

# FOR SALE

WOODLAND HILLS FREE-STANDING BUILDING



**22033 CLARENCE ST, WOODLAND HILLS 91367**

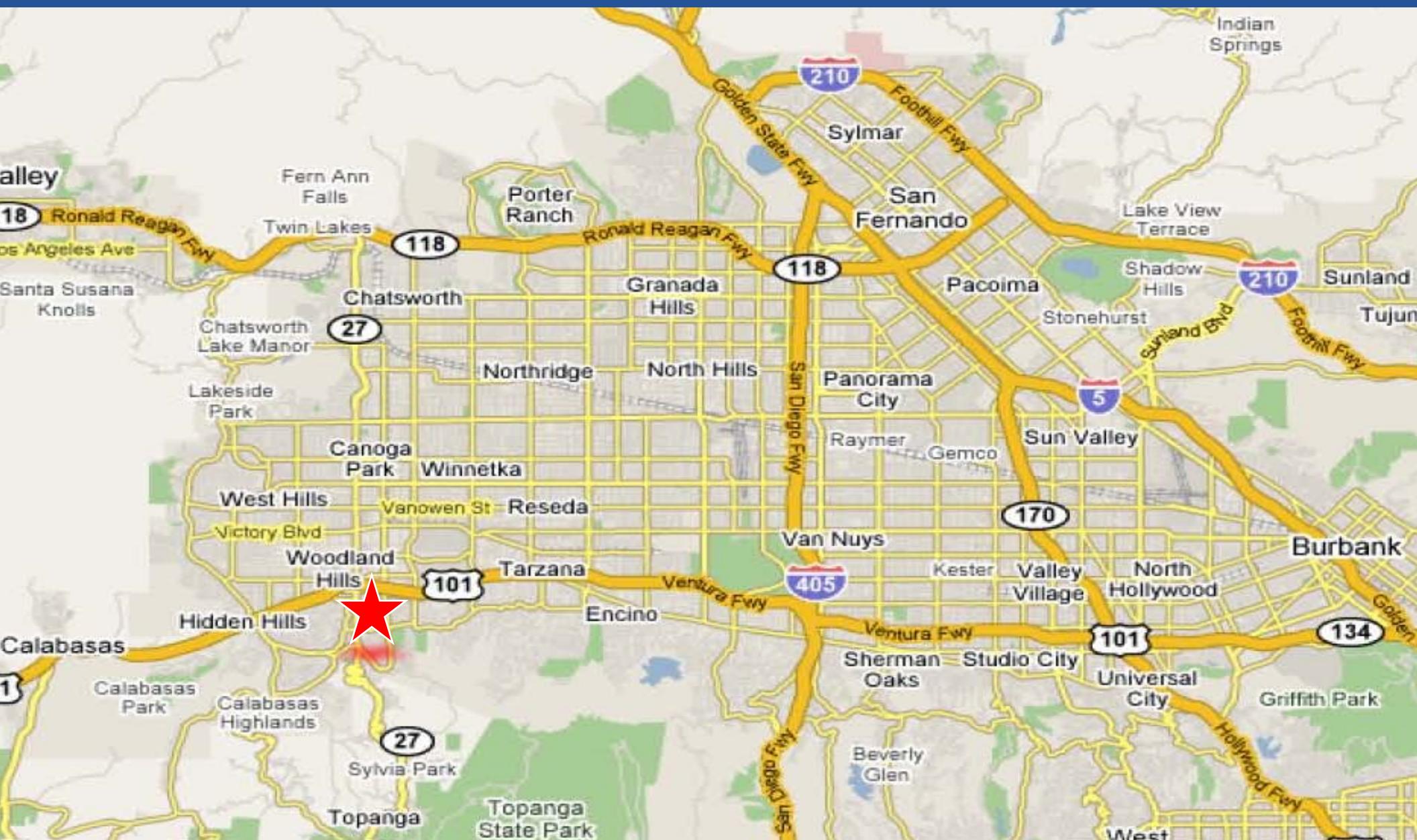
JON PALEY 818.225.1300 | [JON@PALEYCOMMERCIALREALESTATE.COM](mailto:JON@PALEYCOMMERCIALREALESTATE.COM)

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# AREA MAP

22033 CLARENDON ST, WOODLAND HILLS 91367

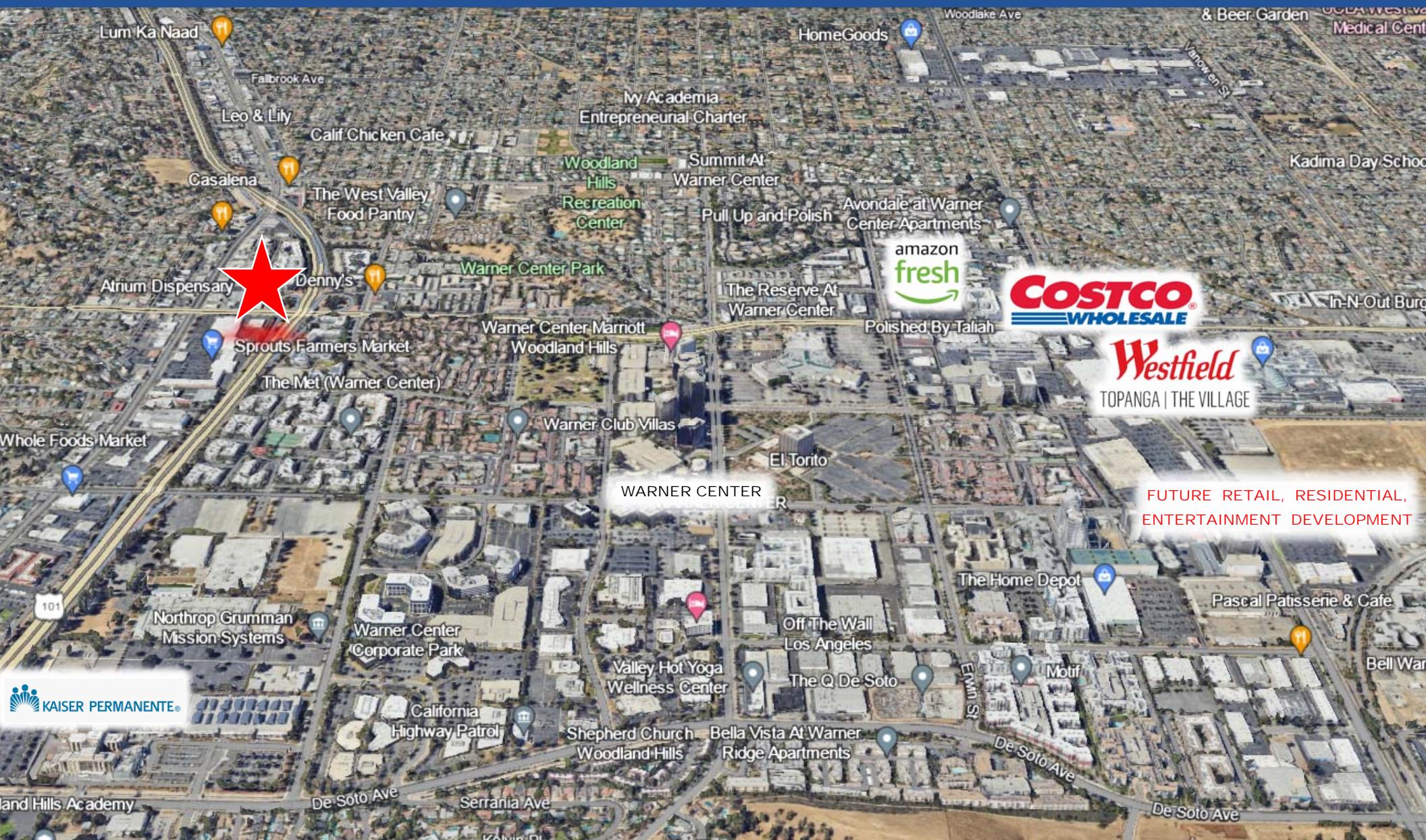
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# AREA OVERVIEW

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# AREA BUSINESSES

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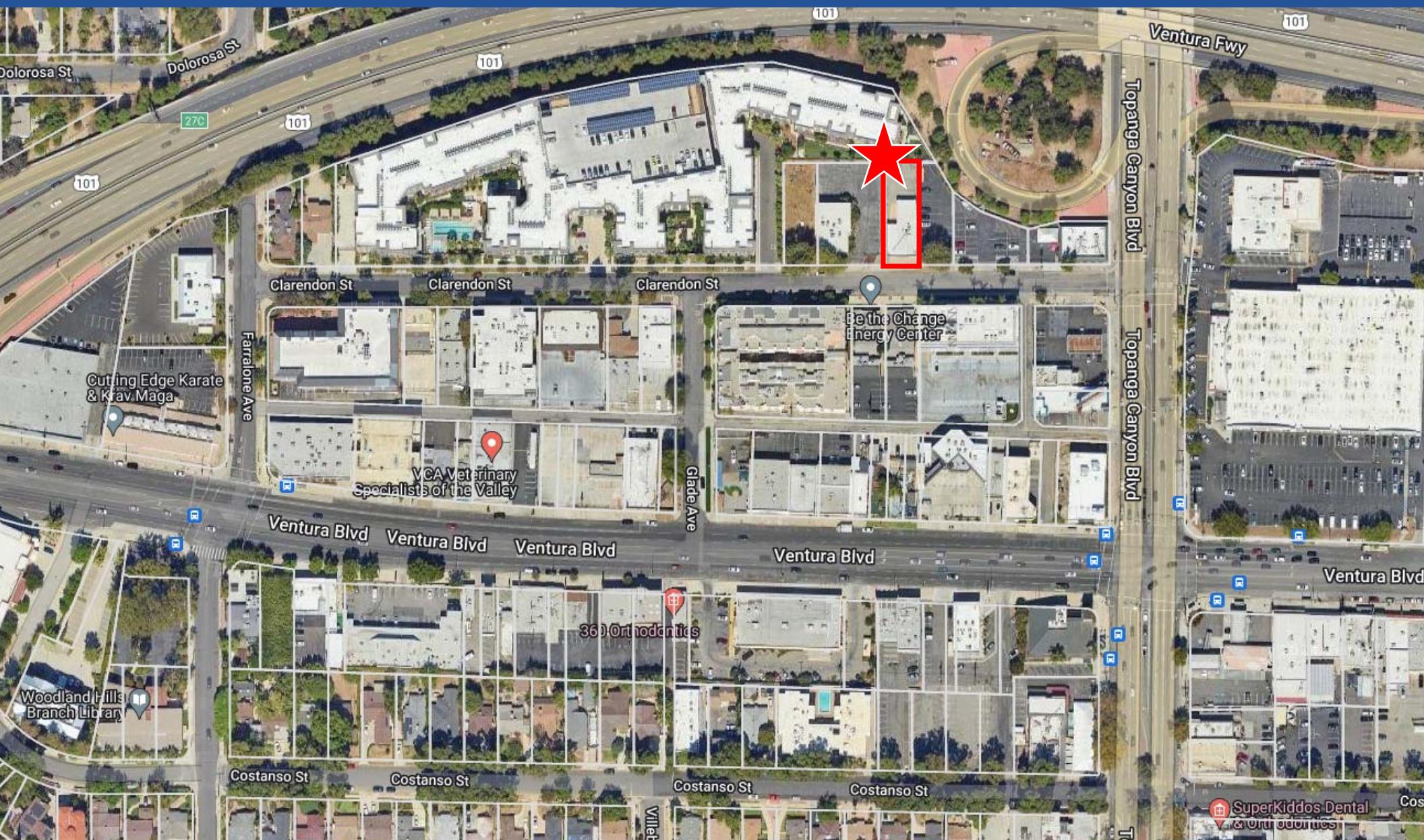
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# ZOOMED IN AERIAL VIEW

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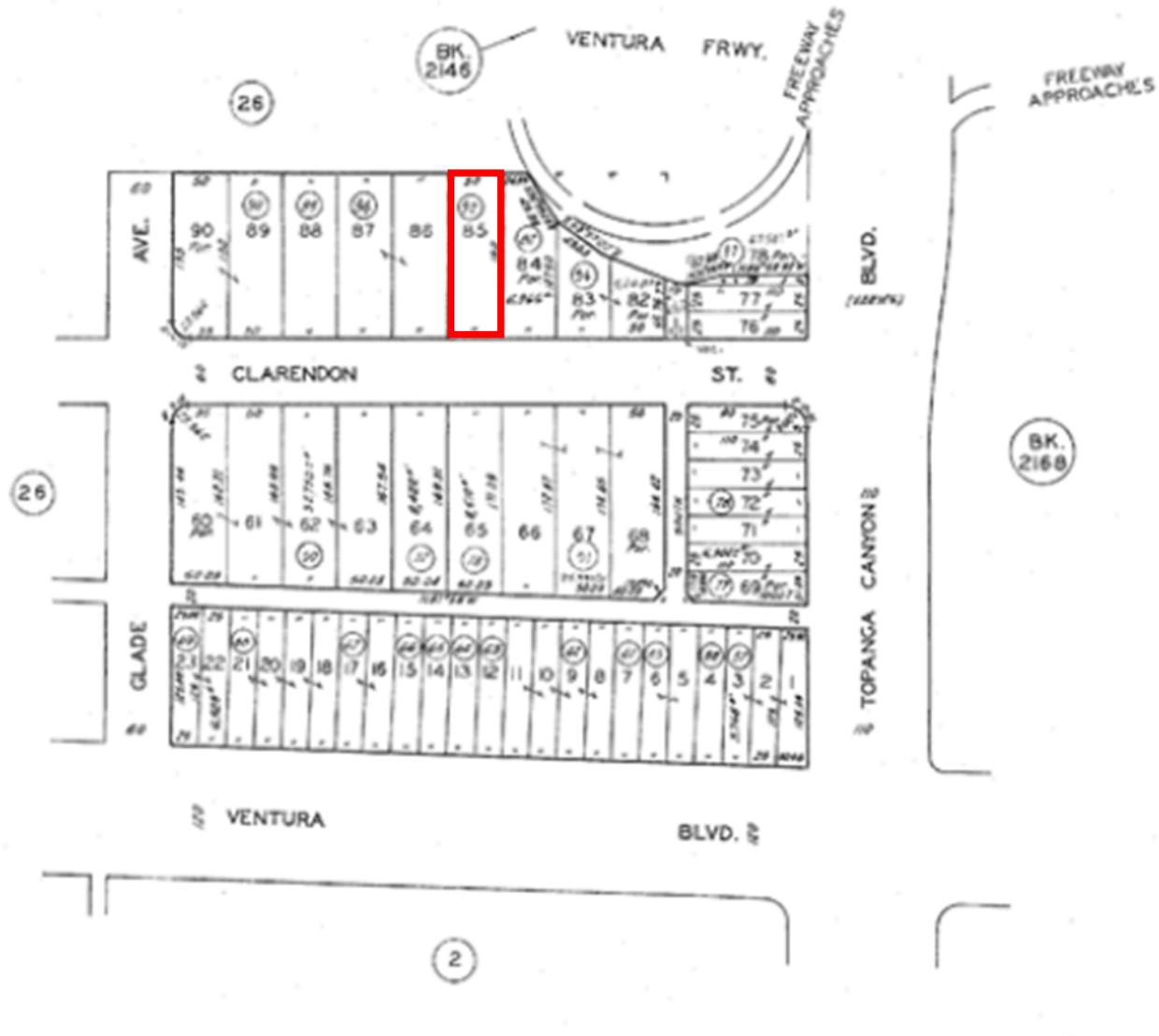


# PLOT MAP

22033 CLARENDON ST, WOODLAND HILLS 91367

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2169 25 2003  
SCALE 1" = 100'



FOR YOUR BUSINESS NEEDS

TRACT NO. 6510

M. B. 74 - 81

# PROPERTY OVERVIEW & HIGHLIGHTS

22033 CLARENDON ST, WOODLAND HILLS 91367



<b>Address:</b>	22033 Clarendon St, Woodland Hills 91367
<b>APN:</b>	2169-025-092
<b>Building Size:</b>	2,700 Square Feet
<b>Land Size:</b>	7,500 Square Feet
<b>Zoning:</b>	LACR (Office Building)
<b>Sale Price:</b>	\$2,100,000.00

<b>Year Built:</b>	1970 (56 years old)
<b>HVAC:</b>	2 Units (One 3 ton and One 5 ton)
<b>Bathrooms:</b>	3 (1 – Suite 101, 2 – Suite 103)
<b>Roof Type:</b>	Flat Cap Sheet
<b>Construction:</b>	Frame and Stucco
<b>Parking Spaces:</b>	9 spaces (to verify)

## LOCATION

One half block west of busy Topanga Canyon Boulevard and within close proximity to the Westfield Topanga Mall, and the future Rams Practice Facility & Corporate Headquarters. Surrounded by countless national retailers, restaurants, and a slew of brand new Apartment developments. Easy access to 101 Freeway via on/off ramp at Topanga Canyon and Shoup Avenue.

## DESCRIPTION

Rare Free-Standing Building with excellent signage. Currently divided into two suites of 1,200 and 1,500 square feet, but can be combined up to 2,700 square feet. Turn-key space with new finishes including vinyl plank flooring throughout. Electronic gated entrance provides for an extremely secured premises. Approximately nine (9) parking spaces located behind building in the rear of premises.

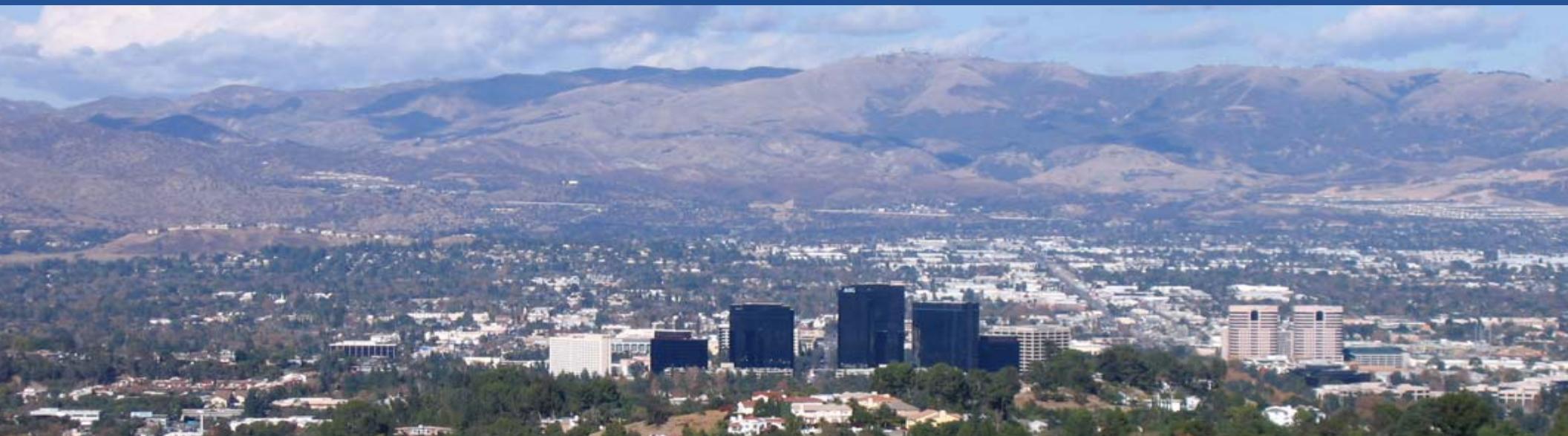
## HIGHLIGHTS

- Excellent Signage
- Ideal for Owner-User
- Free-Standing Building
- Highly Improved Space
- Warner Center Adjacent
- Electronic Security Gate
- Pride of Ownership Property
- Close Proximity to 101 Freeway
- Surrounded by National Retailers
- First Time on the Market in over 20 Years

# DEMOGRAPHICS

22033 CLARENDON ST, WOODLAND HILLS 91367

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POPULATION	2-Mile	5-Mile	10-Mile
2010 Population	69,044	332,843	941,539
2023 Population	80,930	340,516	954,282
2028 Population Projection	81,579	335,139	938,059
HOUSEHOLD INCOME	2-Mile	5-Mile	10-Mile
Avg Household Income	\$117,819	\$116,139	\$117,530
Median Household Income	\$90,840	\$88,070	\$88,850

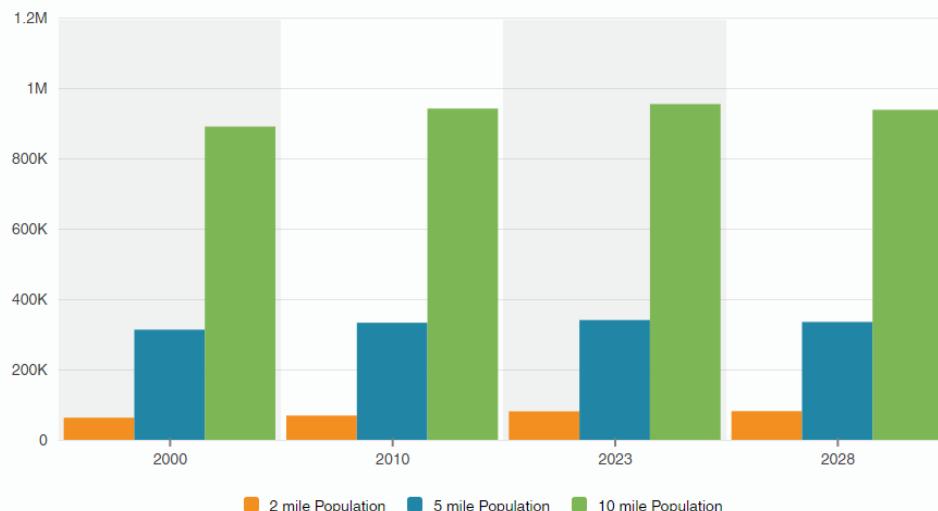
POPULATION BY RACE	2-Mile	5-Mile	10-Mile
White	59,266	256,646	725,305
Black	4,510	15,825	42,659
American Indian/Alaskan Native	570	3,349	10,146
Asian	12,309	48,913	136,156
Hawaiian & Pacific Islander	127	641	1,934
Two or More Races	4,148	15,142	38,082
Hispanic Origin	15,701	114,191	353,311

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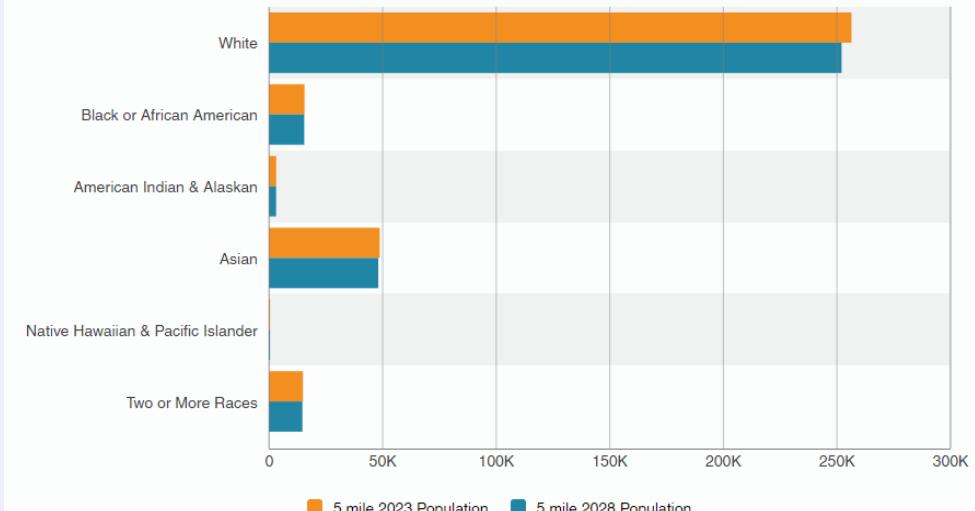
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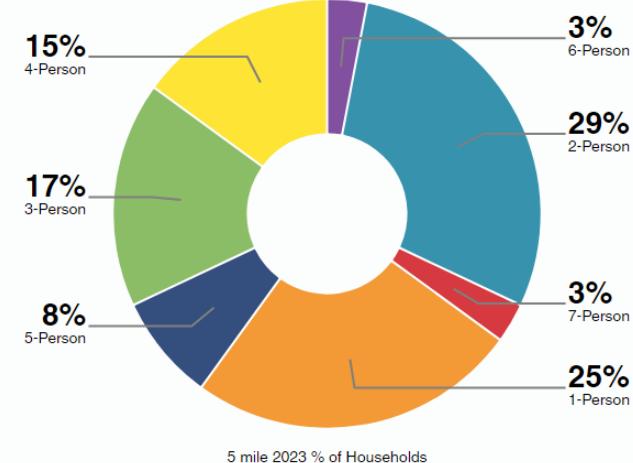
Population



Population By Race



Household Size



Household Income

