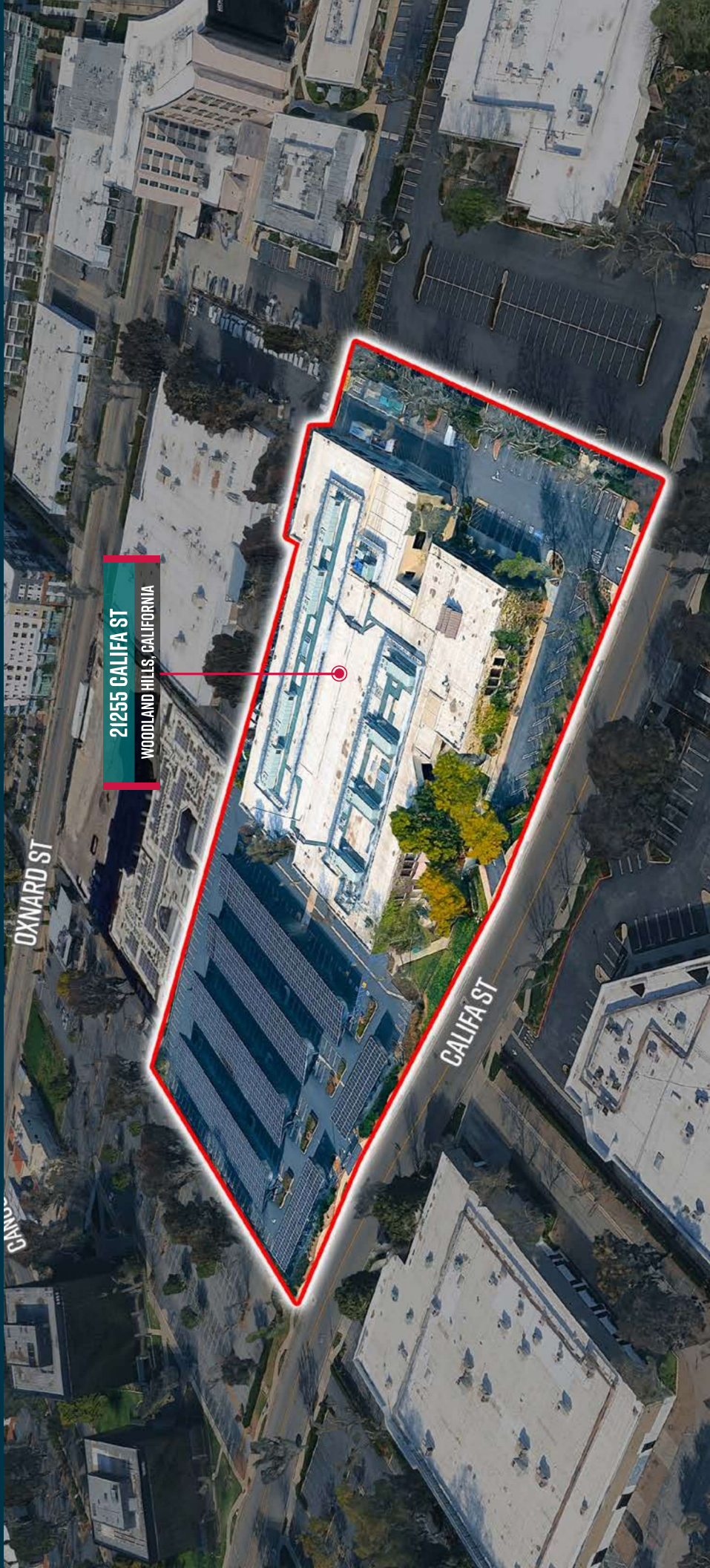


±5.27 ACRES IN THE HEART OF WARNER CENTER



21255 CALIFA ST
WOODLAND HILLS, CALIFORNIA

21255 Califa Street, Woodland Hills, CA 91367

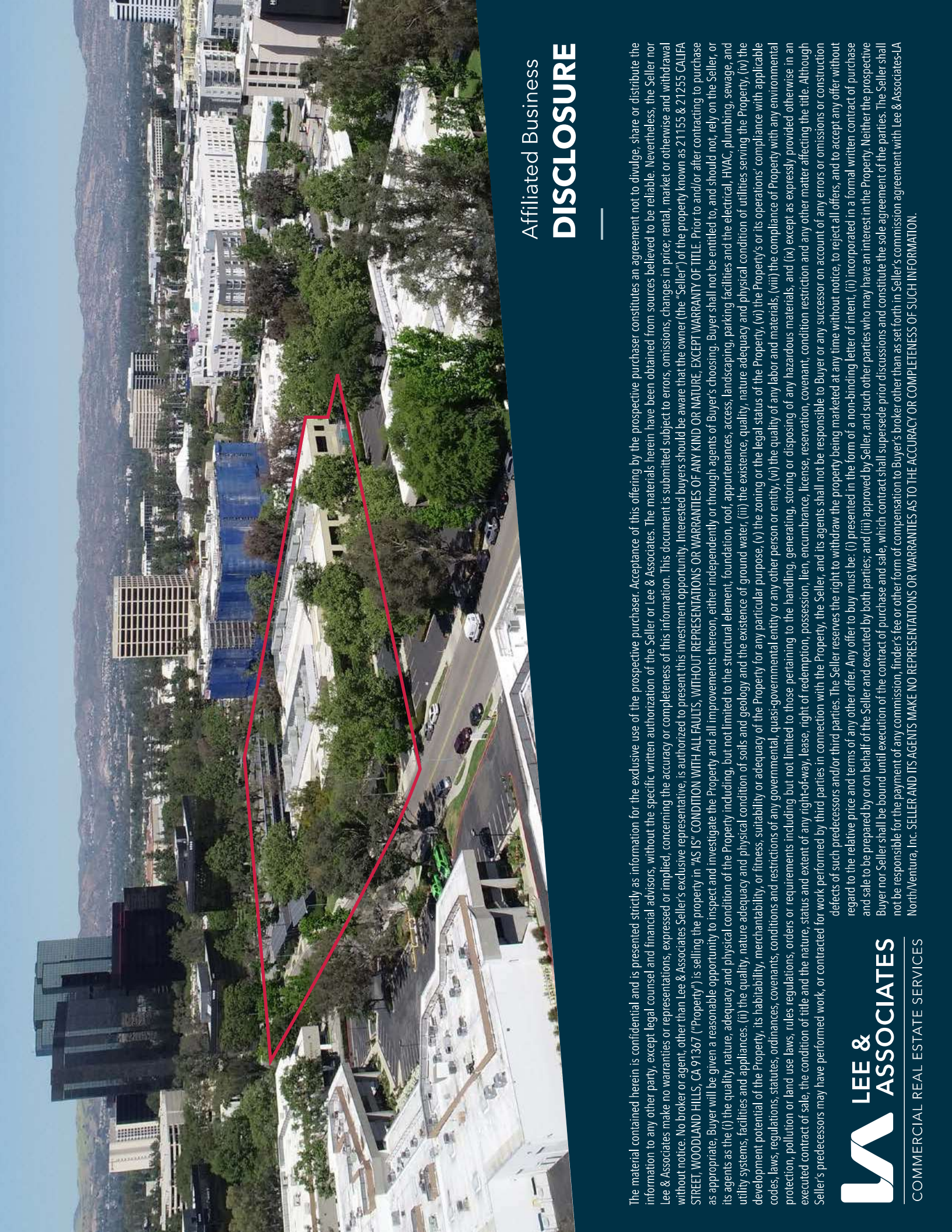
WARNER CENTER DEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM

SCOTT ROMICK, MANAGING DIRECTOR
EUGENE KIM, PRINCIPAL

JOHN BATTLE, SIOR, PRINCIPAL
JAY RUBIN, PRINCIPAL

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Affiliated Business **DISCLOSURE**

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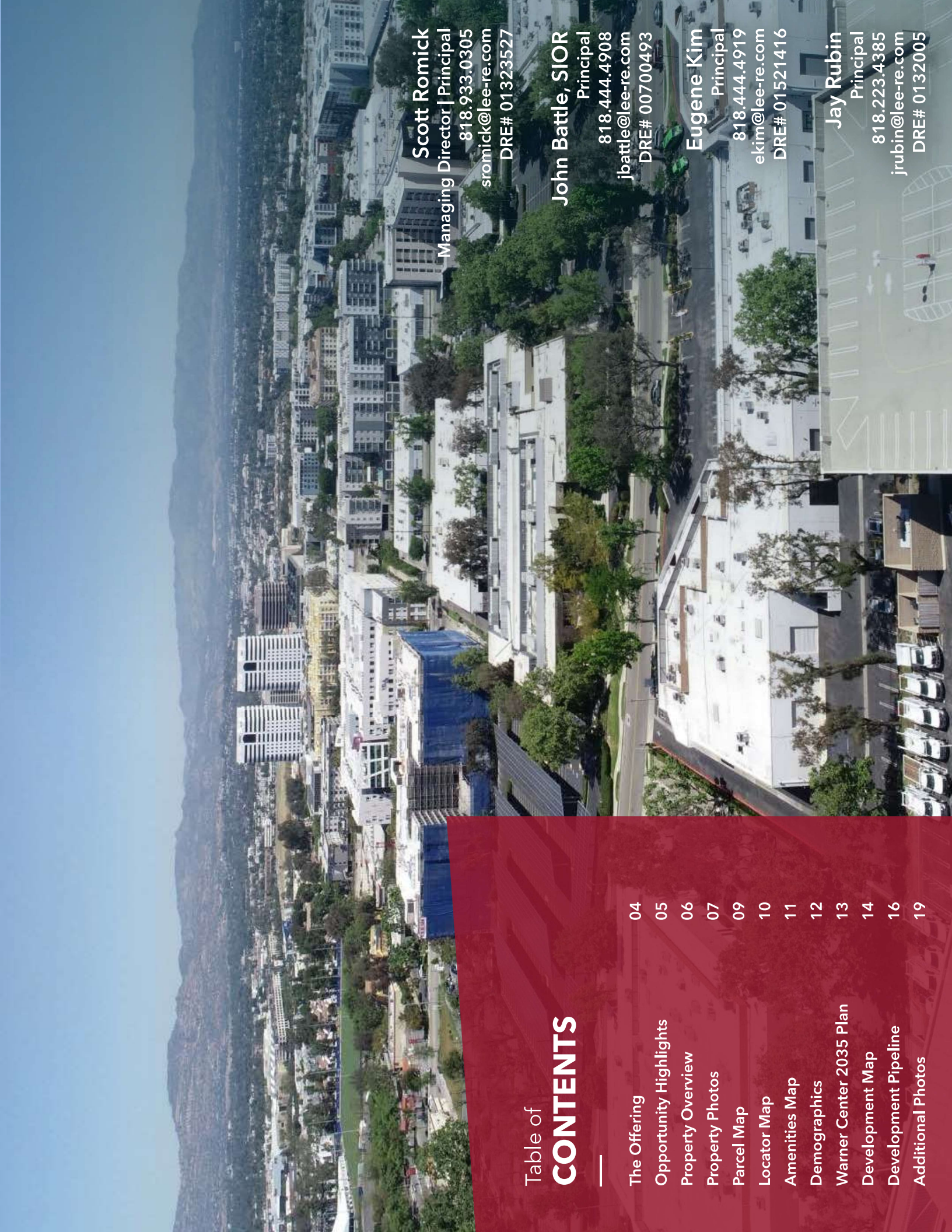


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Executive Summary

THE OFFERING



PRICING

This project is offered to the market on an unpriced basis.



TOURS

Please contact Lee & Associates to schedule a tour.



Lee & Associates is pleased to present a rare, large-scale development opportunity located at 21255 Califa Street in the heart of Woodland Hills, within the boundaries of the Warner Center 2035 Specific Plan.

This combined 5.27-acre site ($\pm 229,525$ SF) is positioned within one of the most transformative submarkets in Los Angeles, offering immediate access to the Topanga Mall, The Village, and the upcoming \$10 billion Rams Village development by the Kroenke Group.

The property consists of 119,080 square feet of existing improvements, currently configured as office/flex building. Under the Warner Center 2035 Plan, the site supports a by-right floor area ratio (FAR) of 4.5:1, creating the potential for a high-density multifamily or mixed-use redevelopment.

This offering represents one of few remaining large land parcels in Warner Center, surrounded by over 6 million square feet of office, thousands of new residential units, and billions of dollars in planned investment. The site benefits from excellent access via Ventura Freeway (US-101), proximity to the Metro Orange Line, and a walkable location near dining, retail, and entertainment hubs.

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Executive Summary

OPPORTUNITY HIGHLIGHTS



\$121,826
Projected Average
Income (2024)



61%
Households w/ Bachelor
Degree or Higher



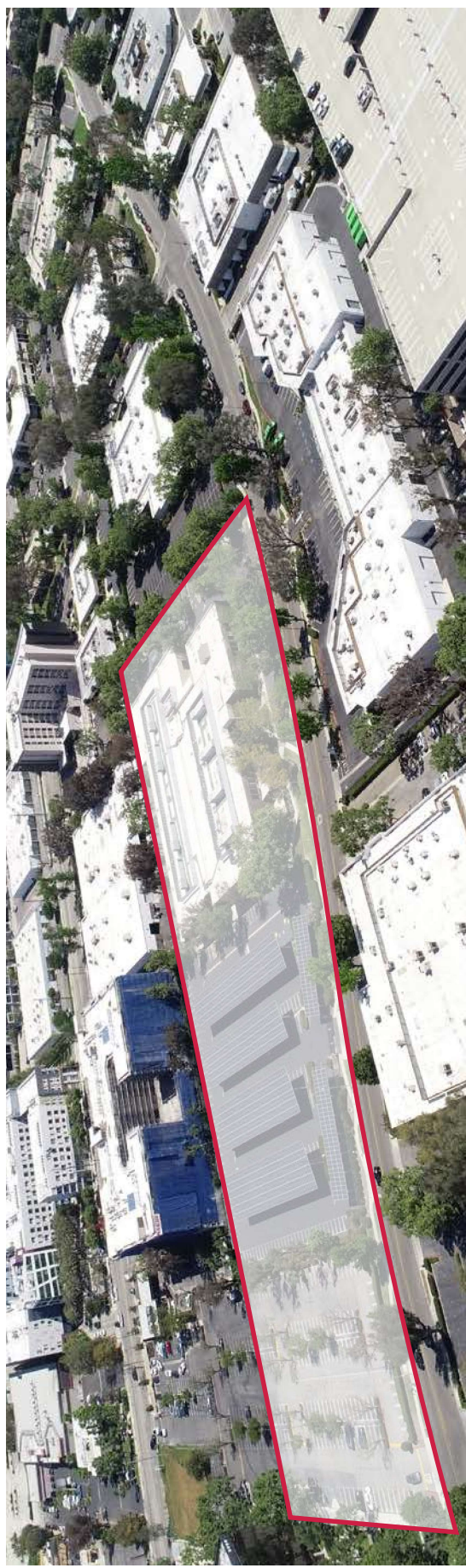
±40,000
Employees Work
within Warner Center



5th
Largest Region
(San Fernando Valley)

COMPELLING DEMOGRAPHICS

- **Strong Submarket Multifamily Fundamentals** – 94.6% Apartment Occupancy Rates and 2.8% Year-Over Year Rent Growth
- **Development-Oriented Zoning for Vertical Mixed-Use Development** – Maximum FAR of 4.5: 1 with a total gross building square footage of up to approximately 1,500,000 square feet. The WC 2035 Plan promotes a vibrant, transit-oriented district centered on sustainability, public transit access, community connectivity, and walkable urban design.
- **Outstanding Location** – Walking distance to the planned \$10B Rams Village development, the open-air retail center The Village, and the Westfield Topanga Mall.
- **High Demand For Affordable Housing and Commercial, Retail and Medical Amenities** – The increase in residential living due to the success of the updated Warner Center Specific Plan has necessitated an increase in services to cater to the local residents.
- **Live-Work-Play Destination** – Guided by the Warner Center 2035 Specific Plan, the area is being transformed into a thriving, mixed-use urban hub designed for walkability, sustainability, and seamless access to transit—where residents can live, work, and unwind all in one connected community.



Property Details

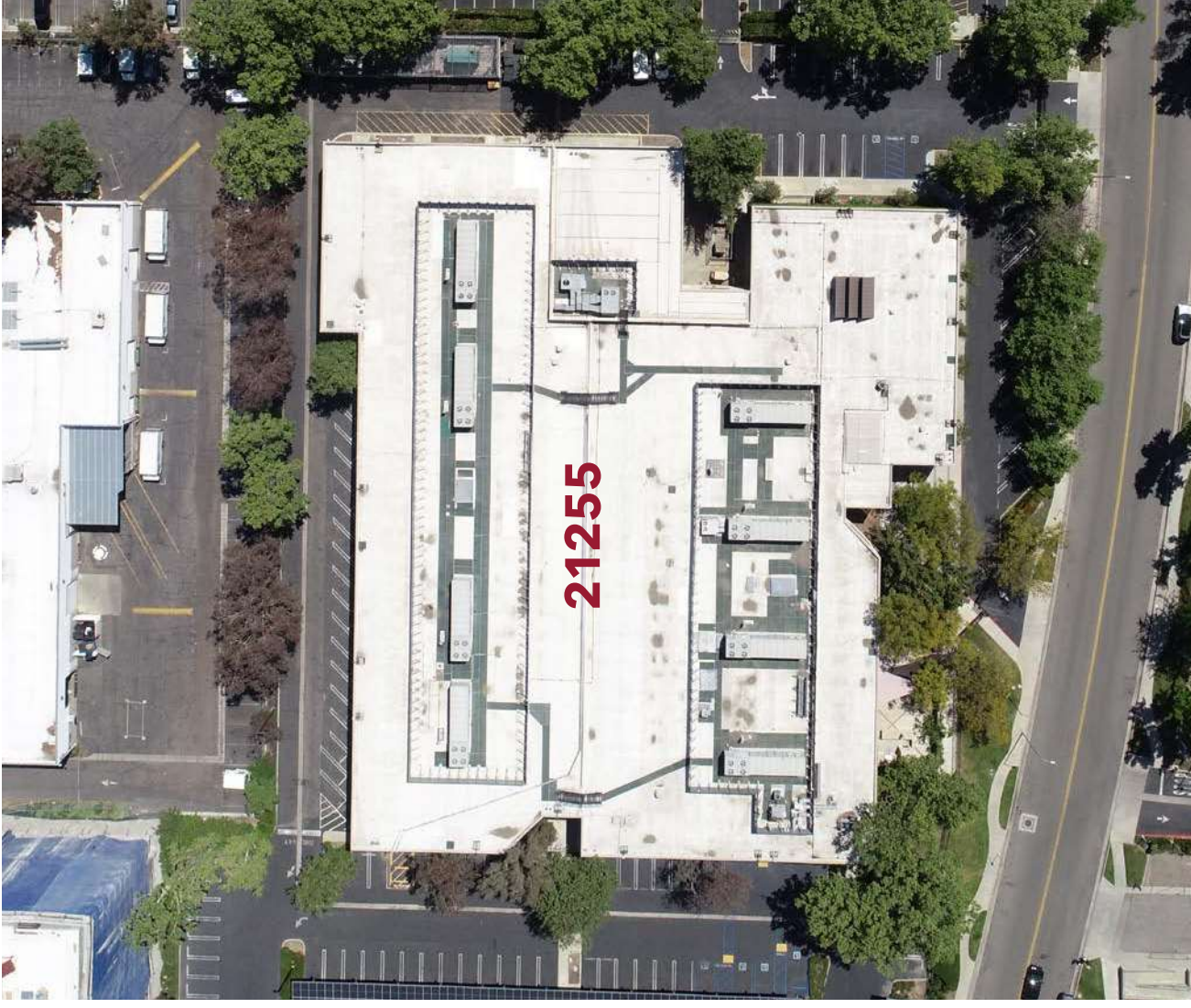
PROPERTY OVERVIEW

PROJECT INFORMATION

Total Site Area	5.27 Acres (229,525 SF)
Zoning	WC (Commerce District)
Submarket	Woodland Hills
Maximum FAR	4.5:1
Ownership	Fee Simple
Entitled	No
Council District	CD3—Bob Blumenfield

21255 CALIFA STREET, WOODLAND HILLS, CA 91367

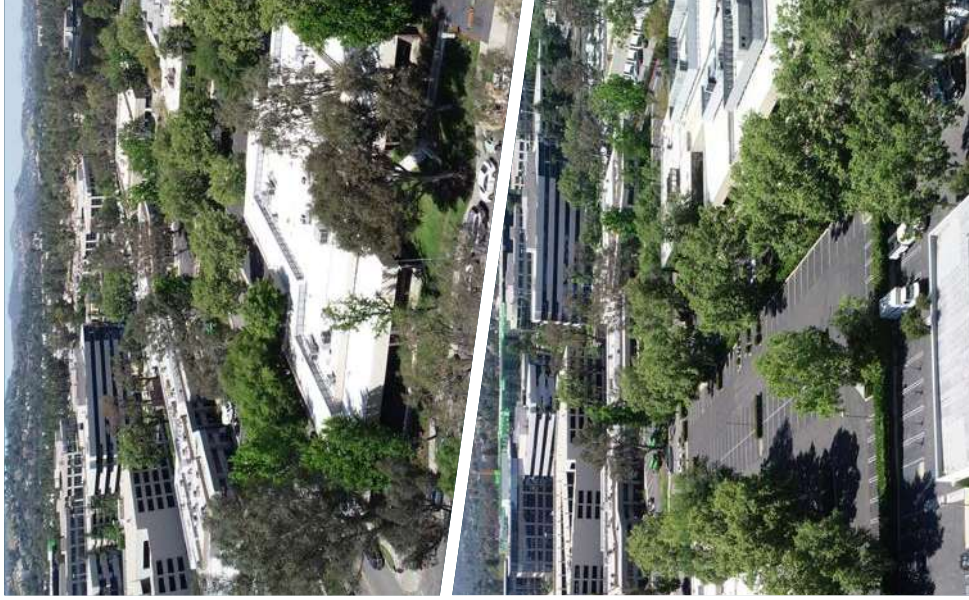
County	Los Angeles
Building Size	119,080 SF
Land Size	5.27 Acres (229,525 SF)
APN	2149-002-009
No. Stories	2
Year Built	1978
Current Use	100% Occupied by Owner (Flexible Delivery Date)



Property Details
PROPERTY PHOTOS

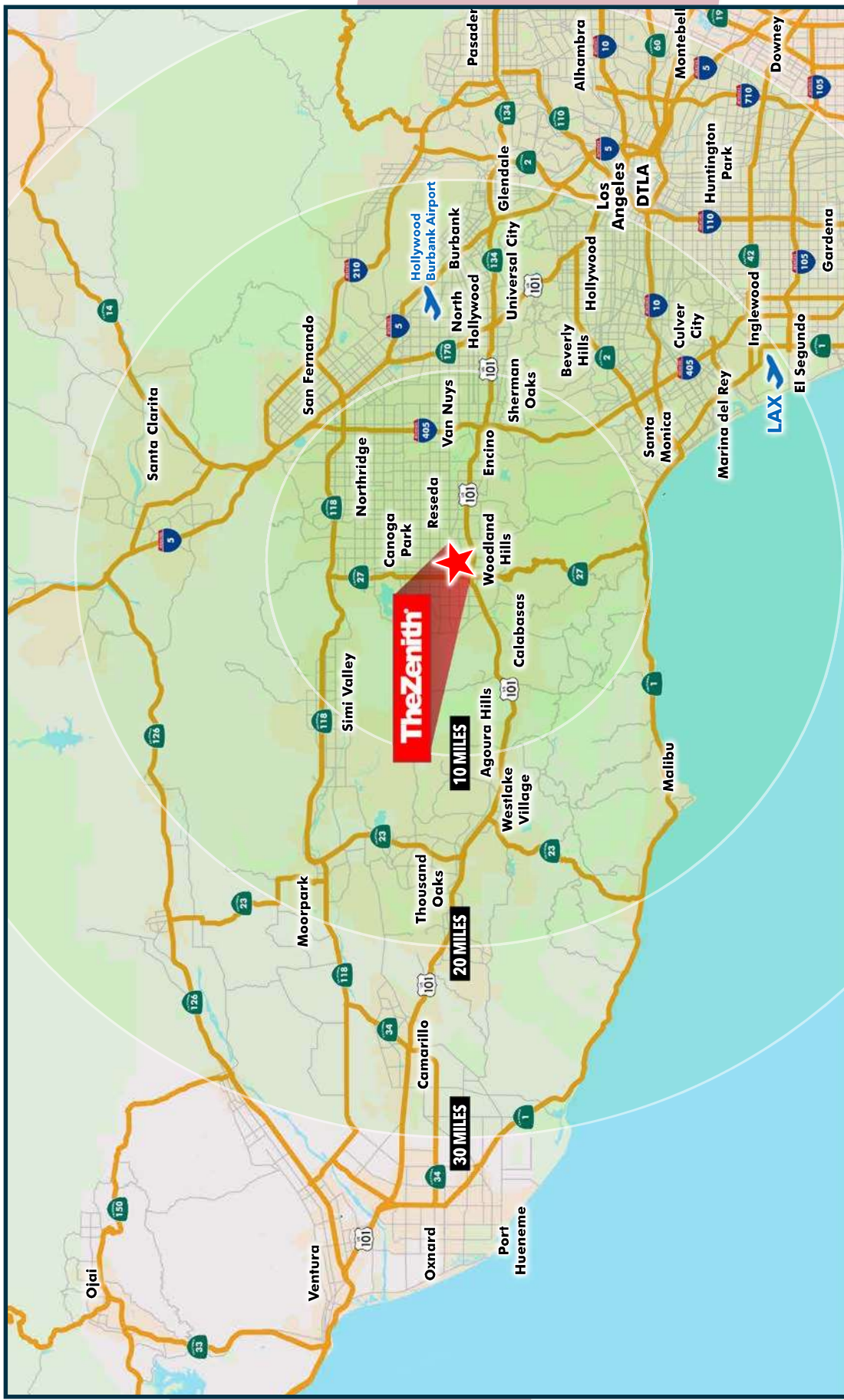


Property Details
PROPERTY PHOTOS



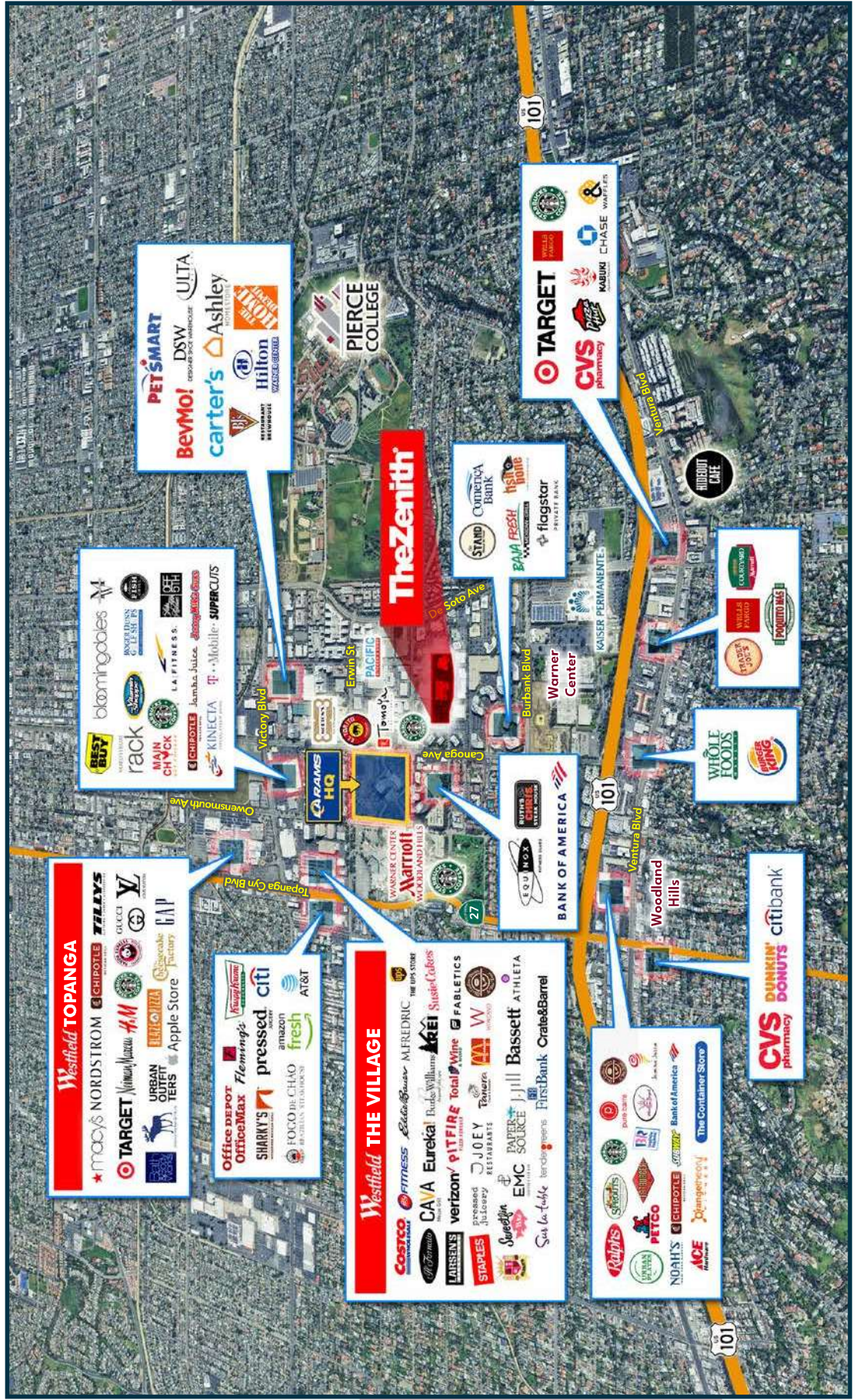
Property Details

LOCATOR MAP



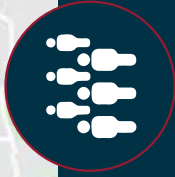
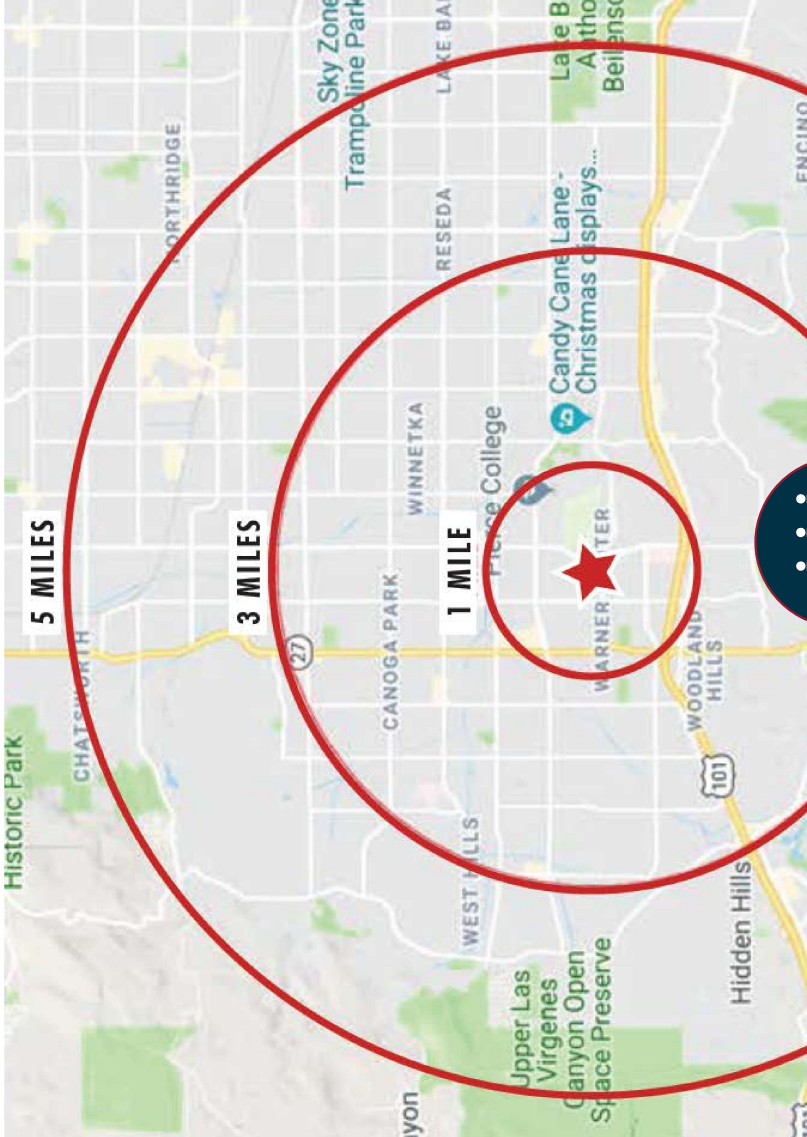
Property Details

AMENITIES MAP



Location Overview

DEMOGRAPHICS



2024 POPULATION

23,767 | 188,471 | 395,754
1-MILE | 3-MILE | 5-MILE

WITHIN 1 MILE OF CALIFA ST

- 2024 AVERAGE HOUSEHOLD INCOME: **\$121,826**
- 2029 PROJECTED AVERAGE HOUSEHOLD INCOME: **\$138,370**
- PERCENT OF HOUSEHOLDS WITH INCOME \$100,000+: **45.11%**
- POPULATION OVER AGE 25 WITH BACHELOR'S, MASTER'S, PROFESSIONAL OR DOCTORAL DEGREES: **61.2%**



2024 AVERAGE HOUSEHOLD INCOME

\$121,826 | \$127,992 | \$127,496
1-MILE | 3-MILE | 5-MILE

Location Overview

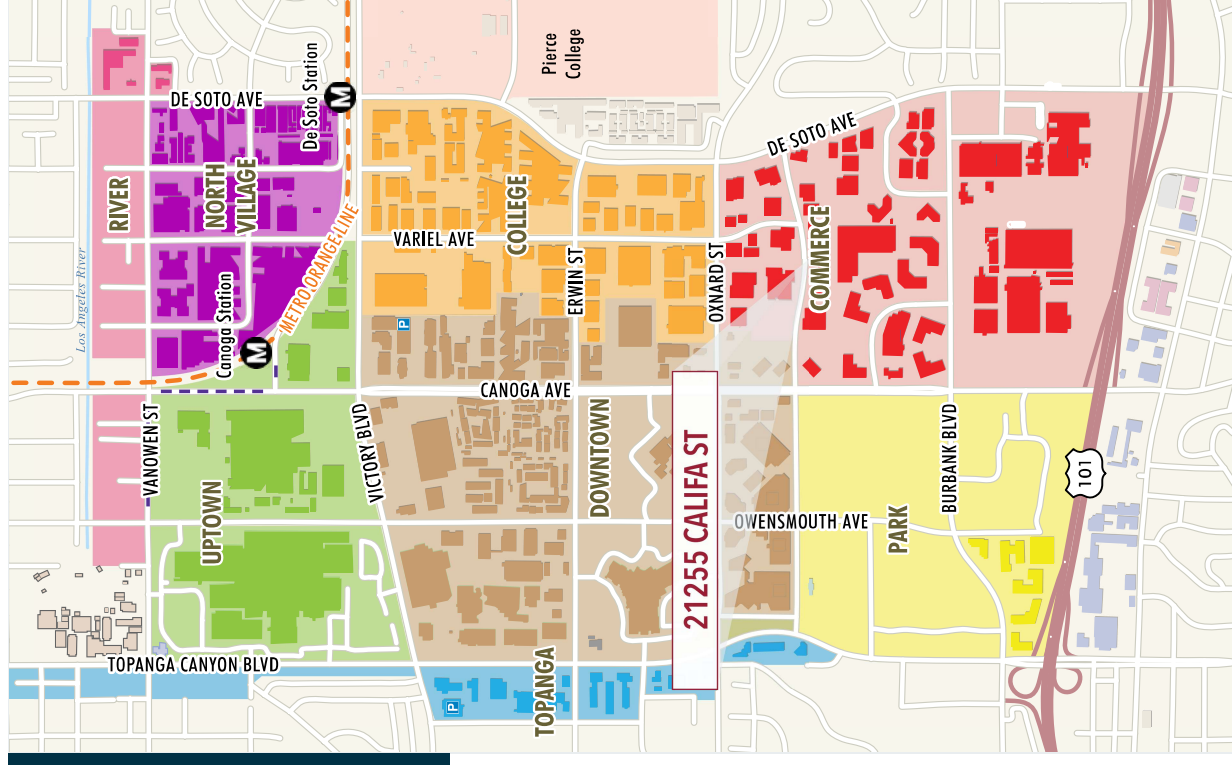
WARNER CENTER 2035 PLAN

A VISION FOR VERTICAL GROWTH, CONNECTIVITY, & SUSTAINABLE URBAN LIVING

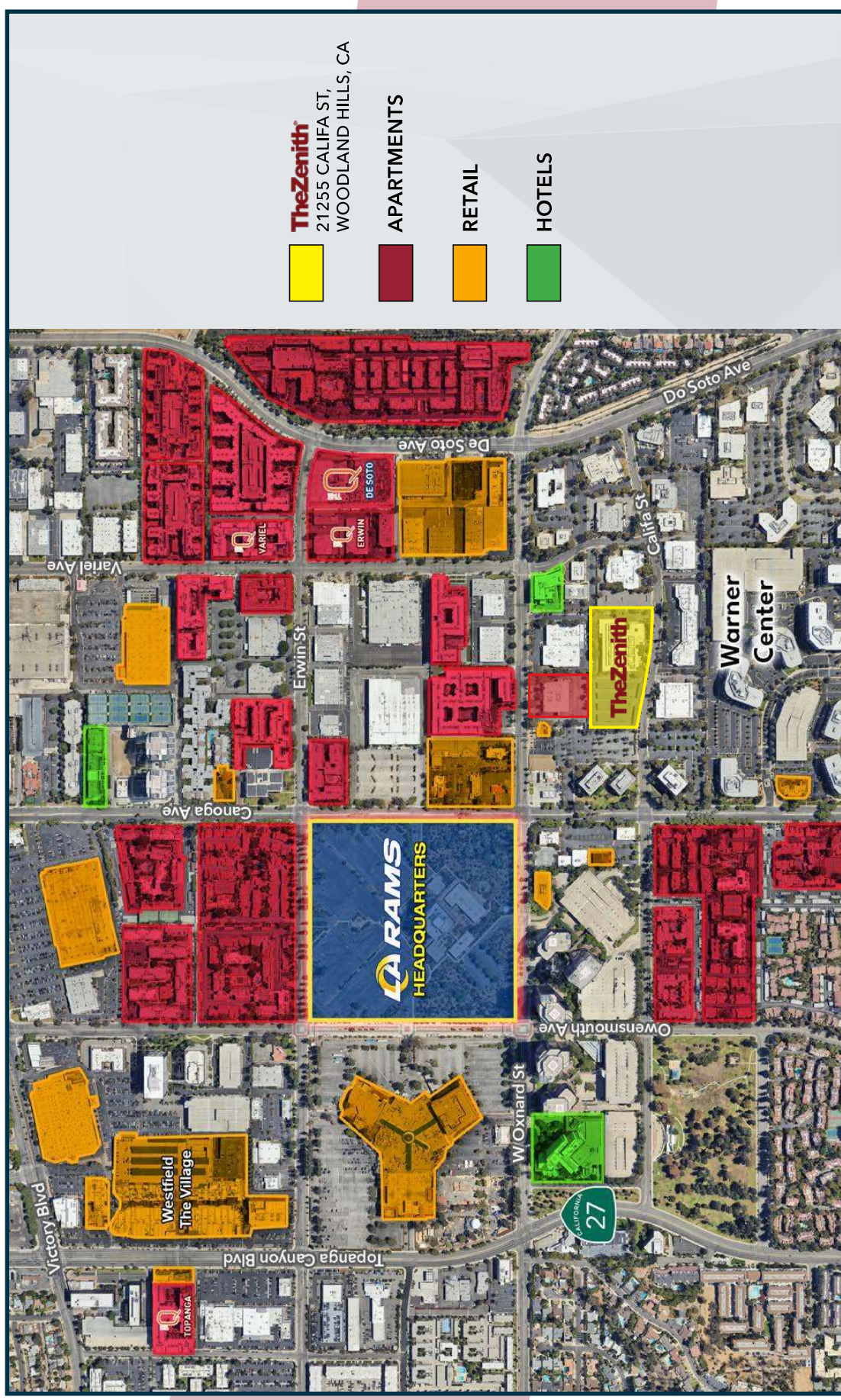
Adopted by the Los Angeles City Council in 2013, the Warner Center 2035 Specific Plan (WC 2035 Plan) is a forward-thinking urban development framework designed to transform Warner Center into a premier, high-density, transit-oriented community. Spanning 1,100 acres in Woodland Hills, the Plan incentivizes mixed-use development that supports live-work-play lifestyles and aligns with the City's broader sustainability and mobility goals. The WC 2035 Plan represents a rare alignment of zoning, infrastructure, and policy – making Warner Center one of the most development-ready submarkets in Los Angeles for institutional multifamily and mixed-use investment.

KEY STRENGTHS OF THE WC 2035 PLAN

- **High-Density Entitlements:** Zoning allows for Floor Area Ratios (FAR) up to 4.5:1 & generally unrestricted building heights, enabling vertical mixed-use development at scale.
- **Transit-Oriented Growth:** Anchored by the Metro Orange Line, the Plan promotes development that leverages regional transit infrastructure, encouraging reduced car dependency.
- **Residential and Commercial Expansion:** Targets up to 20,000 new residential units and 14 million SF of non-residential space, including 12.5 million SF of office & 2.3 million SF of retail.
- **Flexible Urban Design Guidelines:** Encourages ground-floor activation, pedestrian-focused streetscapes, open spaces, & sustainable building practices, creating a complete & connected community.
- **Streamlined Entitlement Process:** Designed to facilitate infill and redevelopment projects with a clear & efficient path to approvals.
- **Job and Innovation Hub:** Supports clean & green industries such as R&D, environmental sciences, & professional services, maintaining the area's economic base while modernizing its employment mix.
- **Public Realm Investment:** Calls for extensive landscaping, parkways, a 5-acre public park, & a network of open spaces and pedestrian paths to enhance livability.



Location Overview DEVELOPMENT MAP



Location Overview
DEVELOPMENT PIPELINE

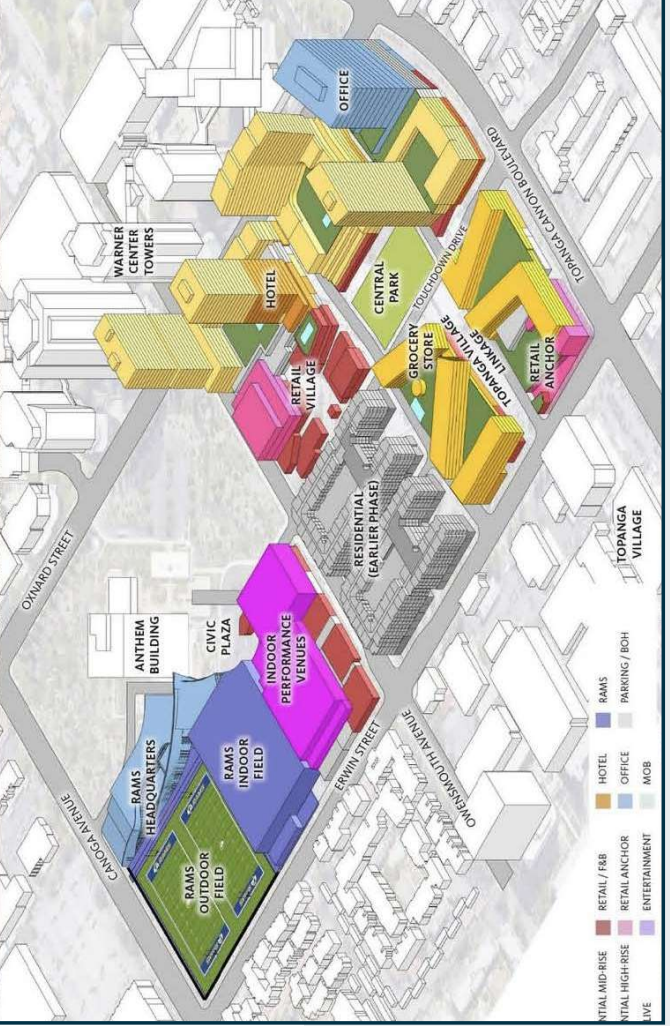
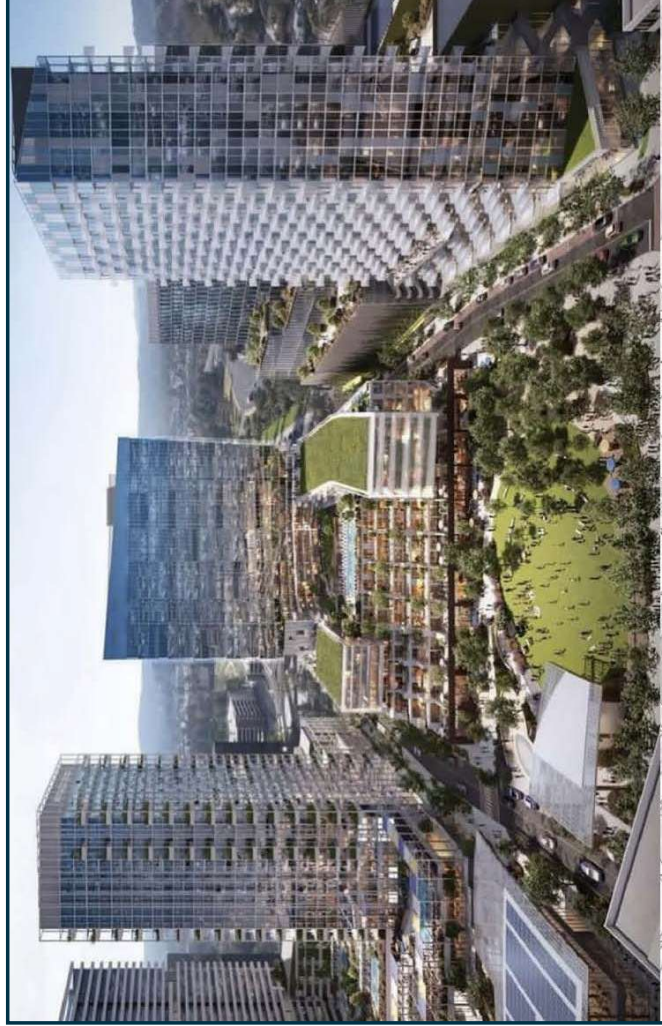
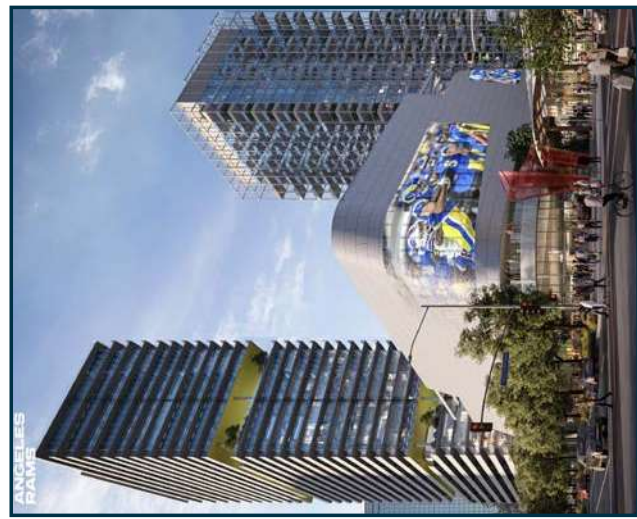


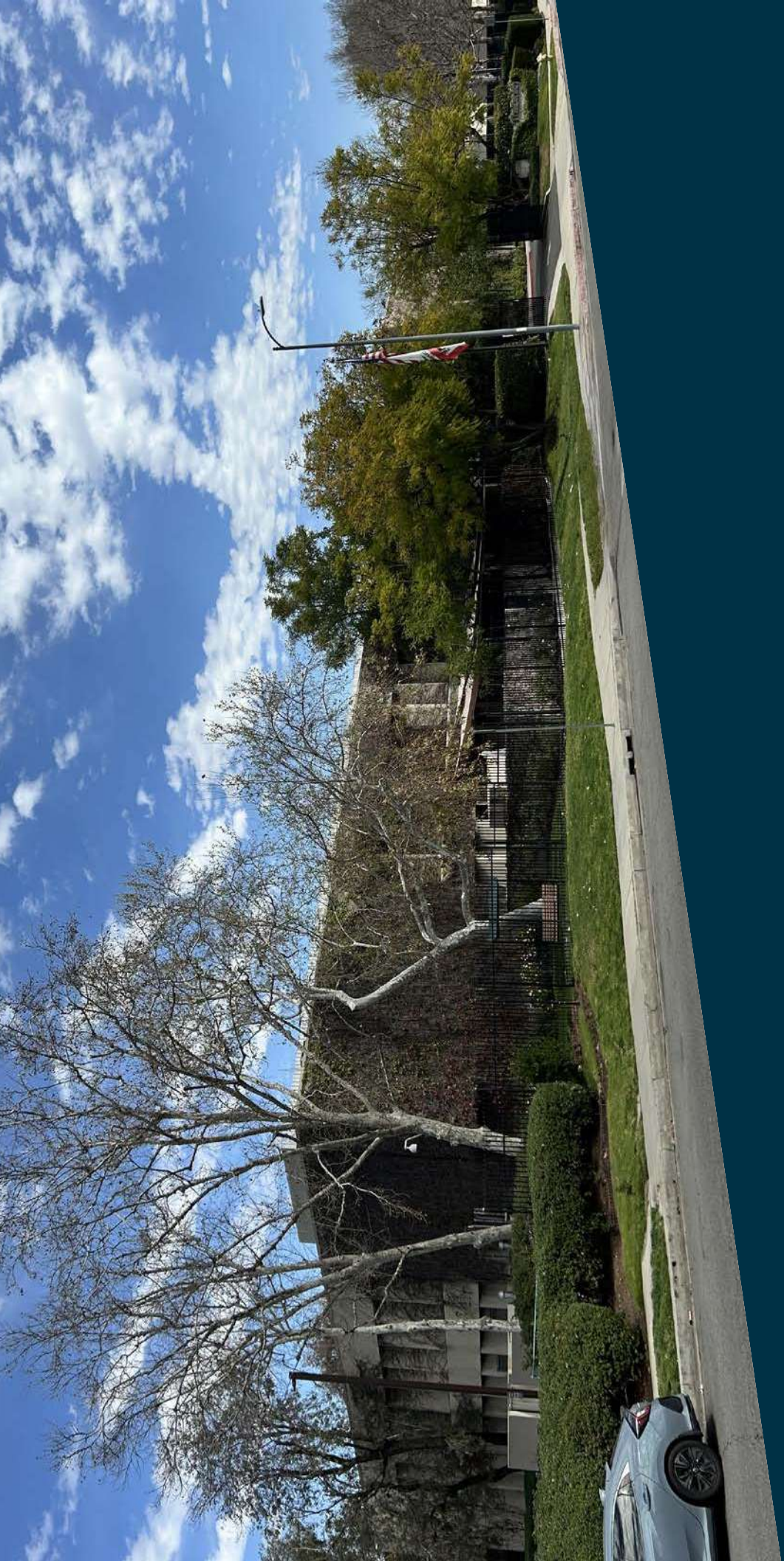
Location Overview

DEVELOPMENT PIPELINE

CONSTR. STATUS	PROPERTY NAME	PROPERTY ADDRESS	DEVELOPER	PROPERTY TYPE	NUMBER OF UNITS	NUMBER OF STORIES	CONSTR. START	DELIVERY DATE
1	Proposed	6336 Canoga Ave	Douglas Emmett Mgmt, LLC	Office	880	3	2024	2026
2	Proposed	District at Warner Center (Res Units) 6100 Canoga Ave	Kaplan Multifamily	Multi-Family	880		TBD	Est. 2027
3	Proposed	6033 De Soto Ave	Meta	Affordable Multi-Family	232	8	TBD	TBD
4	Proposed	Promenade 2035 6100 Topanga Canyon Blvd	The Kroenke Group	Mixed-Use		18	2026	2028
5	Proposed	Rams HQ 21555 Oxnard St	The Kroenke Group	LA Rams HQ		14	2026	2028
6	Proposed	6464 Canoga Ave	Emser Tile/Toll Bros	Multi-Family	276	5	TBD	Est. 2027
7	Proposed	Warner Center Hotel 6036 Variel Ave	Urban Stearns	Hospitality\ Multi-Family	228 47 Room Hotel	4	2026	2028
8	Proposed	6400 N Canoga Ave		Multi-Family	650	35	TBD	TBD
1	Approved	21041 Burbank Blvd	Adler	Mixed-Use	1,000 250,000 SF Office	Multi	TBD	TBD
2	Approved	6330 Variel Ave	ARD Corp	Multi-Family Office	395 82,500 SF Office	10	2026	2027
3	Approved	The Q Erwin 21050 Erwin St	Balaciano Group	Multi-Family	259	6	2026	2028
4	Approved	The Q Califa 21300 Califa St	Balaciano Group	Mixed-Use	194 192,000 SF Office	7 22	2026	2028
1	Under Construction	The Q Desoto 6109 N De Soto Ave	Balaciano Group	Multi-Family	376	7	2022	2025
2	Under Construction	The Alcové 21300 Oxnard St	Great American Capital	Multi-Family	130	7	2024	2025
3	Under Construction	Wisteria 5500 Canoga Ave	Spieker	Senior Multi-Family	647	6	2023	2025
1	Completed	Home2 Suites by Hilton 21110 Oxnard St	FPG Development Group	Hospitality	647	8	2023	2025
2	Completed	Essence 6041 Variel Ave	BCEG International Investment - US, Inc.	Multi-Family	274	7	2018	2021
3	Completed	The Q Variel 6200 Variel Ave	Balaciano Group	Multi-Family	245	4	2017	2020
4	Completed	The Variel 6233 N Variel Ave	South Bay Partners	Senior Housing	334	8	2020	2022

Location Overview LA RAMS FUTURE DEVELOPMENT





INVESTMENT CONTACTS



COMMERCIAL REAL ESTATE SERVICES

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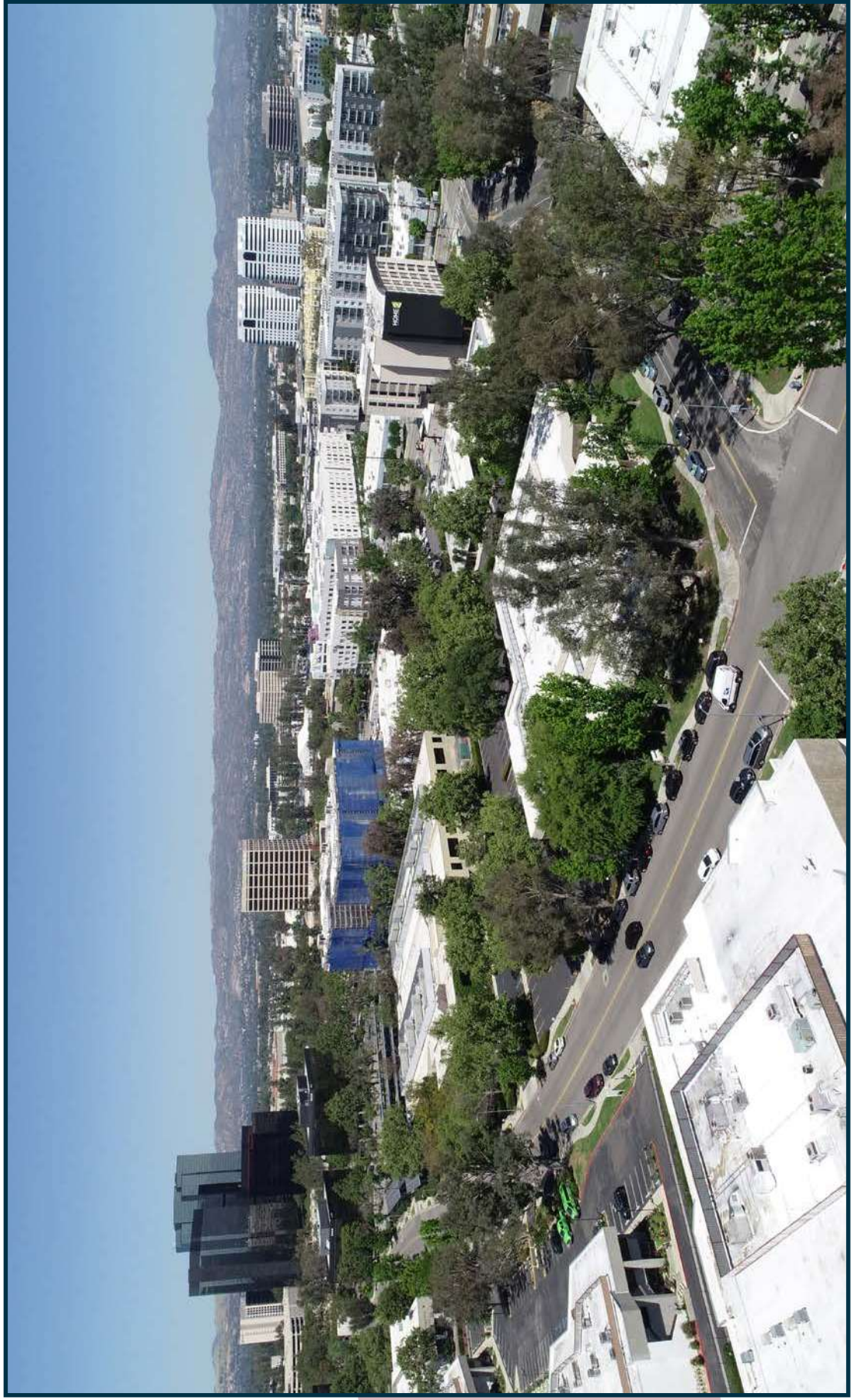
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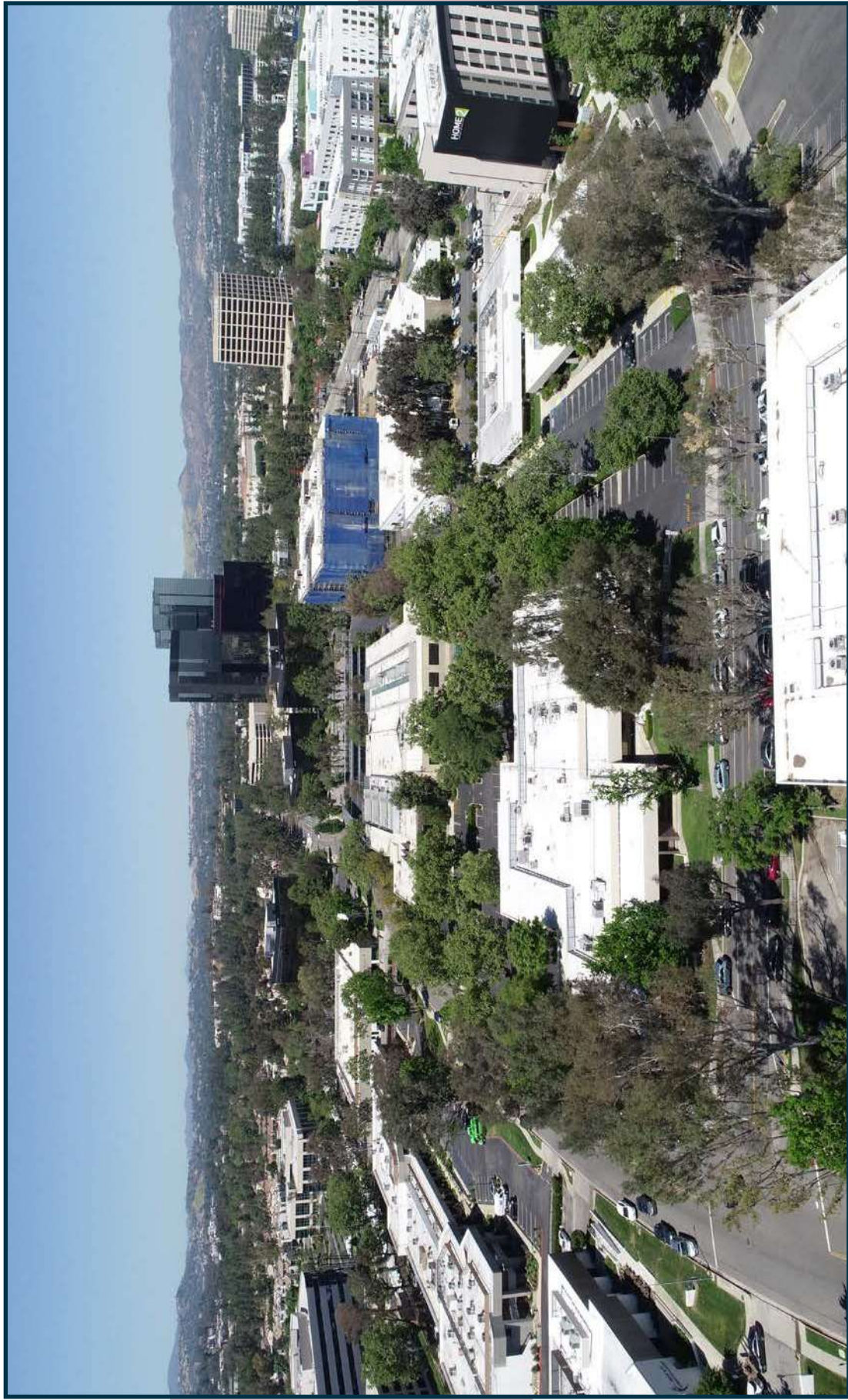
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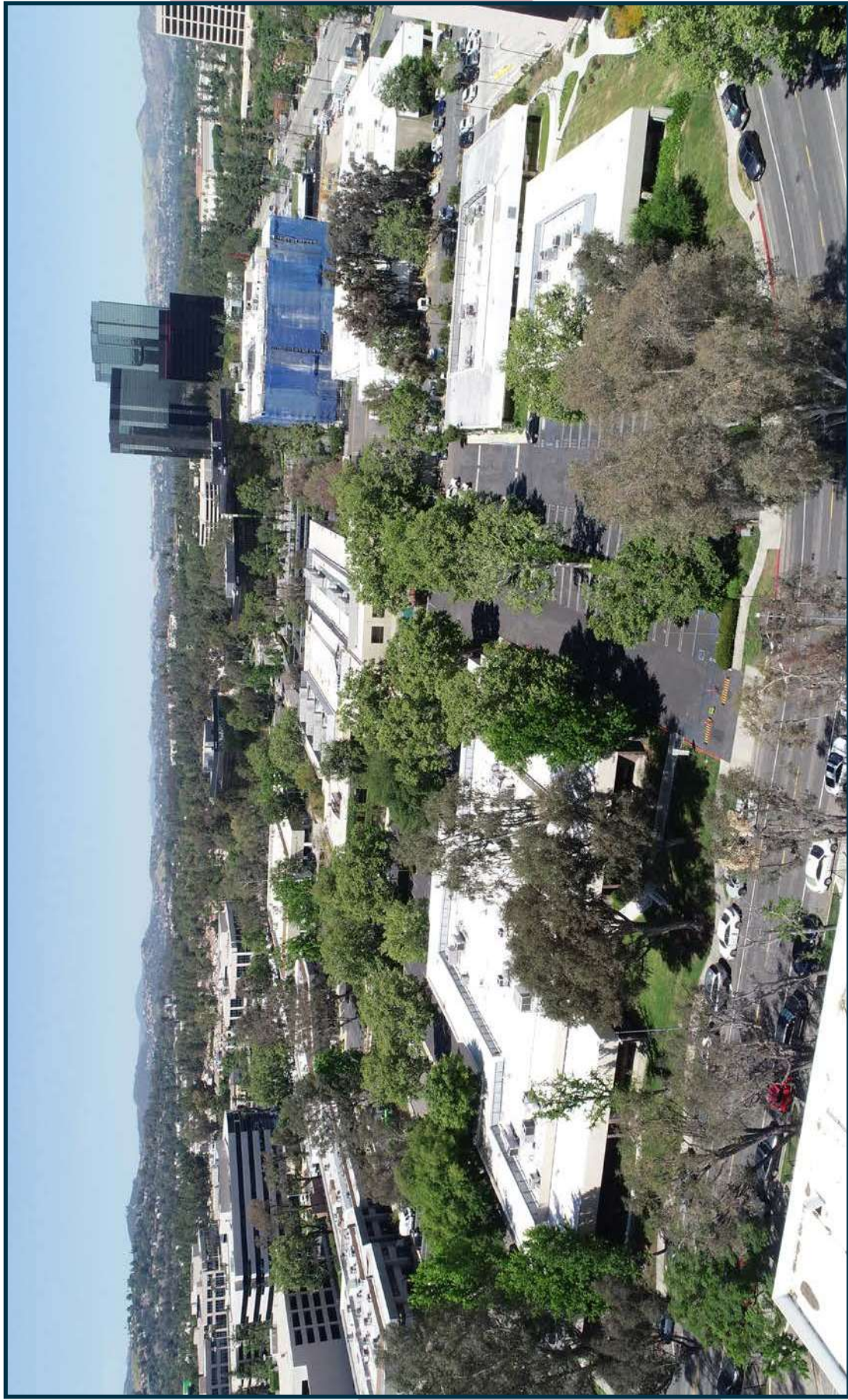
Additional Photos
AERIAL PHOTO



Additional Photos
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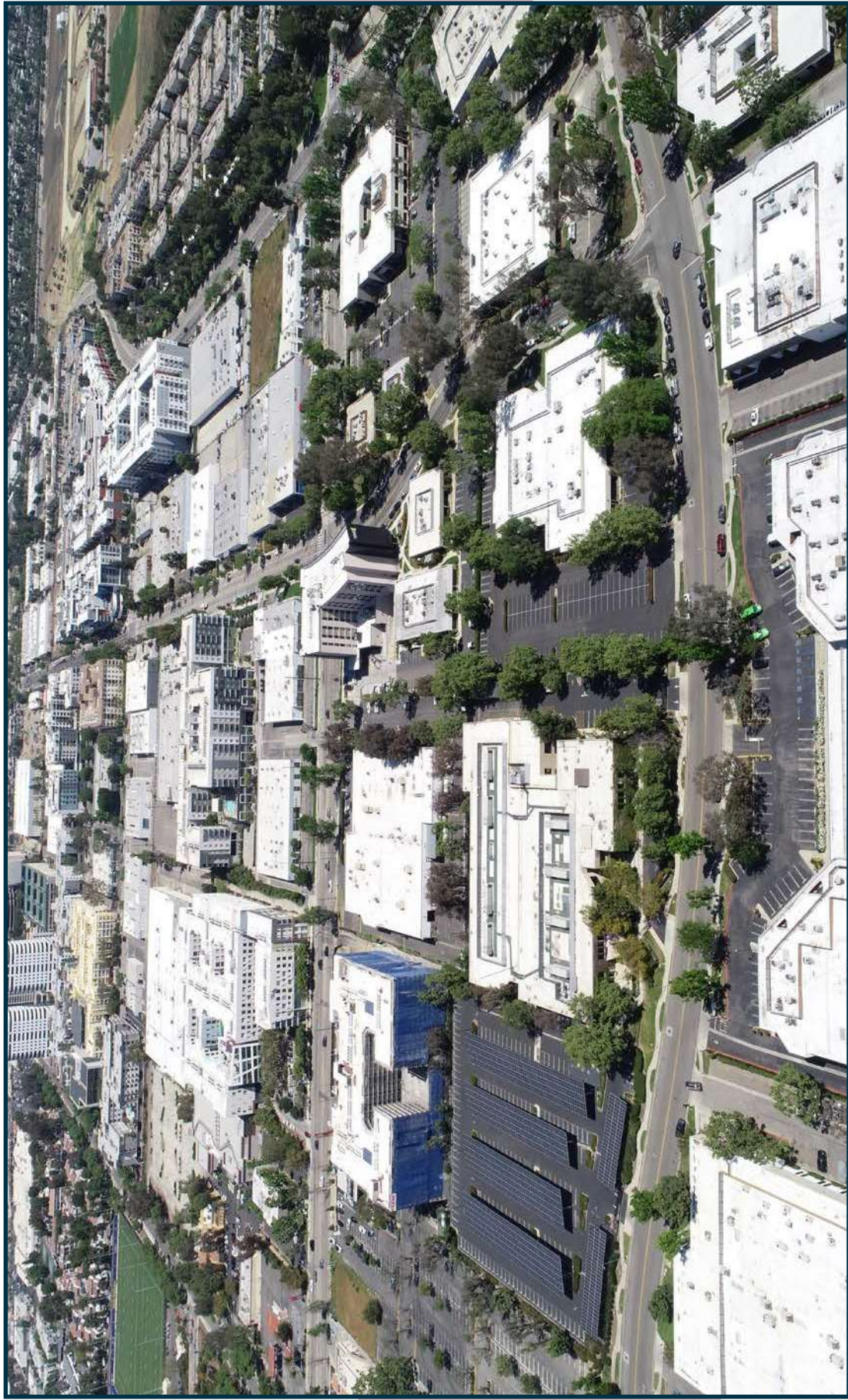
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