

21900 BURBANK BLVD SUITE 290, WOODLAND HILLS, CA 91367



YOUNAN PROPERTIES

21900



EXECUTIVE OFFICE SPACE
FOR LEASE


IKON
PROPERTIES

EXECUTIVE SUITE

21900 BURBANK BLVD,
WOODLAND HILLS, CA 91367

Property Type: Commercial/Office

Year Built: 1984

Available for Lease: 3,105 SF

Asking Rent: \$2.40 / sqft



amazon fresh
Office DEPOT
SHARKY'S
AT&T
STARBUCKS COFFEE

MAGGIANO'S
LITTLE ITALY
P.F. CHANG'S
Westfield Promenade

tender greens Eureka!
The UPS Store
COSTCO WHOLESALE
TOPANGA VILLAGE
Total Wine & More
McDonald's
CAVA
LARSSEN'S

STARBUCKS COFFEE
The Cheesecake Factory
BEST BUY
TARGET
Topanga Social
macy's
PET SMART

Woodland Hills Honda
7-ELEVEN
DXL
BIG + TALL



MARRIOTT WARNER CENTER
WOODLAND HILLS

NORDSTROM
RACK

RUTH'S CHRIS
STEAK HOUSE

Denny's



EXECUTIVE OFFICE

Topanga canyon Blvd

Burbank Blvd

OFFICE SPACE HIGHLIGHTS

- ✓ Located in the Heart of Woodland Hills
- ✓ Fully renovated spacious interior layout
- ✓ Close Proximity to Popular Restaurants, Entertainment and Shopping Centers
- ✓ Private parking
- ✓ Easy Access to 101 and 27 Freeway



PROPERTY PHOTOS

21900 BURBANK BLVD SUITE 290, WOODLAND HILLS, CA 91367



DEMOGRAPHICS

21900 BURBANK BLVD SUITE 290, WOODLAND HILLS, CA 91367

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	28,306	162,512	356,138
2023 Estimate	28,509	166,329	365,359
2010 Census	26,031	165,266	367,300
Growth 2023 - 2028	-0.71%	-2.29%	-2.52%
Growth 2010 - 2023	9.52%	0.64%	-0.53%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	15,810 55.46%	80,861 48.62%	165,789 45.38%
Black	2,008 7.04%	8,021 4.82%	16,498 4.52%
Am. Indian & Alaskan	124 0.43%	1,514 0.91%	3,673 1.01%
Asian	4,675 16.40%	22,068 13.27%	47,708 13.06%
Hawaiian & Pacific Island	33 0.12%	186 0.11%	448 0.12%
Other	5,858 20.55%	53,679 32.27%	131,243 35.92%
U.S. Armed Forces	1	127	176

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	12,805	60,149	126,244
2023 Estimate	12,900	61,553	129,666
2010 Census	11,758	60,926	130,716
Growth 2023 - 2028	-0.74%	-2.28%	-2.64%
Growth 2010 - 2023	9.71%	1.03%	-0.80%
Owner Occupied	4,524 35.07%	30,868 50.15%	67,029 51.69%
Renter Occupied	8,376 64.93%	30,685 49.85%	62,636 48.31%

DEMOGRAPHICS DETAILED REPORT

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2023 POPULATION BY OCCUPATION

	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	1,949	6.50%	9,003	5.44%	16,914	4.70%
Professional & Management	12,743	42.49%	58,697	35.49%	118,752	32.98%
Public Administration	308	1.03%	1,588	0.96%	3,689	1.02%
Education & Health	3,499	11.67%	17,396	10.52%	41,419	11.50%
Services	1,826	6.09%	13,615	8.23%	32,583	9.05%
Information	1,041	3.47%	5,163	3.12%	10,751	2.99%
Sales	3,297	10.99%	19,222	11.62%	41,100	11.41%
Transportation	233	0.78%	2,541	1.54%	6,803	1.89%
Retail	1,559	5.20%	9,296	5.62%	19,424	5.39%
Wholesale	329	1.10%	2,171	1.31%	4,557	1.27%
Manufacturing	868	2.89%	6,271	3.79%	14,192	3.94%
Production	699	2.33%	6,992	4.23%	17,999	5.00%
Construction	633	2.11%	5,407	3.27%	12,205	3.39%
Utilities	325	1.08%	2,924	1.77%	7,741	2.15%
Agriculture & Mining	31	0.10%	289	0.17%	888	0.25%
Farming, Fishing, Forestry	31	0.10%	187	0.11%	500	0.14%
Other Services	623	2.08%	4,650	2.81%	10,598	2.94%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	4,106	34.92%	14,858	24.39%	30,460	23.30%
2-Person Households	3,858	32.81%	18,661	30.63%	38,829	29.70%
3-Person Households	1,886	16.04%	10,931	17.94%	23,494	17.97%
4-Person Households	1,281	10.89%	9,388	15.41%	20,554	15.72%
5-Person Households	390	3.32%	4,082	6.70%	9,733	7.45%
6-Person Households	155	1.32%	1,753	2.88%	4,314	3.30%
7-or more Person Households	82	0.70%	1,253	2.06%	3,332	2.55%

EXCLUSIVELY REPRESENTED BY



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