

ERWIN

AT WARNER CENTER



21725 ERWIN STREET

WOODLAND HILLS | CA 91367



PROPERTY VIDEO TOUR

OWNER USER OFFICE, RETAIL, OR MEDICAL BUILDING FOR SALE

CBRE

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W O O D L A N D H I L L S | C A 9 1 3 6 7



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THE OFFERING

CBRE, Inc., as exclusive advisor, is pleased to present a rare opportunity to acquire 21725 Erwin Street, a free-standing single-story retail, office, or medical building strategically located in the heart of Warner Center. This ±20,600 square foot property, constructed in 1978 and renovated in 2023, is situated on ±39,574 square feet (0.91 acres) of land directly across from the new 52-acre RAMS Village mixed-use development. The Property's prime location within the Warner Center 2035 Plan, favorable LAWC zoning, and proximity to major amenities and transportation, make it an ideal investment for owner-users and developers alike.



INVESTMENT HIGHLIGHTS

PRIME OWNER/USER OPPORTUNITY

Excellent single-story owner/user opportunity in the highly desirable Warner Center.

STRATEGIC WARNER CENTER 2035 PLAN LOCATION

Positioned within the Downtown District of the Warner Center 2035 Plan, the Property benefits from long-term growth potential in a master-planned urban environment. The Warner Center 2035 Plan, adopted in 2013, guides land use and redevelopment to create a dense, walkable commercial hub with enhanced mobility options.

PROXIMITY TO MAJOR DEVELOPMENTS

The Property is adjacent to the Los Angeles Rams Village, an upcoming 52-acre mixed-use development that will serve as the Rams permanent headquarters and training facility. This significant development is expected to enhance future foot traffic and visibility, featuring over 350,000 square feet of athletic facilities, nearly 3 million square feet of residential space, and approximately 2 million square feet for retail, office, hotel, and entertainment venues.

EXCEPTIONAL DEVELOPMENT UPSIDE

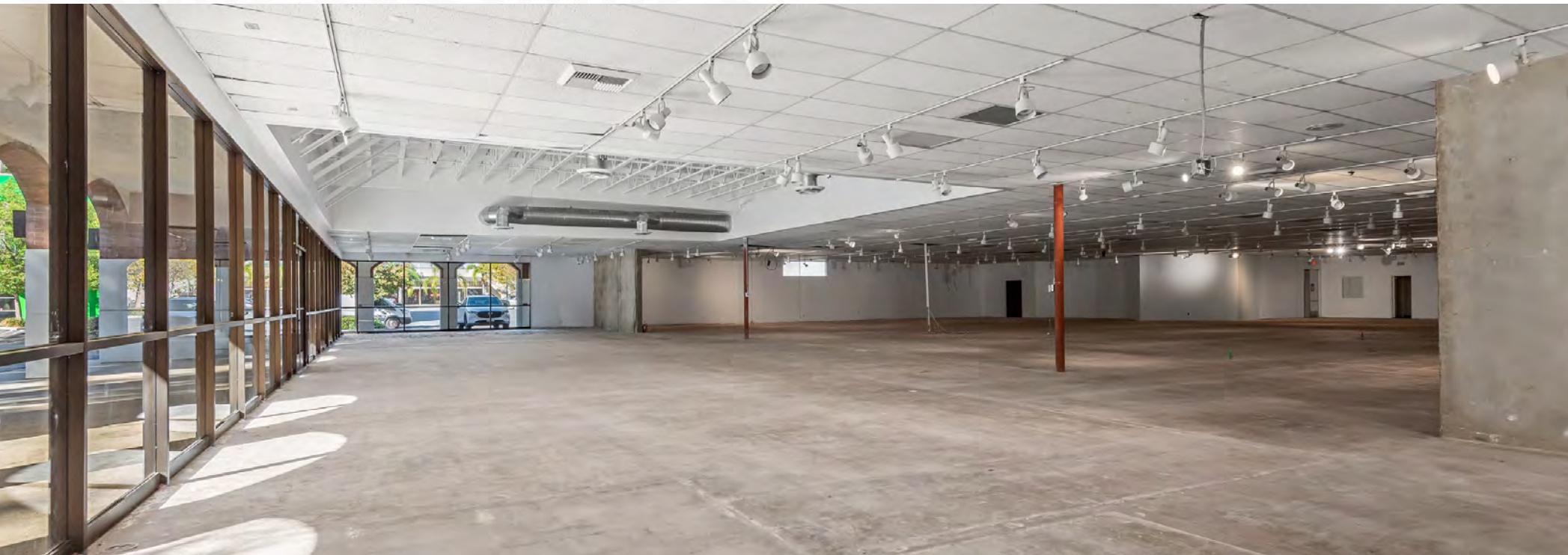
Favorable LAWC zoning regulations in the Downtown District allow for a wide range of commercial office, medical, retail, and residential uses, with unrestricted height limits, presenting exceptional development opportunities and a variety of approved uses.

EXCELLENT ACCESSIBILITY AND AMENITIES

The Property boasts a Walk Score of 83, providing easy connectivity to the Metro Orange Line and convenient freeway access. It is also in close proximity to Westfield Village, offering a myriad of retail amenities.



2 MILLION SF OF FUTURE RETAIL, OFFICE, HOTEL, AND ENTERTAINMENT VENUES



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PROPERTY OVERVIEW

21725 Erwin Street is a single-story free-standing building totaling approximately 20,600 SF, built in 1978 and most recently renovated in 2023. It is situated on a 0.91-acre parcel with 26 surface parking spaces plus 138 additional non-exclusive shared parking in the common area of the center. Featuring concrete tilt-up construction, ample power, and one (1) ground-level loading door, the Property includes a 15' ceiling height to accommodate diverse business needs.

Its highly favorable zoning within the vibrant Warner Center unlocks a myriad of potential uses, including prime office, dynamic retail, state-of-the-art medical facilities, animal care facilities, and innovative educational institutions. This strategic location further distinguishes itself through exceptional walkability, seamless access to public transportation, convenient freeway connectivity, and significant future development upside, positioning it as a truly versatile and valuable asset.



ASKING PRICE

\$7,500,000



ZONING

LAWC



BUILDING SIZE

±20,600 SF



CONSTRUCTION TYPE

CONCRETE TILT-UP



LAND AREA

±39,574 SF
(0.91 AC)



LOADING

ONE (1) GROUND-
LEVEL DOOR



YEAR BUILT

1978/2023



STORIES

ONE (1)



PARKING

164 SURFACE SPACES
(26 adjacent to the building +
138 additional common spaces)



POWER

1,000 AMPS | 120/208
VOLTS | 3 PHASE | 4 WIRE



APN

2146-029-007

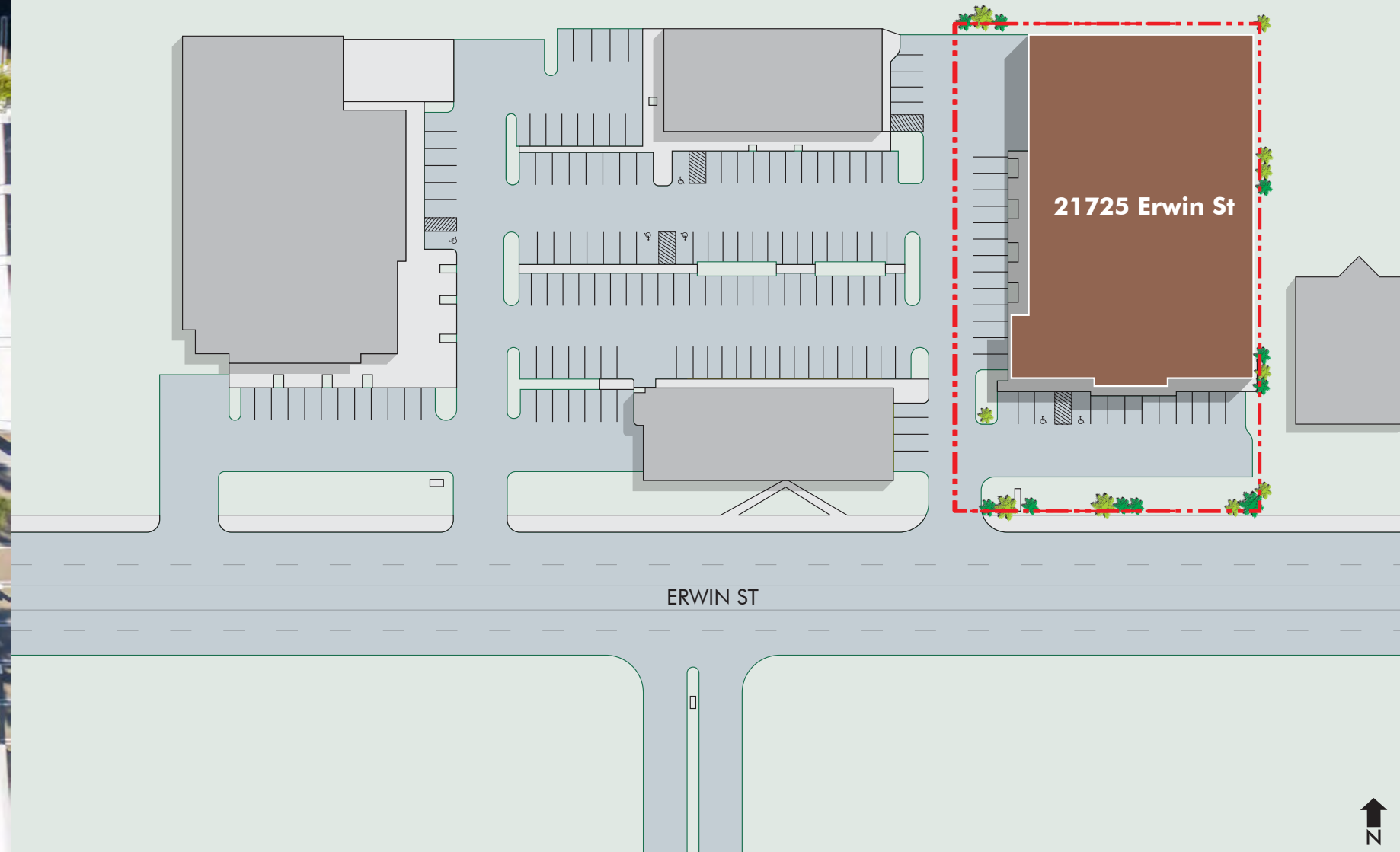


CEILING HEIGHT

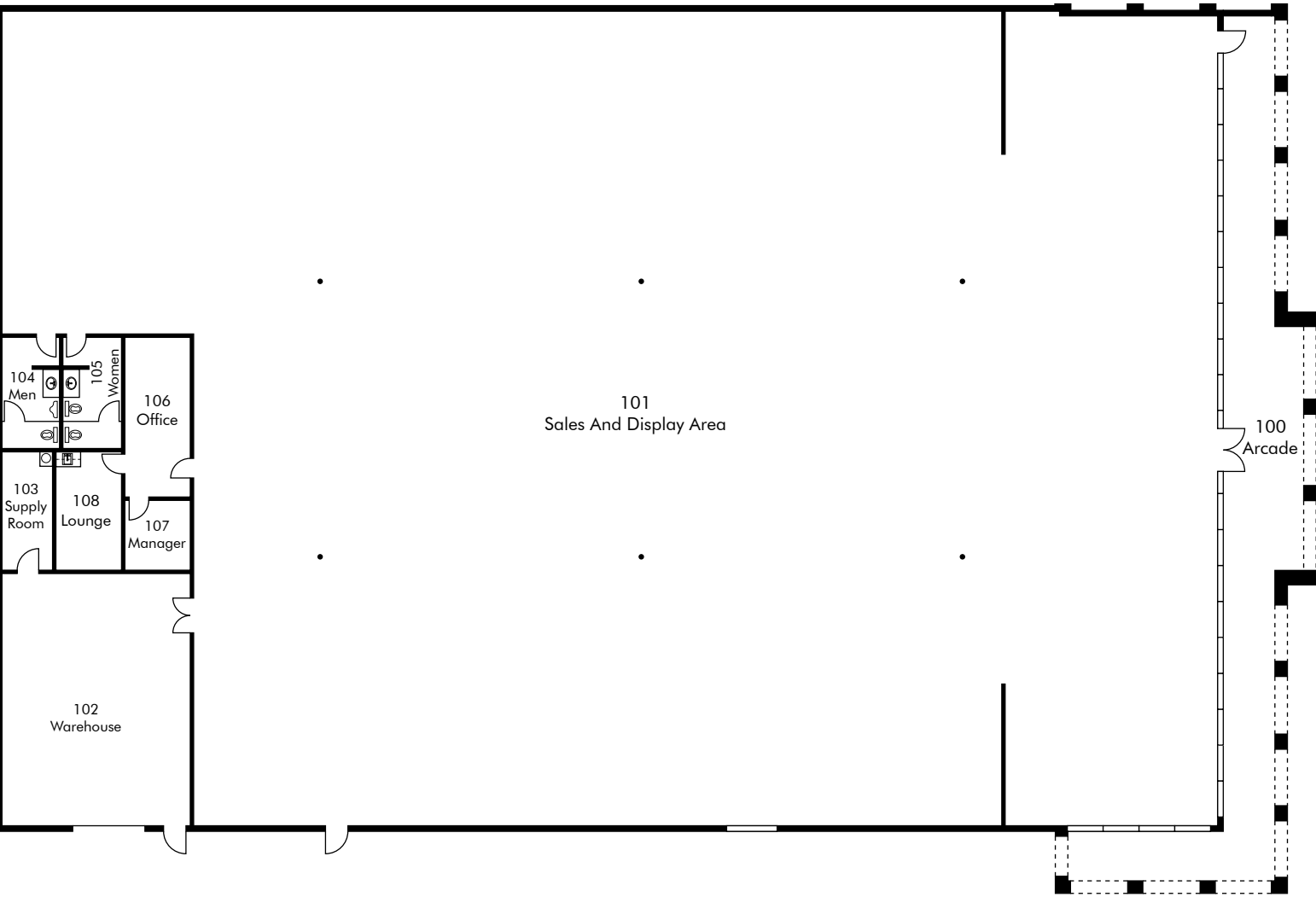
~15'



SITE PLAN



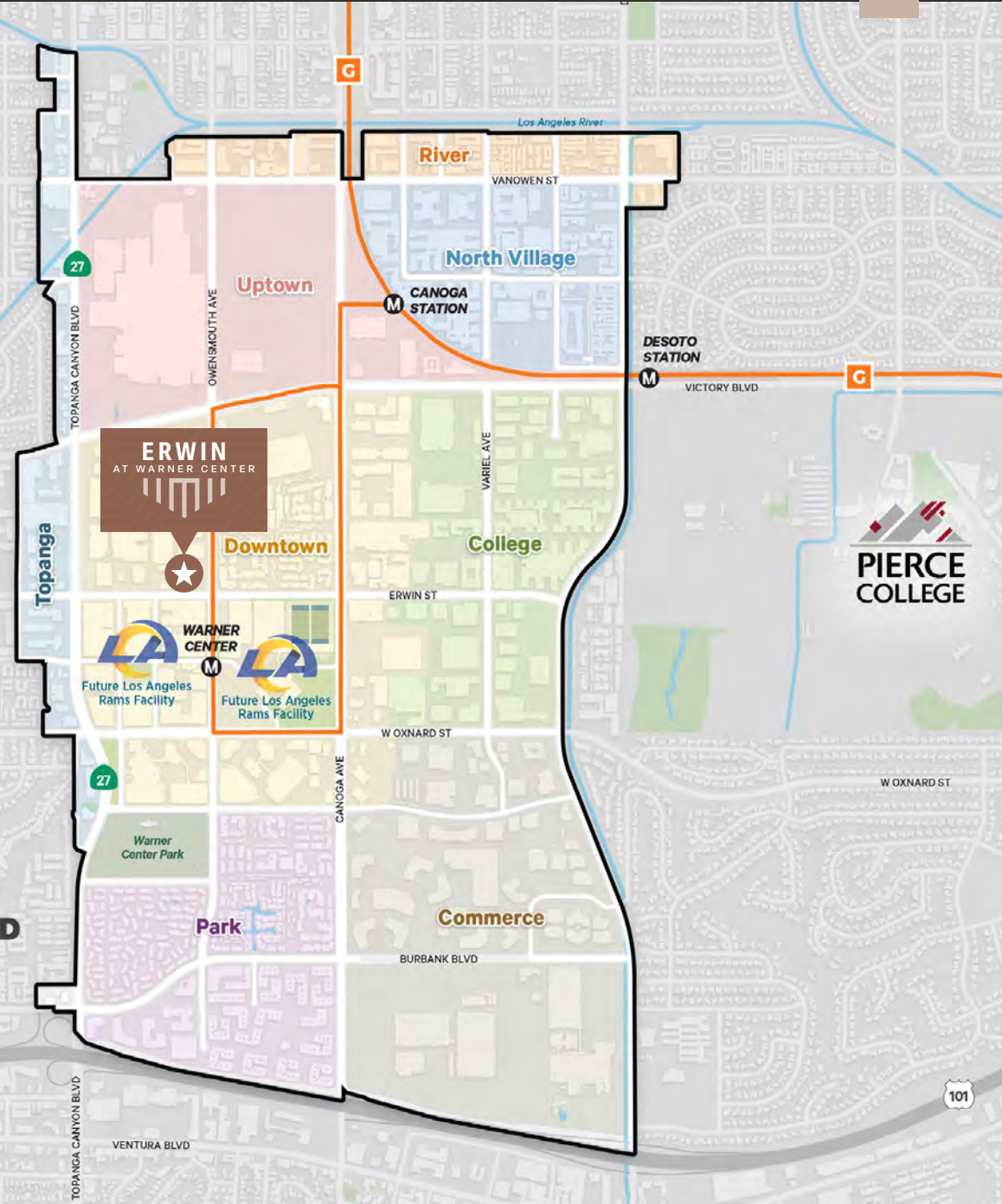
FLOOR PLAN - 20,600 SF



ZONING SUMMARY

STRATEGIC WARNER CENTER 2035 PLAN LOCATION

The Warner Center 2035 Plan (WC 2035 Plan) represents a comprehensive strategy for managing growth, designed to address the housing, job, and service needs of the broader community while prioritizing sustainability and reduced car dependency. A core objective of the plan is to transform Warner Center into a Transit-Oriented Community by promoting walkability, enhancing public transportation infrastructure, and establishing safe bike lanes. The plan encompasses an approximately 1,100-acre area, designated as the City of Los Angeles Regional Center. It encourages infill development, provides flexibility for developers to align projects with community goals, and endorses green building standards. This vision, developed through an inclusive eight-year process involving diverse community input, enjoys widespread support.



EXCEPTIONAL DEVELOPMENT UPSIDE

The Property benefits from favorable LAWC zoning regulations within the Downtown District, which permit a wide range of commercial office, medical, retail, and residential uses. Importantly, the zoning allows for unrestricted height limits, presenting exceptional development opportunities for future projects.



POTENTIAL USE OPPORTUNITIES



MEDICAL



ANIMAL CARE



OFFICE



RETAIL



RESIDENTIAL



LIGHT INDUSTRIAL



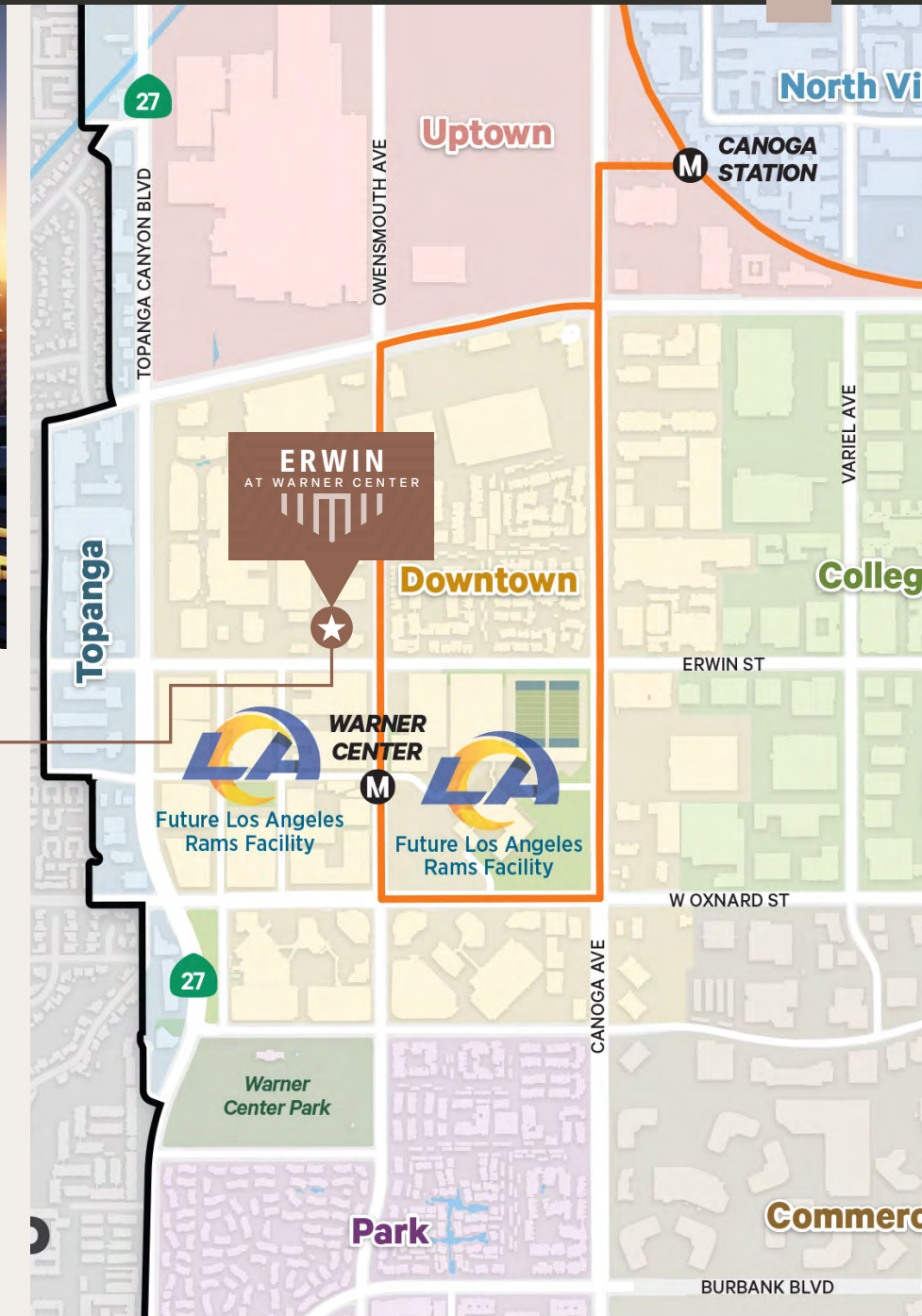
EDUCATION



DOWNTOWN DISTRICT OVERVIEW

The Property is strategically positioned within the Downtown District of the Warner Center 2035 Plan. The Downtown District, strategically located near the Orange Line's Warner Center Transit Hub, is envisioned as Warner Center's core employment and entertainment center, fostering a vibrant mix of uses and public spaces. This district aims to attract a diverse demographic throughout the day and week, enhancing connectivity through new pathways and streets.

- » Maximum Floor Area Ratio (FAR): 5.0:1
- » Building Height: Unlimited
- » Residential Component Requirements:
 - Highest residential dwelling unit must be at least 100 feet above adjacent grade
 - No ground-floor residential units permitted

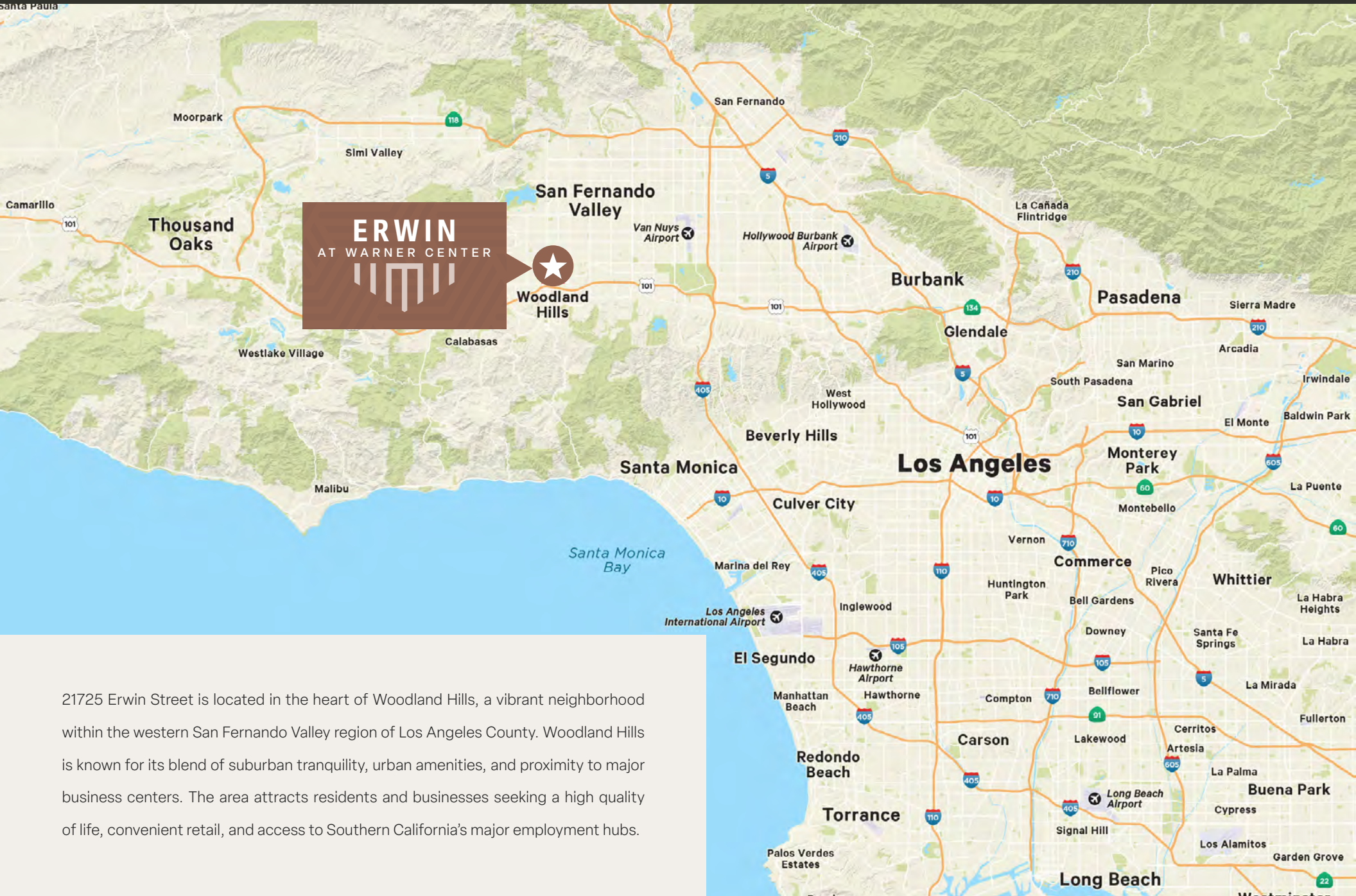


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03 Location Overview





21725 Erwin Street is located in the heart of Woodland Hills, a vibrant neighborhood within the western San Fernando Valley region of Los Angeles County. Woodland Hills is known for its blend of suburban tranquility, urban amenities, and proximity to major business centers. The area attracts residents and businesses seeking a high quality of life, convenient retail, and access to Southern California's major employment hubs.

ECONOMIC & BUSINESS ENVIRONMENT

The San Fernando Valley, in which Woodland Hills is located, is recognized as a major business hub, home to approximately 160,000 businesses and over 2.1 million residents. The greater Los Angeles office market is the largest on the West Coast and features a diverse economy spanning technology, entertainment, healthcare, finance, and professional services. Woodland Hills itself is a major center for corporate offices, particularly within the Warner Center business district, which is undergoing dynamic redevelopment as a mixed-use urban core.



DEMOGRAPHICS

The local population is well-educated, affluent, and diverse:



AVERAGE HOUSEHOLD INCOMES IN THE AREA ARE SIGNIFICANTLY HIGHER THAN THE LOS ANGELES COUNTY AVERAGE.



THE **MEDIAN AGE** SKEWS SLIGHTLY OLDER, REFLECTING A STABLE COMMUNITY OF PROFESSIONALS, FAMILIES, AND RETIREES.



HOUSING VALUES AND COST OF LIVING ARE ABOVE NATIONAL AVERAGES, A TESTAMENT TO THE AREA'S DESIRABILITY AND AMENITIES.

AMENITIES & LIFESTYLE

Residents and businesses of Woodland Hills enjoy:

- » Premier retail destinations including Westfield Topanga & The Village, home to luxury stores, entertainment venues, and an array of restaurants.
- » Nearby recreational areas such as the Santa Monica Mountains, providing access to outdoor activities including hiking, biking, and equestrian trails.
- » Proximity to major attractions like Universal Studios, the Getty Center, and Malibu beaches, all within a short drive.



The Rams Village at Warner Center is a visionary 52-acre mixed-use development in Woodland Hills that will serve as the permanent headquarters and training facility for the Los Angeles Rams. This expansive project will feature over 350,000 square feet of state-of-the-art athletic facilities, including two full-sized grass fields and a 150,000-square-foot indoor practice field, alongside nearly 3 million square feet of residential space with diverse housing options. Additionally, the development will incorporate nearly 2 million square feet for retail, office, hotel, and entertainment venues, including two indoor performance spaces with capacities of 5,000 and 2,500 seats for vibrant cultural programming. With

10 acres of public parks and green space, the Rams Village is poised to become a dynamic destination and a significant economic driver for the Warner Center and the broader San Fernando Valley

In summary, **21725 Erwin Street** offers an exceptional Woodland Hills location within a dynamic, growth-oriented region of Los Angeles. With robust demographics, outstanding amenities, and a strong economic base, the Property is remarkably well-positioned for both investors and occupiers seeking long-term value and quality of life.



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