

# 21340

5,842 SF OF RETAIL (TO BE BUILT)

W. OXNARD STREET

NEXT TO NEW RAMS FACILITY

WOODLAND HILLS, CA 91367



FEDER & ASSOCIATES  
COMMERCIAL REAL ESTATE

PEAK  
COMMERCIAL

# 21340 W. OXNARD STREET

## WOODLAND HILLS, CA 91367

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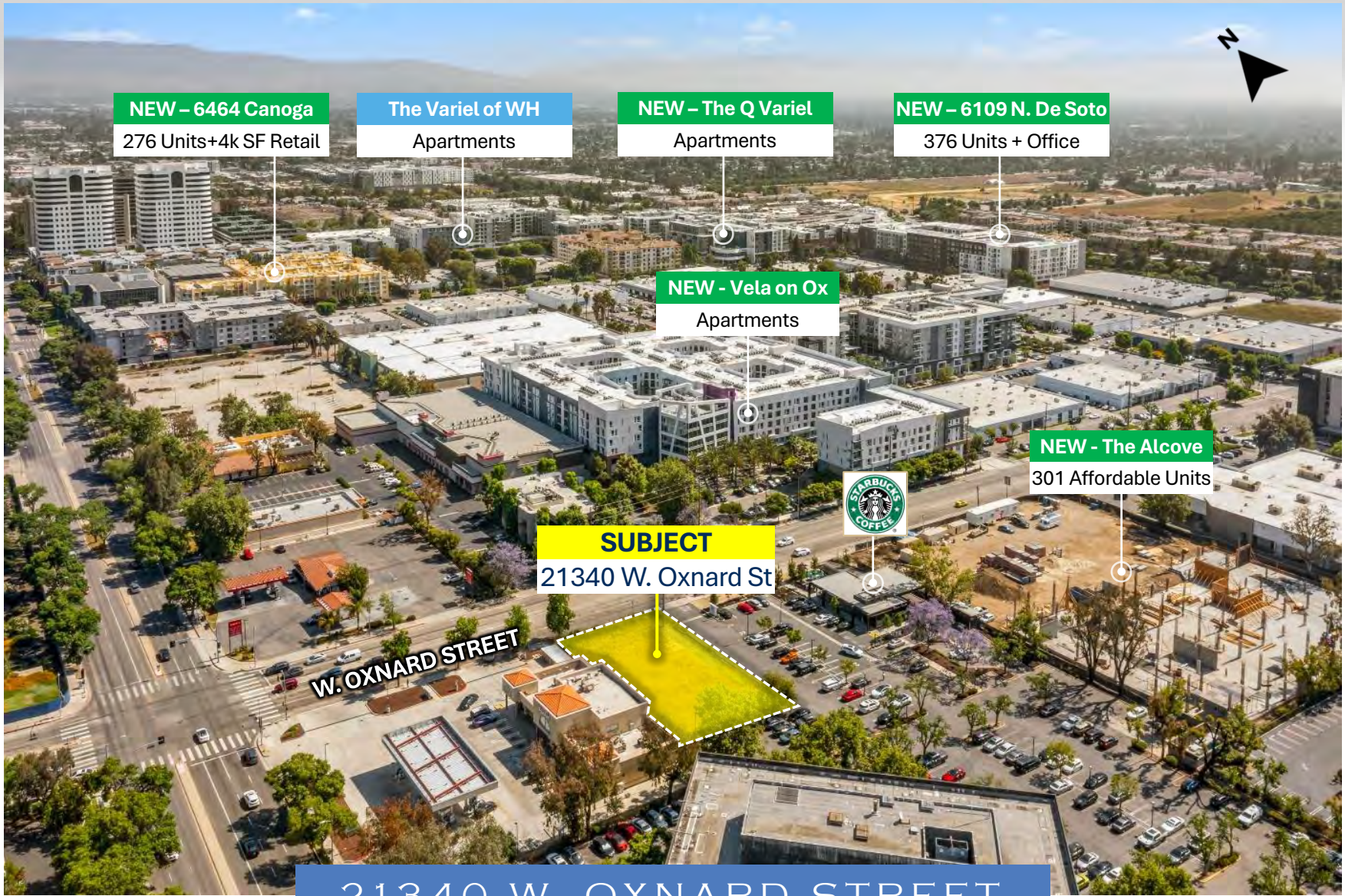


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DESIGN BY CRESC



21340 W. OXNARD STREET

**5,842**

**TBD**

**NNN**

**LAWC**

SF RETAIL  
(TO BE BUILT)

ASKING RENT

LEASE TYPE

ZONING

21340 W. OXNARD STREET

3

5,842 SF RETAIL (to be Built)

PREMIER  
LOCATION



TOPANGA VILLAGE

EDDIE BAUER J.Jill

Crate&Barrel FABLETICS

REI COOP COSTCO WHOLESALE

WESTFIELD TOPANGA

JIMMY CHOO BOSS HUGO BOSS LV

Cartier ALDO

Neiman Marcus AMC THEATRES

macy's Target

NORDSTROM



Warner Center Towers



Rams New Training Facility

Allison Plaza

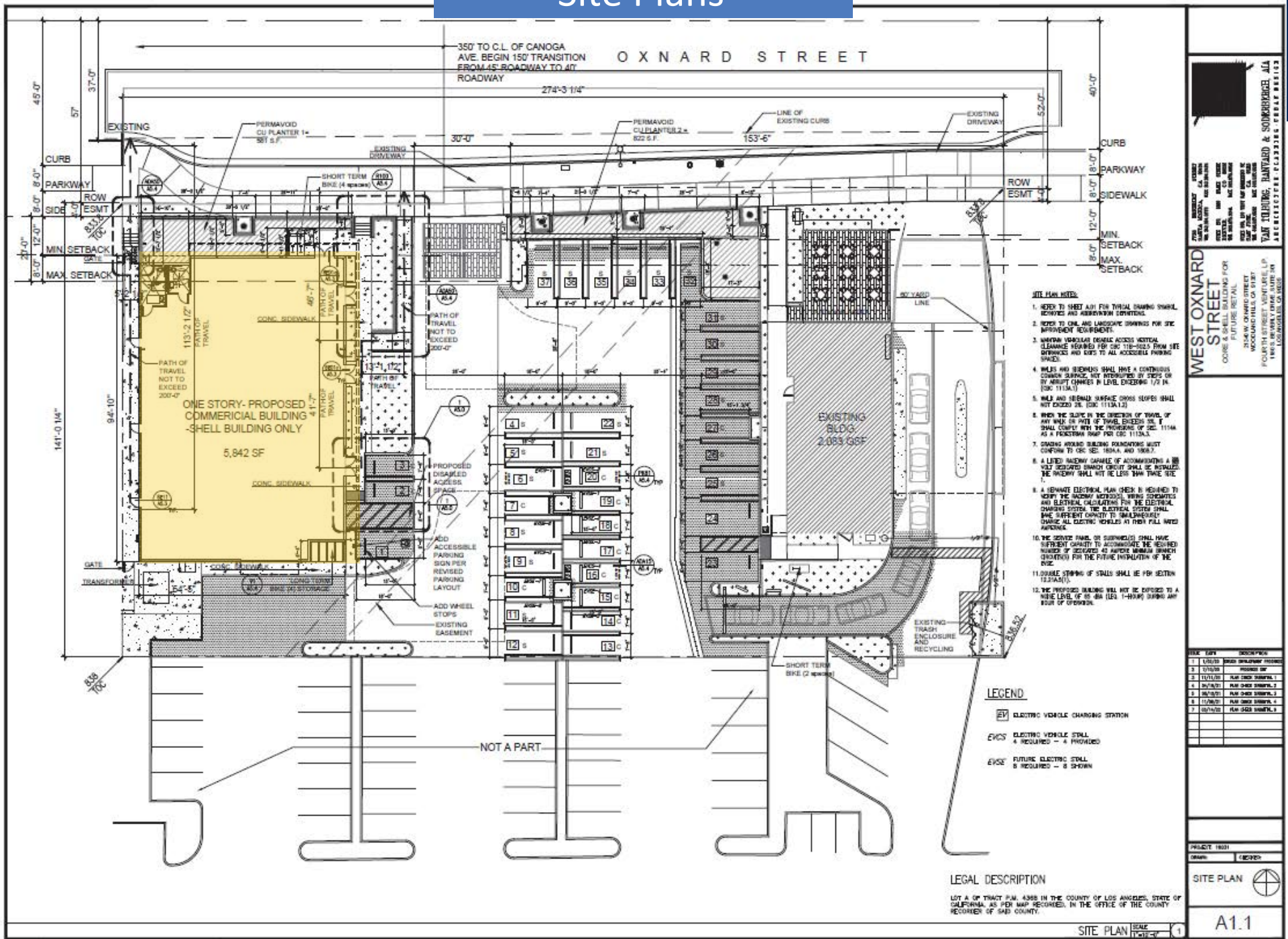


**SUBJECT**  
21340 W. Oxnard St



W. OXNARD STREET

# Site Plans



# WOODLAND HILLS

Woodland Hills/Warner Center is the premier address in the San Fernando Valley. Located in the western San Fernando Valley, Warner Center is immediately accessed from the Ventura (101) Freeway. With over 17.5 million square feet of commercial space, the Warner Center submarket functions as the CBD of the San Fernando Valley and the communities to the north (Santa Clarita Valley, Lancaster and Palmdale) and to the west (Ventura County). This sub-market is rich in amenities and enjoys one of the most favorable jobs-to-housing balances in Los Angeles

## DEMOGRAPHICS

### POPULATION

**34,533**

### MEDIAN HH INCOME

**\$135,493**

### MEDIAN HOME VALUE

**\$1,273,768**

## LOCAL LANDMARKS

- |                             |                                   |
|-----------------------------|-----------------------------------|
| Westfield Topanga           | Topanga State Park                |
| LA Rams Training Facility   | Leonis Adobe Museum               |
| The Village at Westfield    | Warner Center Park                |
| Pierce College              | Las Virgenes Canyon               |
| Woodland Hills Country Club | Motion Picture & TV Country House |



# VICINITY MAP



**WESTFIELD TOPANGA**

JIMMY CHOO  
**BOSS** **LV**  
HUGO BOSS

**Cartier** **ALDO**

Neiman Marcus **AMC THEATRES**

★ macy's **Target**

**NORDSTROM**

**FALLBROOK CENTER**

**TRADER JOE'S** **SPROUTS FARMERS MARKET**

**AMC THEATRES** **TJ-MAXX**

**Walmart** **FITNESS**

**THE COMMONS AT CALABASAS**

**SUGARFISH** **BARNES & NOBLE** **WILLIAMS SONOMA**  
ST. LOUIS BOZARNA CALIFORNIA

**MARMALADE CAFE** **Ralphs**

**EL CAMINO SHOPPING CENTER**

**The Bolthouse Farms** **Bristol Farms**  
sandwich market Your Extraordinary Food Store

**CVS pharmacy** **Shishi Planet** **LEO**

**GATEWAY PLAZA**

**SPROUTS FARMERS MARKET** **petco** **Orangetheory FITNESS**

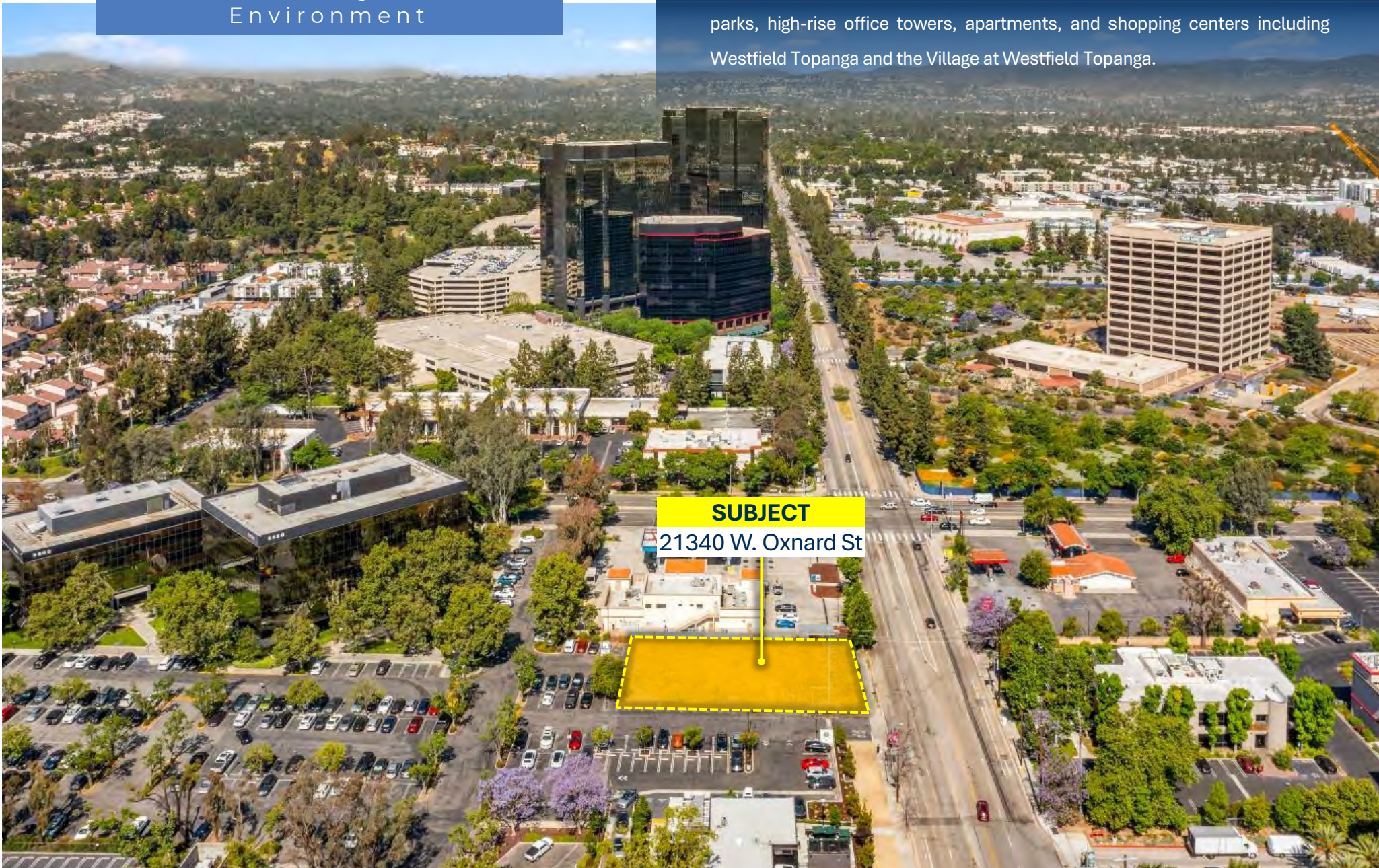
**Ralphs** **URBAN PLAYERS** **STARBUCKS COFFEE** **THE COPPER MINE**

**21340**  
W. OXNARD STREET

# WARNER CENTER

A Vibrant, Energized Urban Environment

Warner Center boasts high-end demographics, dense immediate population, high barriers to entry and strong market fundamentals. Known as the central business district of the San Fernando Valley, Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rise office towers, apartments, and shopping centers including Westfield Topanga and the Village at Westfield Topanga.





# Development Boom

The multi-billion-dollar submarket is home to substantial development, including the \$1.5 billion renovation the Westfield Promenade and the \$3.5 billion Uptown at Warner Center. The Westfield Promenade will include retail, Class A office, two hotels, 14,000 residential units, and an entertainment and sports center. Uptown at Warner Center is a one-of-a-kind development consisting of 47 acres creating a state of the art “live/work/play” environment. The walkable community will feature a combination or retail and residential uses including retail, office, hotel, research & development, assisted living and community center and a 5-acre open park.

DEVELOPMENTS

\$5B

RESIDENTIAL UNITS

14,000

ACRES

47



**WESTFIELD'S PROMENADE 2035** Estimated \$1.5 billion capital infusion



**UPTOWN AT WARNER CENTER** \$4 billion capital infusion



**THE VILLAGE** located between the Westfield Topanga and Westfield Promenade





### ADJACENT TO RAMS NEW TRAINING FACILITY

The new practice facility, planned to replace a portion of the former Anthem Blue Cross building's parking lot at Canoga Avenue and Erwin Street, will include modular trailers featuring offices, a weight room, lockers, and a media room. Two fields will be used for team practices and training.

The Rams confirmed that following completion of the practice facility, the team will explore a larger development on the surrounding land which would include a permanent headquarters and practice facility, accompanied by residential, commercial and retail uses. Those areas would be interspersed with new green spaces and community amenities.

### THE WARNER CENTER 2035 PLAN

The Warner Center 2035 Plan (WC 2035 Plan) is a development blueprint for Warner Center that emphasizes mixed-use and transit-oriented development, walkability, and sustainability.

**By 2035, the plan anticipates an additional:**

- 14 million square feet of nonresidential building area
- 20,000 residential dwelling units
- 49,000 jobs



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# San Fernando Valley

HOME OF INNOVATION

## COMMUNITY OVERVIEW

The San Fernando Valley is an extremely large metropolitan region offering a high quality of life for its over 1.8 million residents. Covering over 365 square miles of Los Angeles County, the Greater San Fernando Valley is defined by Santa Clarita to the north, Ventura to the west, the Santa Monica and Hollywood mountains to the south and Pasadena and Angeles National Forest to the east.

## AFFLUENT SYNERGY

Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.

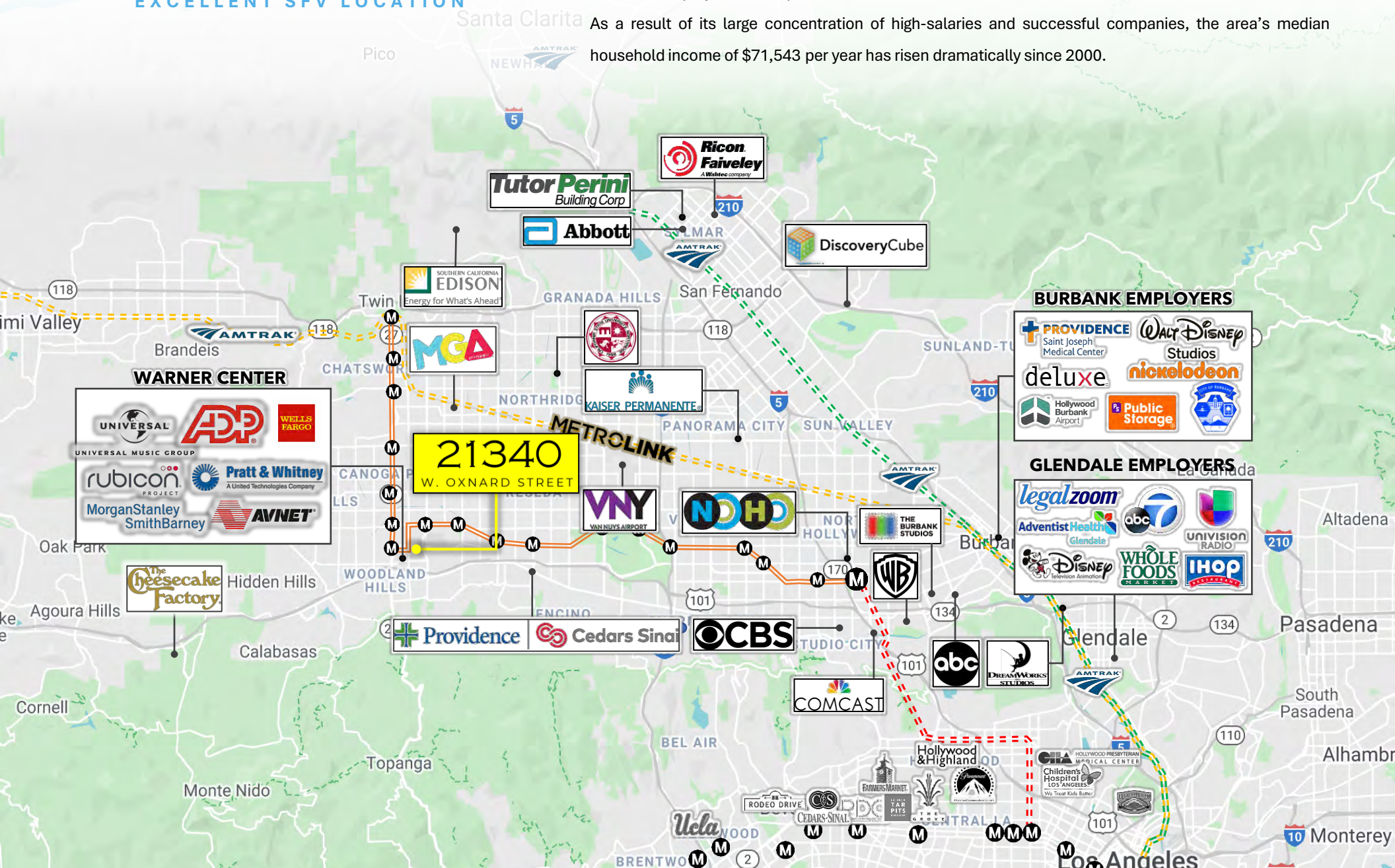


**SAN FERNANDO VALLEY**

# Demand Drivers

EXCELLENT SFV LOCATION

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.





PIERCE COLLEGE



Off the Wall  
GAMEZONE



Hilton



UNITED STATES  
POSTAL SERVICE

Warner Center  
Corporate Park

TheZenith

NEW - The Alcove  
301 Affordable Units



STARBUCKS  
COFFEE

CANOGA AVENUE

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Chevron



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