DEVELOPMENT

Kroenke's holdings now include nearly 300 acres in Inglewood and an additional 100 acres in Woodland Hills, making him one of the region's largest real estate developers. Plans could see the development of up to 7 million square feet of property, in line with the city's Warner Center 2035 Specific Plan





Topanga Village

Since its inauguration in late 2015, The Village at Westfield Topanga has blossomed into an unparalleled outdoor sanctuary and community epicenter nestled in the heart of the San Fernando Valley in Los Angeles. Serving as a harmonious counterpart to Westfield's Flagship property, Westfield Topanga, just steps away, The Village has swiftly become a beacon of economic vitality in the vicinity of Warner Center, boasting over 70 retail stores and 550,000 square feet of gross leasable retail space.

Crafted with the overarching goal of increasing customer engagement for both the Village and Topanga, the project strategically introduces a diverse mix of retailers to the area, expands the trade radius, and entices new visitors with an unrivaled shopping and dining experience. The Village's meticulously designed outdoor spaces, punctuated by three enchanting water features, invite patrons to leisurely wander amidst a romantic backdrop of mature sycamore, pine, and olive trees, while thoughtfully curated amenities such as large-scale trellises and inviting seating areas offer respite and charm.

Beyond its aesthetic appeal, The Village boasts an array of unique design elements, including a custom children's climber, public mini-libraries, a bocce ball court, and more, fostering a profound sense of community and connection with the locale. These features, combined with a robust arts program, serve to create a vibrant and inclusive atmosphere that resonates deeply with the surrounding community, firmly establishing The Village as a cherished destination in the San Fernando Valley.

NOTABLE RETAILERS



Westfield Topanga Mall

Westfield Topanga is not just a retail center; it's a cornerstone of economic activity in the San Fernando Valley, particularly within the Warner Center district. Situated at the most trafficked intersection in the Valley, it represents a unique investment opportunity, offering a blend of retail, dining, and entertainment that attracts a diverse demographic.

The mall features an expansive lineup of nearly 200 stores, restaurants, and service providers, including high-end luxury brands and influencer-favored designer labels. This wide-ranging mix not only caters to a broad consumer base but also ensures steady foot traffic and a dynamic retail environment, crucial factors for sustained growth.

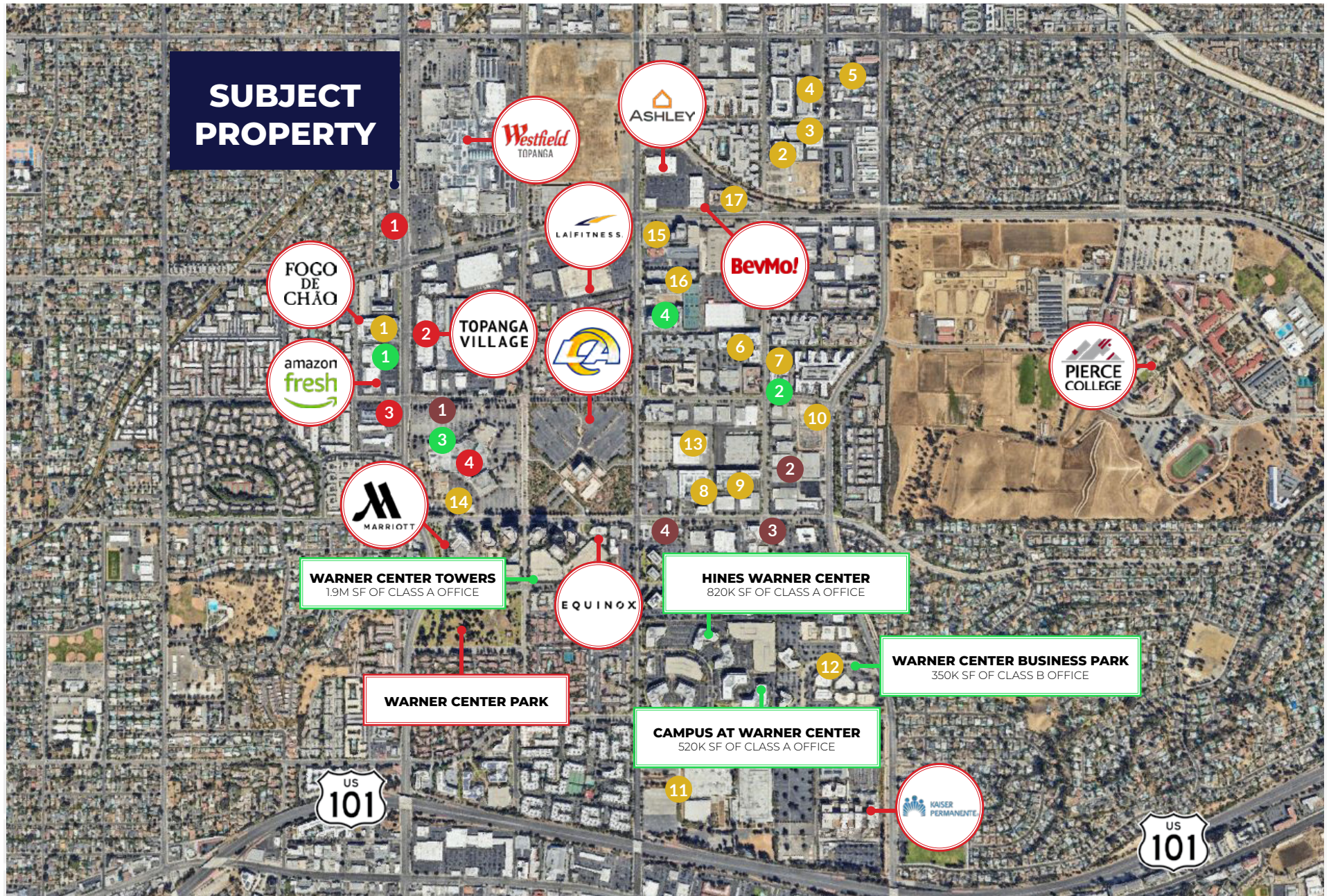
Recent expansions at Westfield Topanga, such as the introduction of Topanga Social and the new AMC Dine-In Theaters, reflect a strategic move towards creating a multifaceted destination. Topanga Social, with over 27 culinary concepts, transforms the mall into a food haven, while the AMC Dine-In Theaters adds an entertainment dimension that enhances the overall visitor experience.

Located in a booming economic zone, Westfield Topanga benefits from its position in the Warner Center, an area undergoing significant development and growth. Its combination of luxury retail, diverse dining options, entertainment amenities, and a strategic location in an economically vibrant district makes it a keystone in the local market.

NOTABLE RETAILERS



PROXIMITY MAP





AERIAL MAP

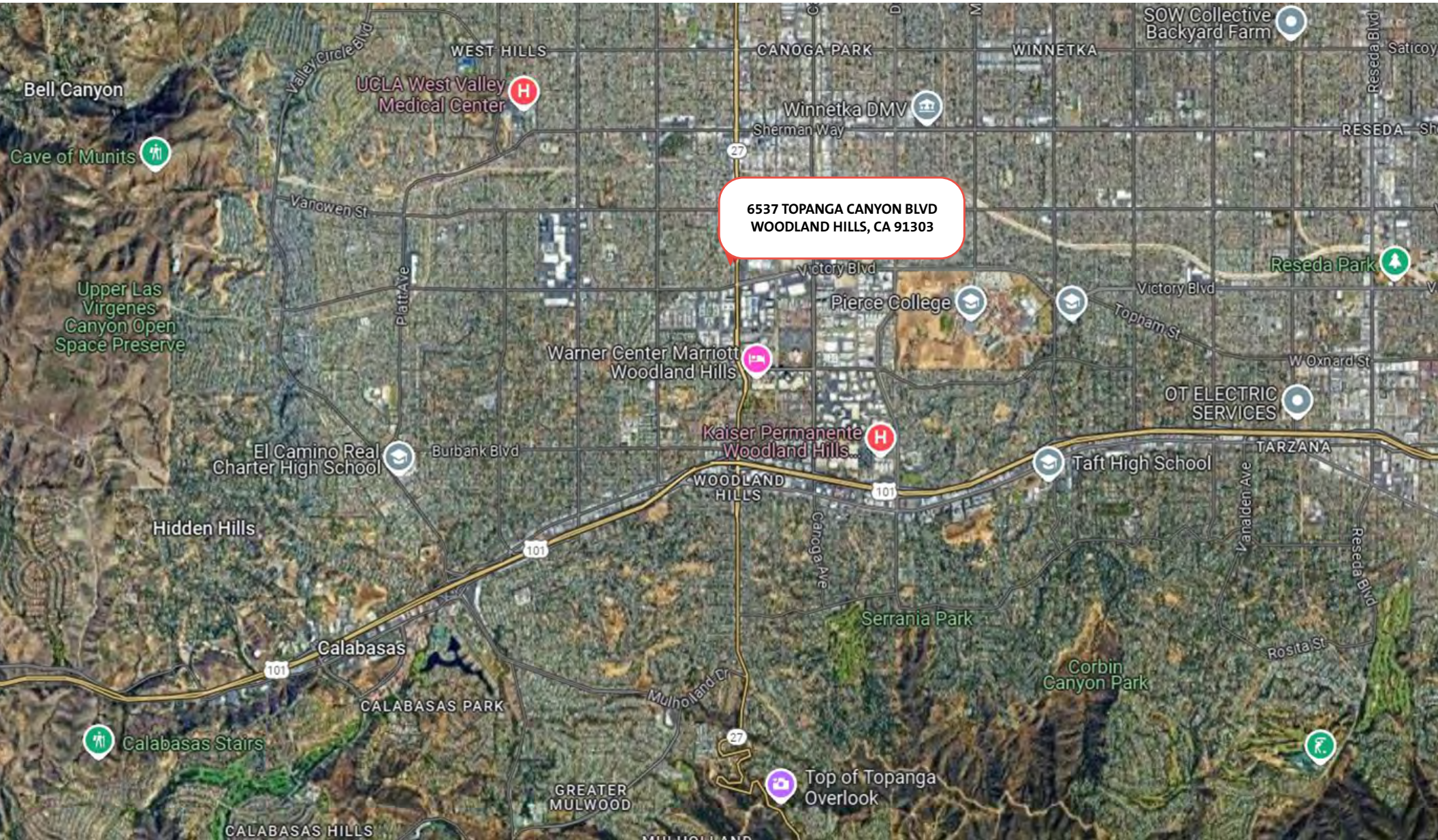
PROPERTY AERIAL

6537 TOPANGA CANYON BLVD | WOODLAND HILLS, CA 91303



LOCATION AERIAL

6537 TOPANGA CANYON BLVD | WOODLAND HILLS, CA 91303





WOODLAND HILLS

Woodland Hills, situated in the southwestern region of the San Fernando Valley in Los Angeles, is a vibrant community renowned for its bustling retail scene, diverse dining options, and flourishing commercial activity. Boasting a prime location with easy access to major highways and transportation hubs, Woodland Hills serves as a magnet for both residents and visitors alike.

CANOGA PARK

Canoga Park is a dynamic neighborhood renowned for its diverse cultural tapestry, thriving commerce, and strong community ties. Boasting a rich history and a vibrant present, Canoga Park serves as a bustling commercial center with an eclectic mix of retail establishments, restaurants, and entertainment venues.

WARNER CENTER

Warner Center is the epitome of a thriving commercial and residential hub. Boasting a strategic location with easy access to major freeways and public transportation, Warner Center stands as a beacon of economic vitality and growth. Home to a diverse array of businesses, from Fortune 500 companies to innovative startups, Warner Center fosters a dynamic entrepreneurial spirit and provides ample opportunities for investment and development.

WEST HILLS

West Hills embodies a tranquil suburban lifestyle while offering convenient access to urban amenities. Known for its picturesque landscapes, family-friendly atmosphere, and excellent schools, West Hills attracts residents seeking a peaceful yet connected community environment.

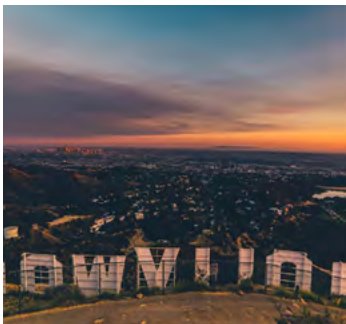
LOS ANGELES COUNTY



Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



BIDS DUE PRIOR TO OR ON NOVEMBER 14TH 2024 NOON PT

AUCTION BIDDING BEGINS NOVEMBER 9TH AND ENDS NOVEMBER 14TH 2024 NOON PT

SUGGESTED STARTING BID \$4,200,000 | PREVIOUSLY LISTED FOR \$6,275,000

PRE AUCTION OFFERS:

- Pre auction offers may be submitted on a standard CAR commercial purchase contract or AIR contract. Pre Auction offers may have any contingency a buyer requests.
- If the buyer's offer is accepted by the seller, their deposit becomes non-refundable and is released to the Seller.
- The Buyer must provide a 10% deposit with their offer, proof of funds to close the purchase and lender approval letter (if applicable).

THE BUYER HAS THE OPTION TO KEEP THE EXISTING TENANT OR HAVE THE TENANT VACATE:

- The seller agrees to not terminate the existing US Bank Lease and rental income of approximately \$300,000 will be assigned to the buyer or the buyer will have the seller give notice to the tenant to vacate as of a specific date.

AUCTION DATE: BIDS ARE DUE ON NOVEMBER 14, 2024 NOON PT

- Your Sealed bid must be submitted on the Braun Worldbid Sealed Bid auction purchase contract
 1. Qualifying round bids are due on November 14, 2024 noon PT and must be emailed mmische@braunco.com or mailed to 438 Pacific Coast Highway, Hermosa Beach, Ca 90254.
 2. Final round bids: The top 50% bids (by price) of the qualifying round bids received, those bidders will be notified by 4pm November 14, 2024, approved to submit their Final round bid.
 3. The Final round bids are due on November 15 2024, 12pm PT.
- The qualifying and final round bids must be submitted on the Braun Worldbid Sealed Bid auction purchase contract.
- Escrow Shall close no later than December 15th 2024.
- The Sealed Bid auction purchase is available at BraunWorldbid.com (under this property tab).
- Auction day bids are completely non contingent.

AUCTION BIDDING REGISTRATION REQUIREMENTS:

- Proof of funds in the amount of the bid in the name of the buyer.
- Lender approval letter (if the buyer is obtaining financing).
- Contact Braun Worldbid for wiring instructions.
- A 10% deposit is required within 48 hours of bid acceptance.
- Title and escrow are with Stewart Title Company attention Debora Medway.

OTHER TERMS:

- A 2% commission will be paid to the real estate agent/broker who registers and represents the buyer who purchases the property.
- A 2% buyer's premium will be paid by the buyer.

The property will be conveyed free and clear of liens and encumbrances save and except for the permitted exceptions which may include any existing easements, rights of way, prescriptive rights whether of record or not, recorded existing restrictions, covenants, conditions, oil and gas leases, mineral interests, water interests outstanding in person other than Seller and other instrument, other than conveyances of the surface fee estate that affect the property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortage in area or boundary lines, any encroachments or overlapping of improvements, all right, obligations and other matters arising from existing by reason of any applicable governmental district, agency or authority, any liens as to which the title insurer shall provide coverage under the terms of its policy, including special endorsements and current taxes will be pro-rated as of the date of closing.

DUE DILIGENCE AVAILABLE

- ASBESTOS CHAIN OF TITLE – ROOF MATERIALS
- PHASE ONE
- H2 ASBESTOS SURVEY
- EMERGENCY IMPROVEMENT PLANS
- SEISMIC RETROFIT
- RINCON PHASE ONE
- 1994 EARTHQUAKE ROOF REPLACEMENT AND OTHER REPAIRS
- SEISMIC UPGRADE
- BUILDING PLANS
- LEASE AND LEASE EXTENSIONS
- NINE CITY OF LA INSPECTION REPORTS
- 2024 PROPERTY TAX BILL
- PLOTTED EASEMENTS
- TITLE REPORT DATED JULY 8 2024
- SURVEY
- NHD REPORT

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DISCLAIMER

This memorandum is provided for the sole purpose of allowing a potential buyer to evaluate the property. The potential buyer is urged to perform its own examination and inspection of property, and shall rely solely on such examination and investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided. Neither Braun, illi Commercial Real Estate, its members, managers officers, employees or agents, nor any of its partners, directors, officers, employees and agents, nor seller, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this memorandum, the property or any materials, statements or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition of the property, quality or fitness of the property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. The seller has established a reserved price. If the highest bid meets the reserved price, the seller is obligated to sell the property. If reserve price is not met, the seller is not obligated to sell the property at auction. Without limiting the foregoing, in the event this brochure contains information relating to any “hazardous materials” in relation to the property, such information shall in no way be construed as creating any warranties or representations, expressed or implied, by operation of law or otherwise, by Braun, broker, sales agents or seller, as to the existence or non-existence or nature or extent of hazardous materials in, under, on or around the property. This brochure is provided subject to errors, omissions, prior sale, change of price or terms and any other changes to the materials, statements and information contained herein or relating to the Property. Braun and illi Commercial Real Estate will not be responsible if the property is unsatisfactory to the buyer in any way. By accepting the marketing brochure, you agree to release Braun International and illi Commercial Real Estate, Braun suggests each buyer obtain appropriate advice from investment professionals prior to purchasing the property.
