

Option 1
Conceptual Rendering: 97-Unit Plan



Option 2
Conceptual Rendering: 40-Unit Plan



Subject Property
±18,775 Square Feet

Ventura Boulevard

Offering Memorandum - Development

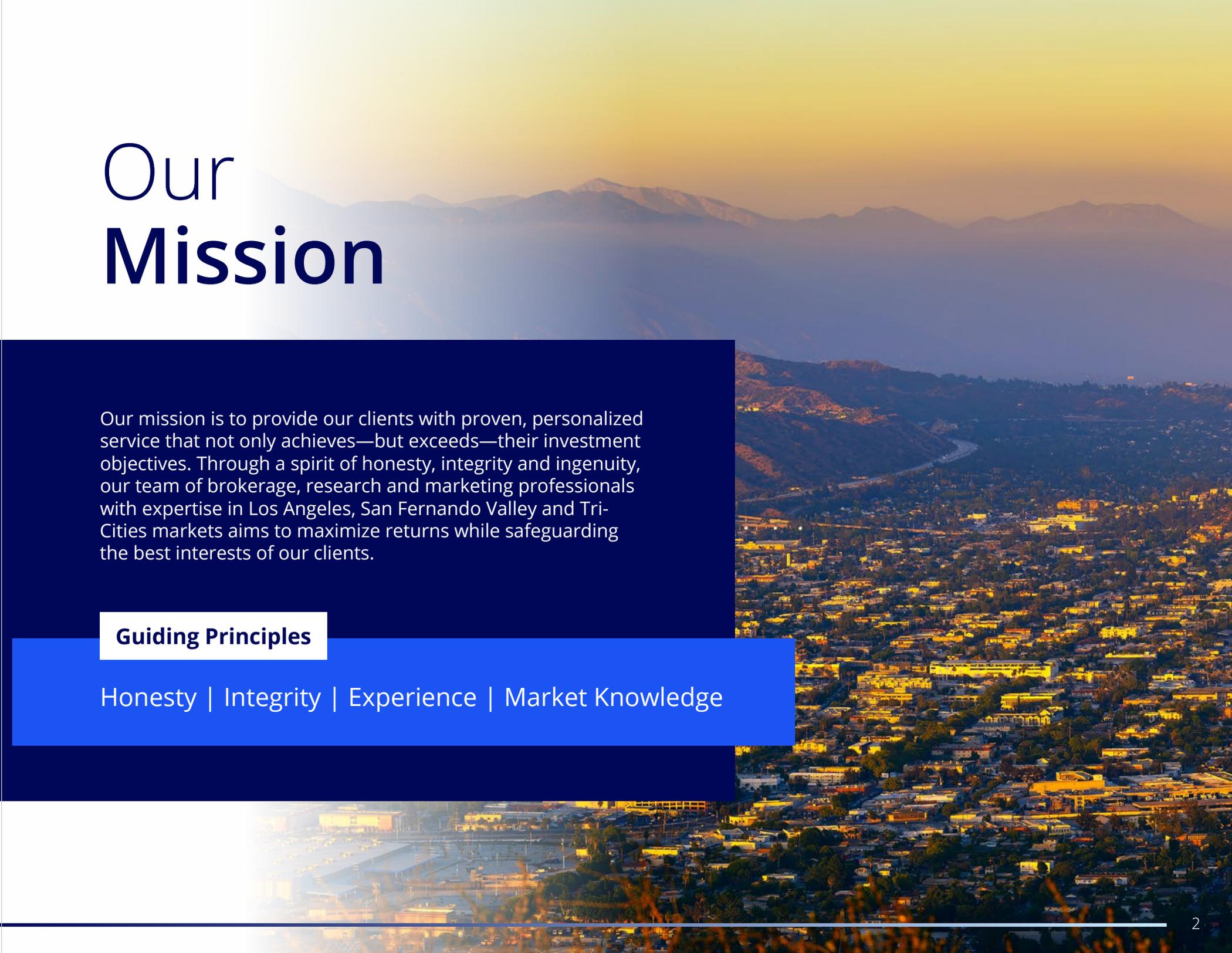
23022-23034 Ventura Blvd

Woodland Hills, CA 91364

The Ghobadi Team
Apartment & Land Specialists



Our Mission

An aerial photograph of a city, likely Los Angeles, taken during the golden hour of sunset. The city is densely packed with buildings, and the sun is low on the horizon, casting a warm, orange glow over the scene. In the background, a range of mountains is visible under a hazy sky. The overall mood is serene and professional.

Our mission is to provide our clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals with expertise in Los Angeles, San Fernando Valley and Tri-Cities markets aims to maximize returns while safeguarding the best interests of our clients.

Guiding Principles

Honesty | Integrity | Experience | Market Knowledge

An aerial photograph of a cityscape. In the foreground, a large construction site is visible, featuring a multi-story building under construction with orange scaffolding. The ground is dirt and covered with stacks of lumber and construction materials. A yellow forklift is parked near the construction site. In the middle ground, there are several commercial buildings, including one with a sign that says "1986 U SEEK CHRYM". A parking lot with several cars is visible. The background shows a dense residential area with many trees and houses, leading up to a range of mountains under a clear blue sky.

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01

Property
Profile

PRIME DEVELOPMENT OPPORTUNITY ON VENTURA BOULEVARD WOODLAND HILLS, CA

Located at 23022-23034 Ventura Boulevard, this exceptional offering consists of six contiguous lots totaling approximately 18,755 square feet in the heart of Woodland Hills. Situated on the iconic Ventura Boulevard corridor, the property is zoned C1-1VLD and presents a rare opportunity for significant residential development in a high-demand market.

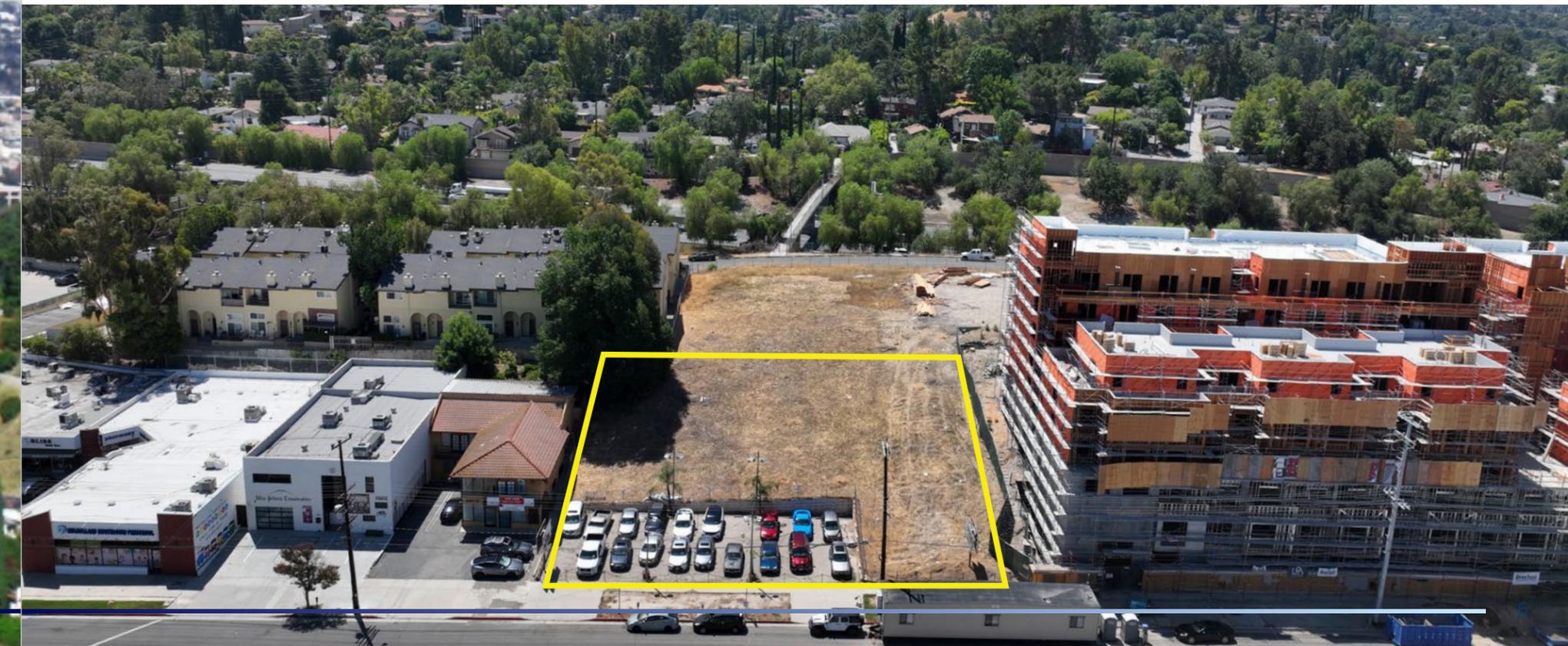
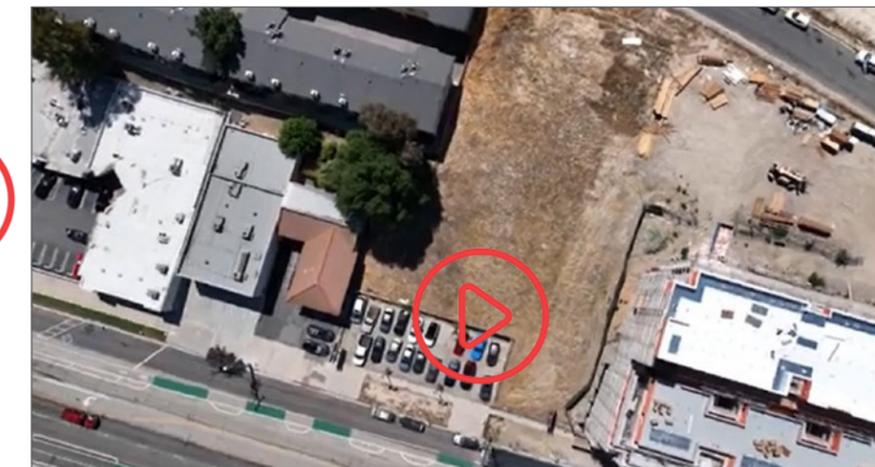
Conceptual plans envision two potential development paths:

- 40 units under TOC incentives
- Up to 97 units under ED1 guidelines

Positioned just minutes from Warner Center, Westfield Topanga Mall, The Village, and steps from a variety of shops, cafes, and restaurants along Ventura Boulevard, this site offers unmatched walkability and lifestyle appeal. It also benefits from proximity to affluent neighborhoods such as Calabasas and Tarzana and is adjacent to a 100-unit project currently under construction, underscoring the area's growing development momentum.

With excellent access to the 101 Freeway, this property is ideally suited for investors or developers seeking to capitalize on one of the most sought-after corridors in the San Fernando Valley.

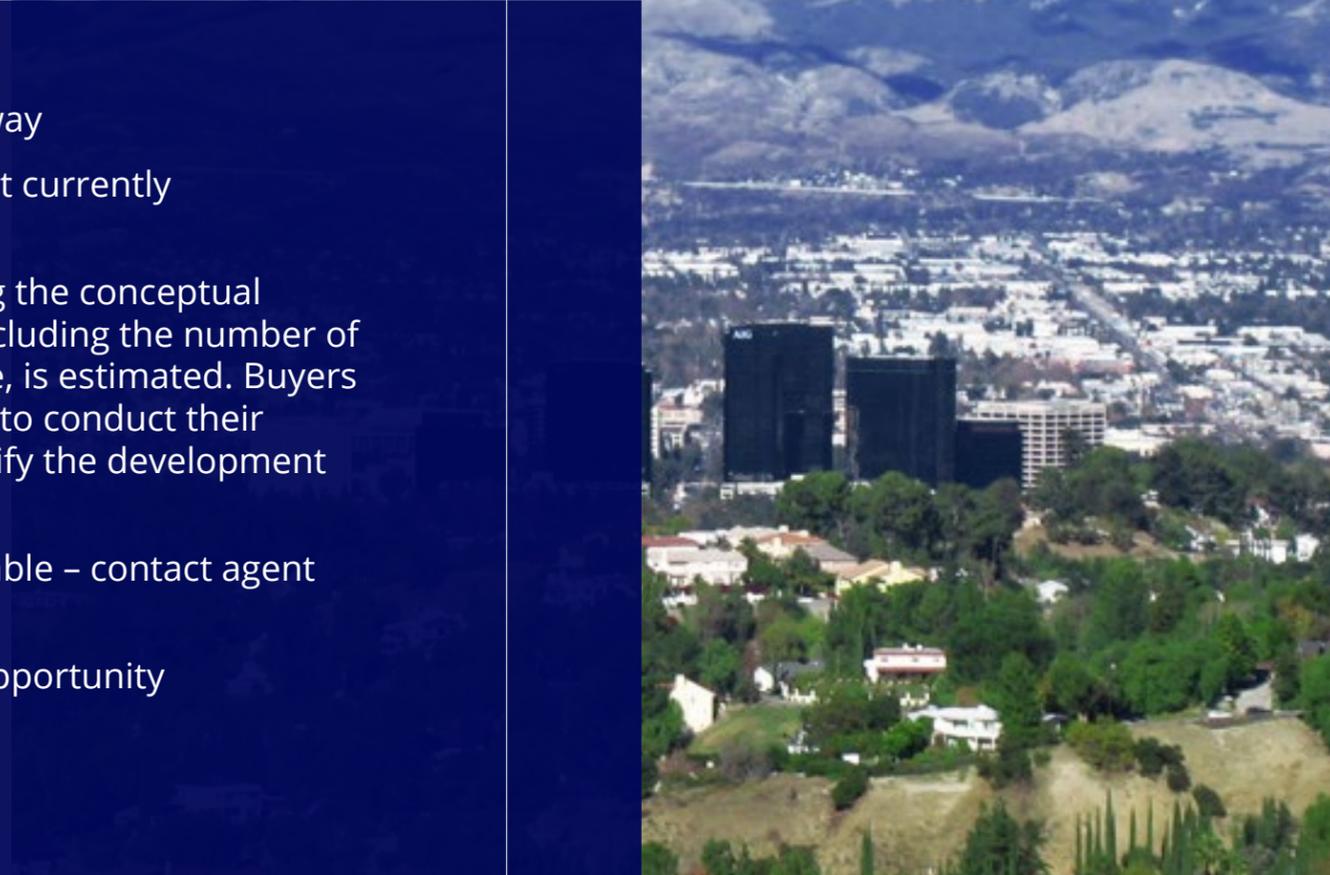
Aerial Video click below





Property Highlights

- Development opportunity in prime Woodland Hills
- Located on Ventura Boulevard corridor
- Conceptual plans:
 - A) 40 units under TOC incentives
 - B) Up to 97 units under ED1 guidance
- Zoning: C1-1VLD
- Six lots totaling ±18,755 square feet
- Short drive to Warner Center, Westfield Topanga Mall and The Village
- Walking distance to shops, cafes and restaurants along Ventura Boulevard
- Easy access to 101 Freeway
- Next to a 100-unit project currently under construction
- All information regarding the conceptual renderings and plans, including the number of units and square footage, is estimated. Buyers and brokers are advised to conduct their own due diligence to verify the development potential of these lots
- Potential financing available – contact agent for more information
- Potential joint venture opportunity



02

Potential
**Development
Options**

Subject Property & Adjacent Developments



23022-23034 Ventura Boulevard, Woodland Hills, CA 91364
Potential Development Details

LIST PRICE: \$3,975,000

97-Unit Development Option

Conceptual Rendering



Project Description
 97-unit, 7-story apartment building with 5 stories of Type III-A residential, over two stories of Type I-A parking garage.

APN's	2042-006-049; 050; 051; 052; 053; 054
Lots	6
Zoning	C1-1VLD
FAR	3.4:1
Lot Size	±18,742.5 Square Feet
Floor Area	±63,697 Square Feet
Height	78 Feet
Parking	72 Spaces
Unit Mix	2 Three (3)-Bedroom Units 13 Two (2)-Bedroom Units 79 One (1)-Bedroom Units 3 Studio Units

40-Unit Development Option

Conceptual Rendering



Project Description
 40-unit, 6-story apartment building with 4 stories of Type III-A residential, over two stories of Type I-A parking garage.

APN's	2042-006-049; 050; 051; 052; 053; 054
Lots	6
Zoning	C1-1VLD
FAR	1.9:1
Lot Size	±18,755 Square Feet
Floor Area	±35,309 Square Feet
Height	58 Feet
Parking	55 Spaces
Unit Mix	5 Live/Work Units (L/W) 14 One (1)-Bedroom Units 20 Two (2)-Bedroom Units 1 Studio Unit

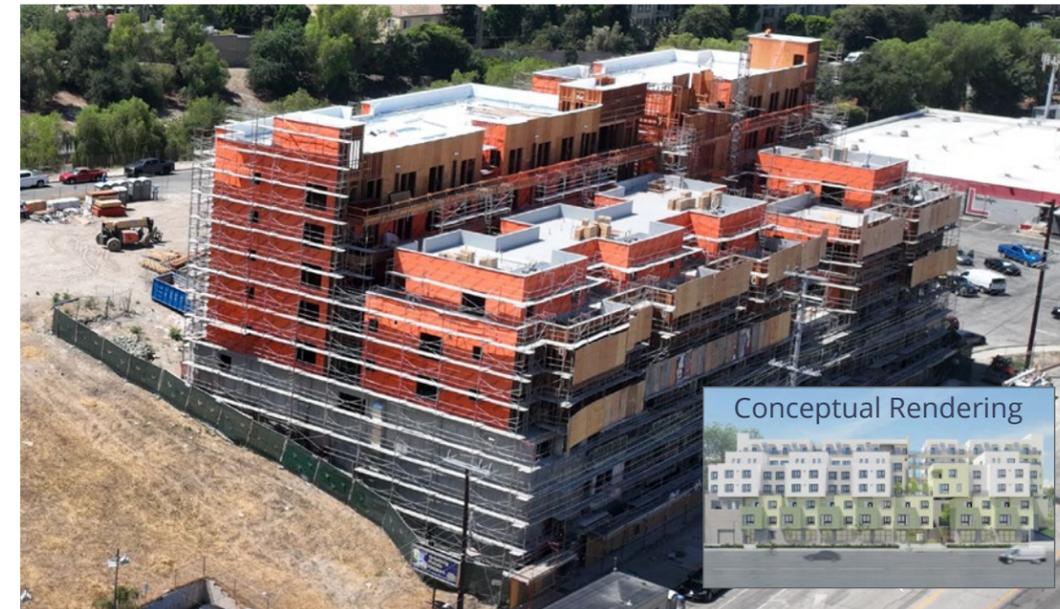
* Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

About the Adjacent Developments



23055 Del Valle Street

- This land parcel was sold to develop a 24-unit residential multifamily campus
- Parcel sold for \$2,150,000
- Sale date December 3, 2024
- 6 parcels
- 4-units per parcel
- 30,599 square foot lot size
- Zoning is LAR-1



23036-23060 Ventura Boulevard

- This construction project on 36,923 square feet of land is next to the west side of the subject property.
- The land sold for \$7.5 Million in December 2023 to Daylight Community Development.
- The plan calls for ±100,000 square foot, eight story building.
- The building will feature 100 units with a mix of studio, one, two and three-bedroom apartments above parking for 96 vehicles.

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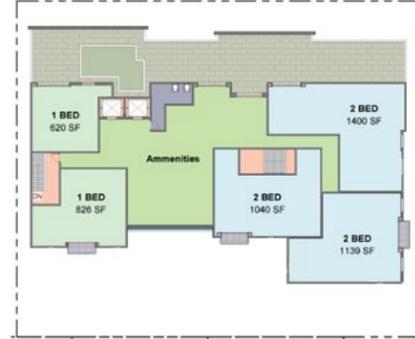
03

Site Plan, Floor Plans
& Elevations

Conceptual Rendering - 40 Unit Option



Floor Plans - 40 Unit Option



6 OE Level 6 BLDG. 1



4 OE Level 4 BLDG. 1



2 OE Level 2 BLDG. 1



5 OE Level 5 BLDG. 1



3 OE Level 3 BLDG. 1



1 OE Level 1 BLDG. 1

RESIDENTIAL UNITS CALCULATION		
	UNIT COUNT	AREA
Level 1		
LW	5	2523 SF
LW 2	5	2523 SF
Level 2		
LW 2	-	2289 SF
LW 2	-	2289 SF
Level 3		
1 BED	4	2861 SF
2 BED	5	4856 SF
S	1	450 SF
S	10	8167 SF
Level 4		
1 BED	4	2949 SF
2 BED	6	5719 SF
S	10	8668 SF
Level 5		
1 BED	4	2928 SF
2 BED	6	5729 SF
S	10	8656 SF
Level 6		
1 BED	2	1446 SF
2 BED	3	3580 SF
S	5	5026 SF
BUILDING TOTALS: 40	40	35309 SF

UNIT COUNT	
LW	5
1 BED	14
2 BED	20
STUDIO	1

AREA TYPE LEGEND	
1 BED	[Light Green Box]
2 BED	[Light Blue Box]
Amenities	[Light Green Box]
BIKES	[Light Purple Box]
Circ.	[Light Orange Box]
LW	[Light Purple Box]
LW 2	[Light Purple Box]
Lobby	[Light Green Box]
Parking	[Light Green Box]
S	[Light Purple Box]
Trash	[Light Green Box]
Utility	[Light Green Box]
WORK / CONF.	[Light Orange Box]

04

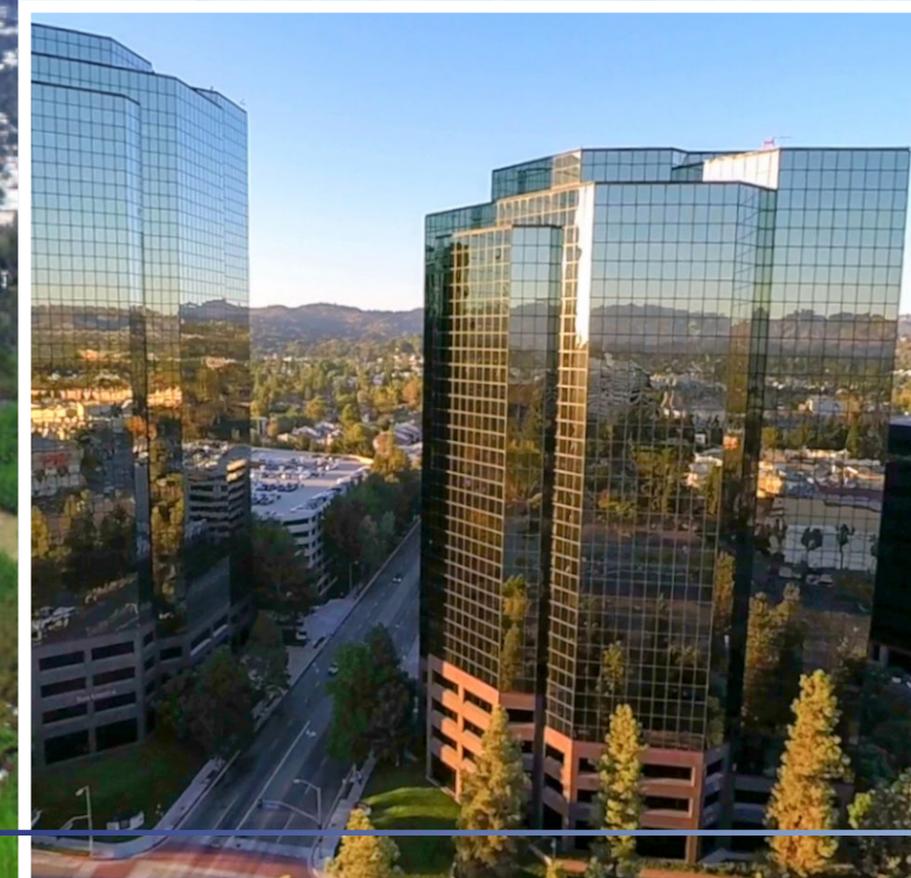
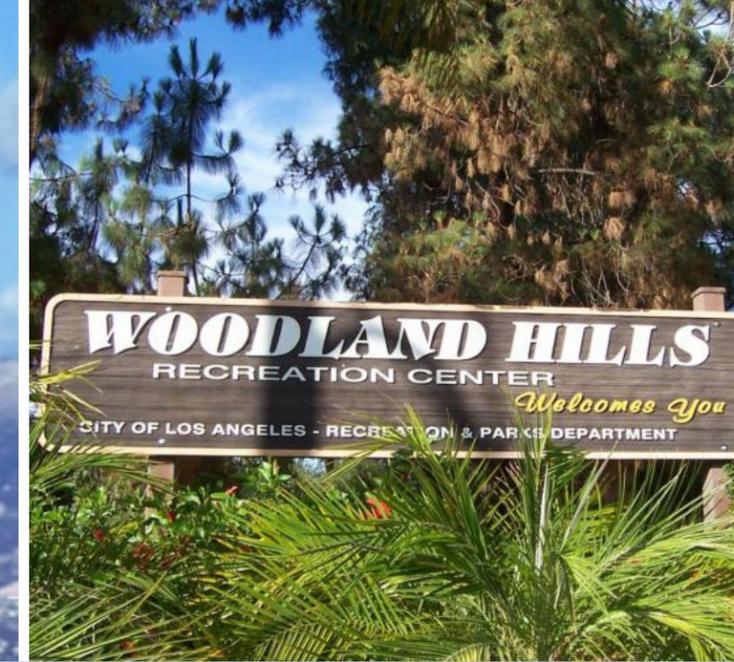
Area
Overview

Woodland Hills Essentials

Amongst the hilly terrain of California, Woodland Hills is a wonderfully scenic and affluent city outside of Los Angeles. Just 26 miles to downtown, residents appreciate access to big city living, tourist attractions, and incredible shopping and dining options. The area isn't far from popular museums like the Getty and the Hammer Museum, as well as the University of California's Los Angeles campus.

Though a relatively quiet and family-friendly suburb, Woodland Hills is very populated with busy streets and friendly neighborhoods. Public, charter, and private schools reside in the area, as well as community colleges like Pierce College. With great places to hike, bike, and golf, Woodland Hills is an ideal destination for outdoor recreation and spectacular mountain views. Visit popular community spots like Warner Center Park, Westfield Promenade, or the AMC Theater.

Delicious restaurants, retail shopping, and family-friendly entertainment await you in this mountainous area, not to mention access to nearby sandy beaches in the beautiful city of Malibu. Upscale apartments, condos, and houses are available for rent in one of the most popular suburbs in Southern California



Major Roads

101 Ventura Freeway
1 min / 0.3 miles

Topanga Canyon Boulevard
4 min / 1.3 miles



Transportation

Ventura/Fallbrook Bus Stop
(Eastbound)
2 min / 0.3 miles

Chatsworth Metrolink Station
15 min / 7.6 miles

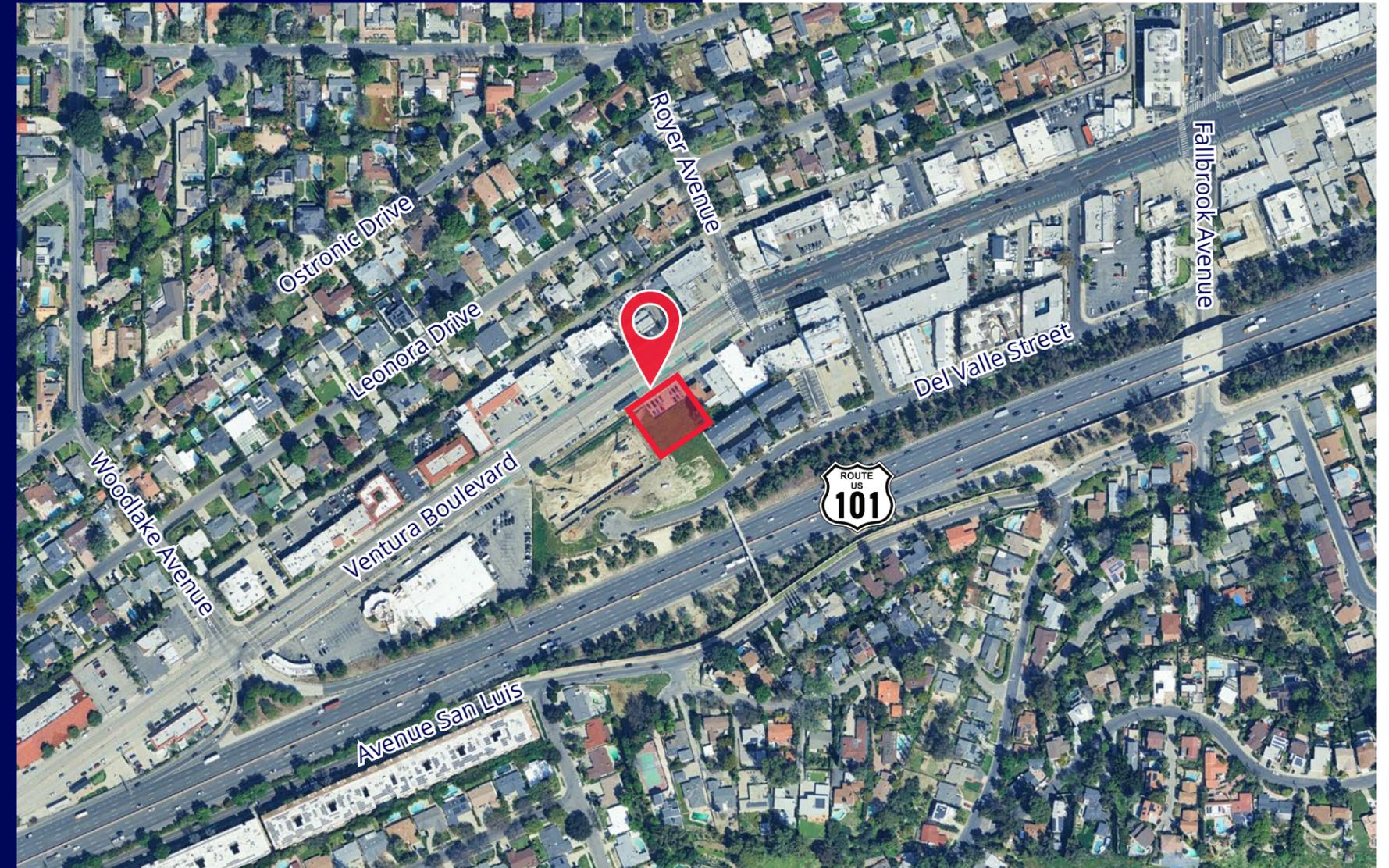
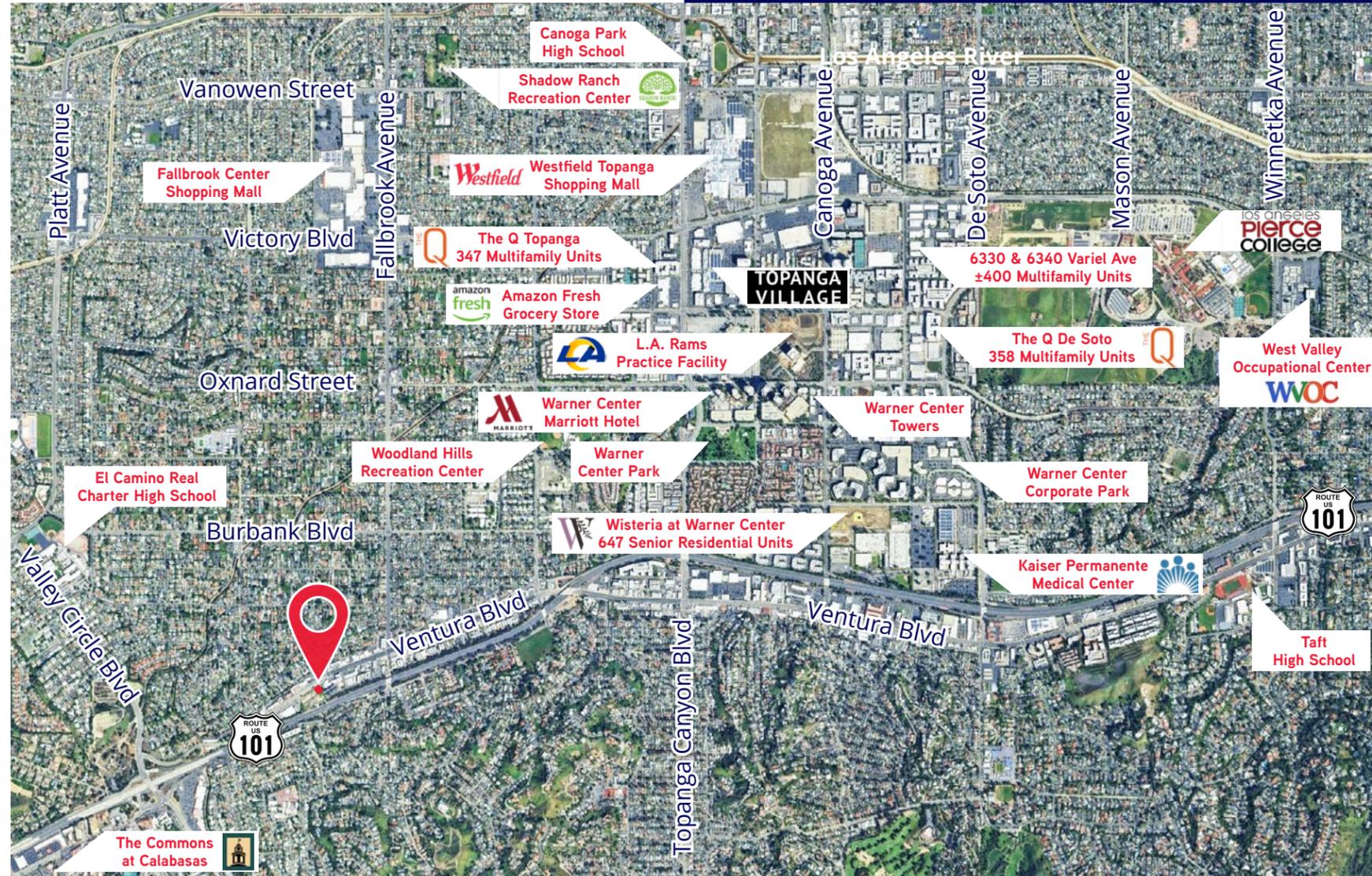


International Airports

Hollywood Burbank (BUR)
27 min / 19.0 miles

Los Angeles (LAX)
37 min / 27.1 miles

Aerial Map



Distance Map



Demographics



Rent Occupied
26.9% within a 1 mile radius of property



Household Growth
within a 3 mile radius is expected to reach 1.8% by 2030



Population Growth
within a 3 mile radius is expected to reach -0.55% by 2030

Demographic Overview

	1 Mile	3 Miles	5 Miles
Population			
Total Population Est. 2024	13,862	120,741	267,691
Male	49.7%	49.4%	49.7%
Female	50.3%	50.6%	50.3%
Race & Ethnicity			
White	69.0%	59.6%	49.3%
Black	4.1%	5.0%	4.6%
American Indian/Alaska Native	0.4%	0.6%	1.1%
Asian	8.6%	13.7%	13.9%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
Other	5.0%	8.8%	18.0%
Two or More Races	12.9%	12.3%	13.0%
Income			
Average Household Income	\$210,183	\$178,054	\$164,127
Median Household Income	\$160,796	\$124,793	\$112,120
Housing			
Median Housing Value	\$1,221,226	\$1,077,594	\$970,330
Owner Occupied	73.1%	54.3%	55.5%
Renter Occupied	26.9%	45.7%	44.5%

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Management	1,165	10,371	19,202
Arts/Design/Entertainment/ Sports/Media	1,048	5,388	8,867
Office/Administrative Support	690	5,534	13,534
Business/Financial	687	5,906	10,418
Sales and Sales Related	535	5,722	12,112
Computer/Mathematical	366	4,228	6,775
Education/Training/Library	320	3,455	7,369
Legal	296	2,046	3,553
Healthcare Practitioner/ Technician	290	4,145	9,120
Installation/Maintenance/Repair	267	969	2,652
Healthcare Support	215	1,842	4,773
Transportation/Material Moving	212	2,226	7,010
Personal Care/Service	201	1,499	3,856

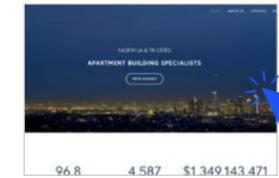


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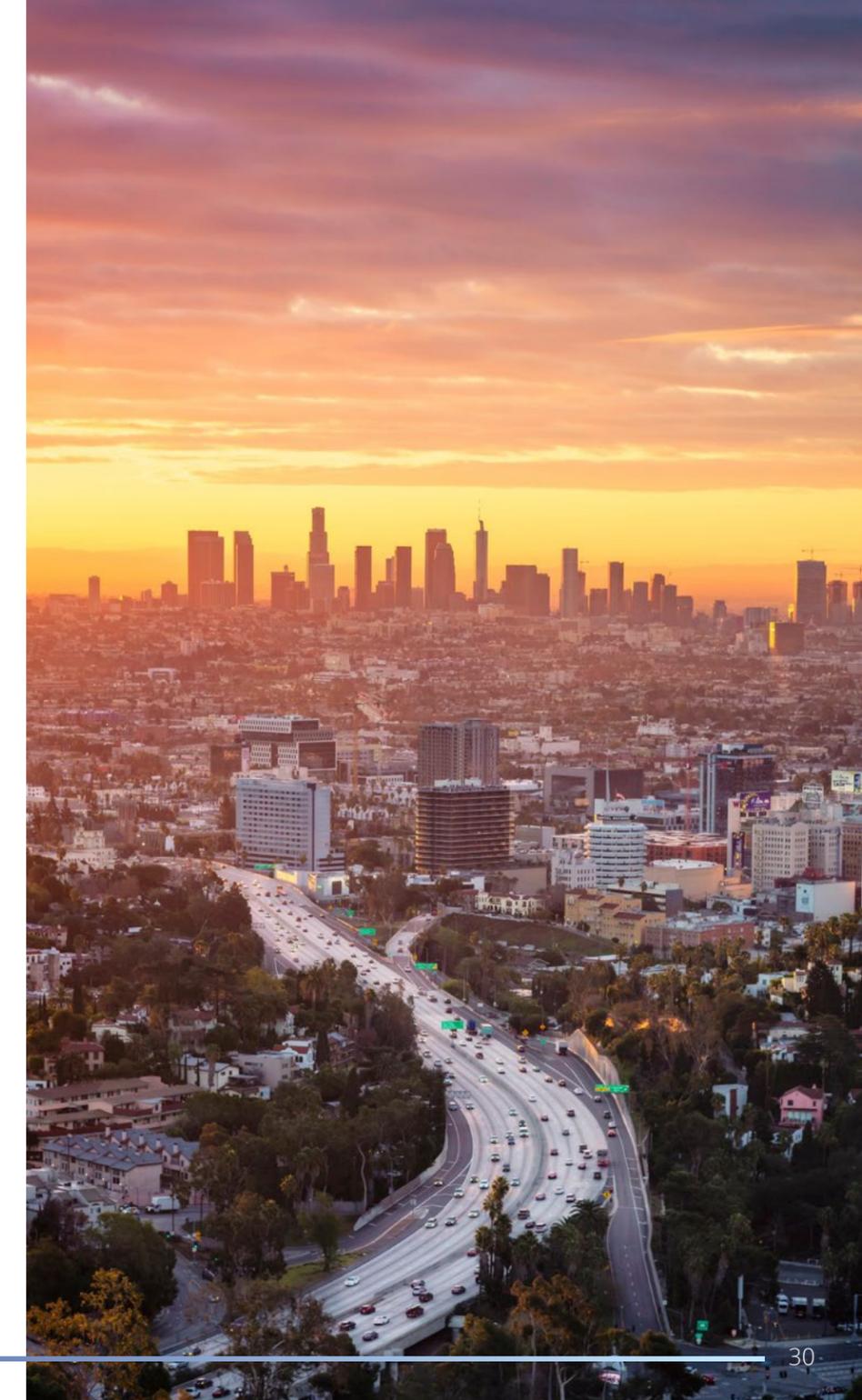


Team Brochure



Disclaimer

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