



21101 VICTORY BOULEVARD, CANOGA PARK, CA 91303

**MIXED-USE DEVELOPMENT OPPORTUNITY - WARNER CENTER SPECIFIC PLAN,
UP TO 258 UNITS WITH GROUND FLOOR RETAIL**



**WATCH
VIDEO**

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OVANESS-ROSTAMIAN GROUP



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01

EXECUTIVE SUMMARY

THE OFFERING

21101 VICTORY BOULEVARD,
CANOGA PARK, CA 91303



UNPRICED



**CURRENT SCHEDULED
GROSS INCOME:**

\$1,063,699



LEASE*

ALL EXISTING LEASES HAVE
DEVELOPMENT OUT CLAUSE



TOTAL BUILDING SIZE:

36,165 SF



TOTAL LOT SIZE:

65,916 SF (±1.51 AC)



YEAR BUILT:

1979

5 | EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS

- **Premier West Valley Redevelopment Opportunity:** Rare 65,916 SF (±1.51-acre) parcel fronting Victory Boulevard, zoned UTC within the Warner Center Specific Plan (Uptown-SN-RIO), positioned in one of Canoga Park's most active and rapidly evolving commercial corridors.
- **Income-Producing Land Bank:** Existing tenants provide in-place cash flow while operating under development-friendly lease provisions, allowing investors to pursue entitlements and future redevelopment while maintaining rental income.
- **Significant Mixed-Use Density Potential:** Utilizing mixed-use density incentives and the Warner Center Specific Plan, the site may accommodate up to 258 residential units with ground-floor retail (buyer to verify).
- **Located Within the Path of Major Investment:** Situated minutes from the proposed Rams Village at Warner Center, a transformative \$10 billion, 52-acre mixed-use development anchored by the Los Angeles Rams' permanent headquarters and training facility. Plans include a 350,000 SF team headquarters, a 150,000 SF indoor practice facility, residential towers, office space, hotel accommodations, entertainment venues, retail uses, and expansive public gathering spaces. The project is expected to further establish Warner Center as the urban core of the San Fernando Valley and drive long-term demand for housing, employment, and commercial development throughout the surrounding area. [leegie.com], [gensler.com]
- **Strong Long-Term Growth Fundamentals:** Surrounded by dense residential neighborhoods, regional shopping destinations, major employers, educational institutions, and entertainment venues, supporting sustained demand and long-term land value appreciation.
- **Exceptional Location & Accessibility:** Conveniently located near Westfield Topanga, The Village, Pierce College, Home Depot, and the future Rams Village development, with immediate access to major transportation corridors serving the greater West Valley.
- **High Visibility Frontage:** Prominent Victory Boulevard location with strong daily traffic counts, multiple ingress/egress points, and exceptional street visibility within a rapidly strengthening redevelopment corridor.
- **Flexible Redevelopment Strategy:** Existing lease structures provide optionality for phased redevelopment or full-site transformation without immediate tenant relocation or costly lease buyouts.
- **Unpriced Offering:** Offered without an asking price, allowing investors to assess value based on redevelopment potential, zoning flexibility, in-place income, and the property's strategic location within one of Southern California's fastest-growing urban districts.
- **Traffic Counts:** 34,266 VPD along Victory Boulevard.



INVESTMENT OVERVIEW

The Ovaness-Rostamian Group is pleased to offer a rare $\pm 65,776$ square foot (± 1.51 -acre) redevelopment opportunity in the heart of Canoga Park's rapidly transforming Warner Center district. Positioned along highly trafficked Victory Boulevard and zoned UTC within the Warner Center Specific Plan (Uptown-SN-RIO), the property provides investors with the unique combination of in-place cash flow and substantial long-term development potential. Existing tenants operate under development-friendly lease structures, allowing ownership to pursue entitlement and redevelopment strategies while maintaining income during the planning process.

The site offers significant upside, with zoning that allows for a large mixed-use project of up to 258 residential units with ground-floor retail, subject to applicable density provisions and approvals. Located within the path of growth surrounding Warner Center, the property is positioned to benefit from the area's continued evolution into the urban core of the San Fernando Valley.

Further enhancing the opportunity is the property's proximity to the proposed Rams Village at Warner Center, a transformative 52-acre, \$10 billion mixed-use development anchored by the Los Angeles Rams' permanent headquarters and training facility. The project is planned to include residential housing, office space, retail, hospitality, entertainment venues, public gathering spaces, and a state-of-the-art training campus, creating a major economic and lifestyle destination for the West Valley and driving long-term demand for housing, retail, and commercial real estate throughout the surrounding area. [leegie.com], [gensler.com]

Surrounded by premier regional destinations including Westfield Topanga, The Village, Pierce College, and numerous employment centers, this offering represents an exceptional opportunity to acquire a strategic land holding with current income, zoning flexibility, and significant redevelopment potential in one of Los Angeles' most dynamic growth corridors.





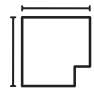
02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
102 SPACES

 **ZONING:**
(WC) UPTOWN-SN-RIO

 **TOTAL BUILDING SIZE:**
36,165 SF

 **TOTAL LOT SIZE:**
65,916 SF (±1.51 AC)

 **APN:**
2148-031-015

 **ADDRESS:**
21101 VICTORY BOULEVARD,
CANOGA PARK, CA 91303



OPPORTUNITY ZONE DESIGNATION

The Property is located within a designated Qualified Opportunity Zone Census Tract. Opportunity Zones were established under the Tax Cuts and Jobs Act of 2017 to encourage long-term investment in designated communities through potential federal tax incentives for eligible investors.

Potential benefits of investing through a Qualified Opportunity Fund (QOF) may include:

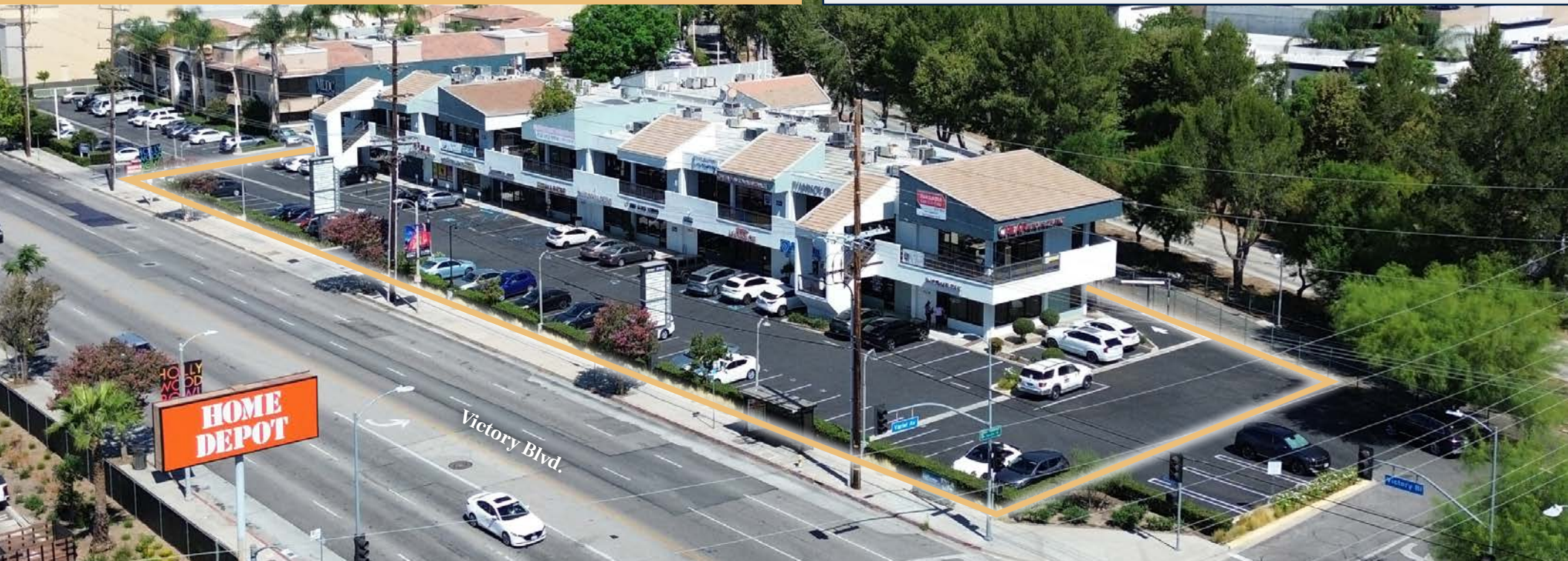
- Deferral of eligible capital gains invested in a Qualified Opportunity Fund, subject to applicable IRS rules and deadlines.
- Potential reduction or elimination of federal capital gains tax on appreciation generated by the Opportunity Zone investment itself, provided the investment is held for the required holding period and all program requirements are satisfied.
- Long-term tax advantages designed to encourage investment, redevelopment, business growth, and economic activity within designated Opportunity Zones.

ZONING: (WC) UPTOWN-SN-RIO

Investors should consult with their tax and legal advisors regarding Opportunity Zone regulations, eligibility requirements, and the potential tax consequences of any investment. Tax laws are subject to change, and individual results may vary.

Subarea: Uptown
Specific Plan Area: Warner Center
Minimum Density Requirement: No
TOC: Tier 3
Height Restriction: None
Qualified Opportunity Zone: Yes

SB 35 Eligibility: Yes
SB 79 Eligibility: Yes
AB 2011 Eligibility: Yes
AB 130 Eligibility: Yes
ED 1 Eligibility: Yes



WARNER CENTER 2035 SPECIFIC PLAN

Located within Woodland Hills, the Warner Center 2035 Specific Plan serves as the long-term development framework for Warner Center, establishing the area as the premier mixed-use, transit-oriented district in the West San Fernando Valley. The Plan promotes smart growth through higher-density residential, office, retail, and entertainment uses while emphasizing walkability, sustainability, and enhanced mobility options.

The Plan supports regional transportation investments, including the Metro G Line (formerly Orange Line), and envisions Warner Center as a vibrant urban center where residents can live, work, shop, and recreate with reduced dependence on automobiles. Key goals include fostering community connectivity, expanding housing opportunities, supporting economic development, and creating a pedestrian-friendly environment with accessible public spaces.

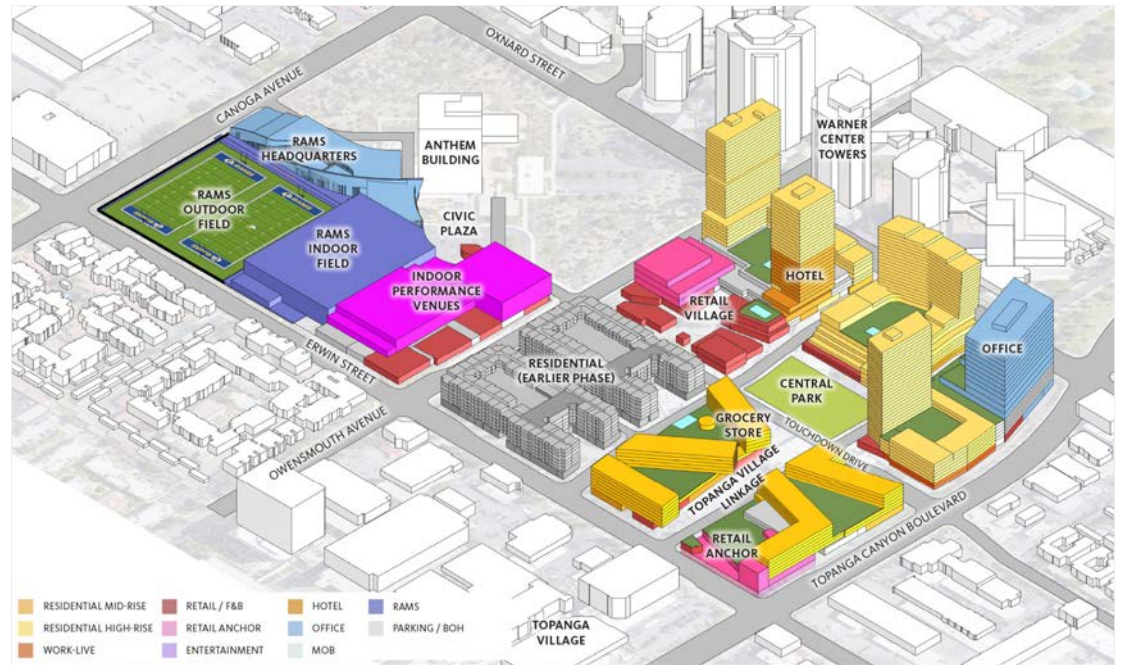
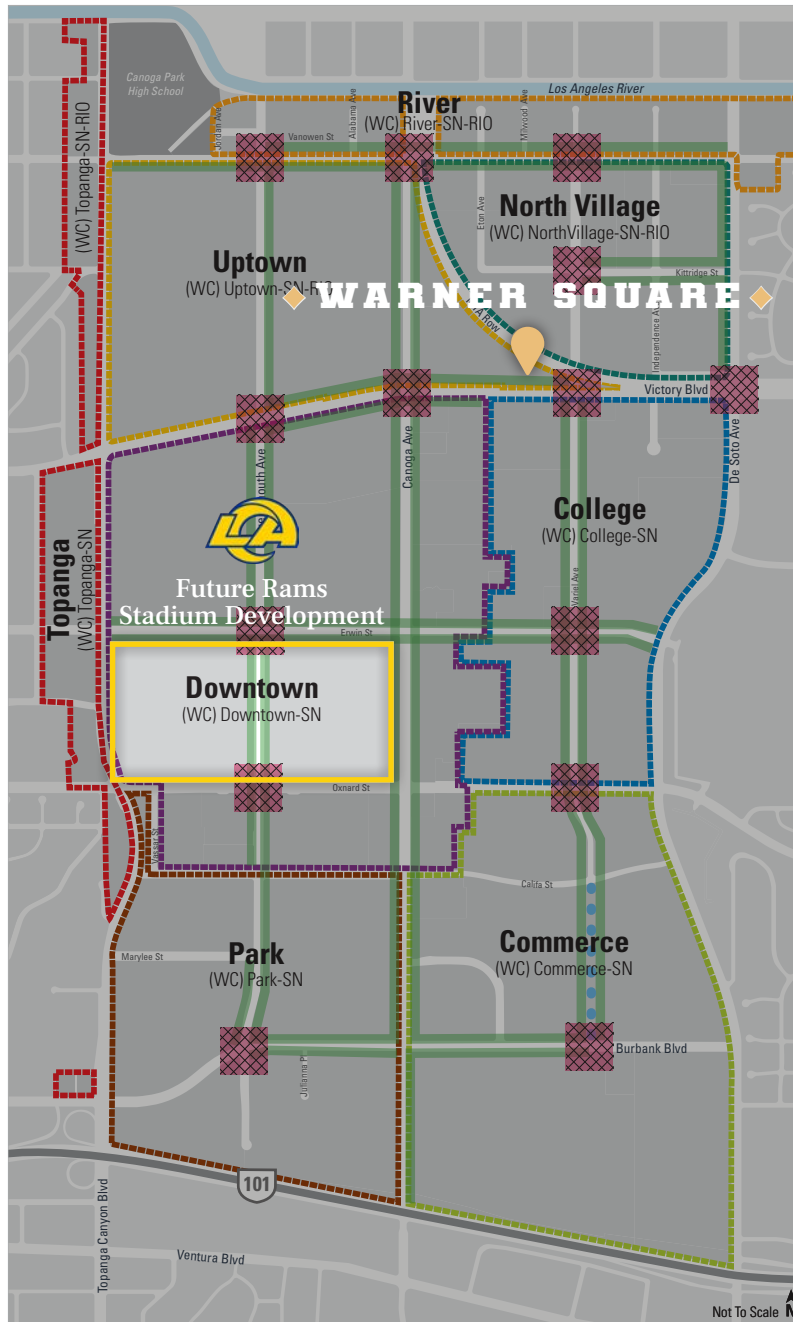
Key Elements of the Warner Center 2035 Plan Include:

- Encouraging infill development and redevelopment of underutilized properties to accommodate future growth.
- Promoting a mixed-use environment where residents can conveniently access employment, shopping, dining, and entertainment opportunities.
- Expanding walkability, bicycle infrastructure, public transit access, and alternative transportation options.
- Creating a network of publicly accessible open spaces, parks, and pedestrian-oriented gathering areas.
- Encouraging sustainable and environmentally responsible development through green building practices and smart growth principles.

This forward-looking plan continues to transform Warner Center into a dynamic regional destination and one of Los Angeles' most significant transit-oriented growth areas.



RAMS VILLAGE AT WARNER CENTER MAP



RAMS VILLAGE AT WARNER CENTER



RAMS VILLAGE AT WARNER CENTER



Westfield Topanga



Office Depot



SHARKY'S



DXL
BIG + TALL Patinoworld

45,964
CARS PER DAY

Staples CAVA verizon

Soma Sur la table FABLETICS

Total Wine & MORE 24 FITNESS PAPER SOURCE



DUNKIN'

PET SMART carter's DSW

Ashley ULTA BevMo!

BEST BUY

National UNIVERSITY
25,000± Students

COSTCO
WHOLESALE

the Vitamin Shoppe
NORDSTROM
rack bloomingdales

Future Rams
Stadium Development

Oxnard St.



UWLA
University of West Los Angeles

365± Students

Gateway Plaza

Ralphs

The Container Store

SPROUTS
FARMERS MARKET

CRISP POT
COFFEE BEAN
TEA TEA

WHOLE
FOODS
MARKET

TRADER
JOE'S

Ventura Fwy.

KAISER
PERMANENTE

274 Beds

35,544
CARS PER DAY

Baja Fresh
MEXICAN GRILL

SUBJECT

WARNER
SQUARE

43,194
COMBINED
CARS PER DAY

CINESPACE
STUDIOS

THE HOME
DEPOT

8,928
CARS PER DAY

Victory Blvd.

34,266
CARS PER DAY

21,952
CARS PER DAY

los angeles
Pierce
college

17,000± Students

Taft Charter High School

2,221± Students

283,478
CARS PER DAY

TARGET
CVS

US 101





Gateway Plaza

Ralphs

The Container Store

SPROUTS FARMERS MARKET

CHIPOTLE

COFFEE BEAN TEA BAR

UWLA
University of West Los Angeles

365± Students

SUBJECT

◆ **WARNER SQUARE** ◆

theVitamin Shoppe

NORDSTROM

rack bloomingdale's

STARBUCKS

CHIPOTLE

PET SMART

carter's

DSW

Ashley HOMESTORE

ULTA BEAUTY

BevMo!

THE HOME DEPOT

CINESPACE STUDIOS

Future Rams Stadium Development

National UNIVERSITY

25,000± Students

283,478
CARS PER DAY

DXL
BIG + TALL

7 ELEVEN

Patoworld

Staples

CAVA

verizon

Soma

Sur la table

FABLETICS

Total Wine & MORE

24 FITNESS

PAPER SOURCE

COSTCO WHOLESALE

BEST BUY

Office DEPOT

at&t

SHARKY'S

Westfield Topanga

Target

macy's

ALDO

Dior

NORDSTROM

BLOOMSBURY

Ventura Fwy.

US 101

45,964
CARS PER DAY

27

Topanga Canyon Blvd.

35,544
CARS PER DAY

34,266
CARS PER DAY

8,928
CARS PER DAY

Variel Ave.

43,194
COMBINED CARS PER DAY

Victory Blvd.

Canoga Ave.

DXL
BIG + TALL

7 ELEVEN

Patioworld

Staples CAVA verizon

Soma Sur la table FABLETICS

Total Wine & MORE FITNESS PAPER SOURCE

National UNIVERSITY

25,000± Students

PETSMART carter's DSW

Ashley ULTA BevMo!

SUBJECT

◆ **WARNER SQUARE** ◆



Future Rams Stadium Development

Office DEPOT

at&t

SHARKY'S

COSTCO WHOLESALE

theVitamin Shoppe

NORDSTROM

rack bloomingdales

Westfield Topanga

TARGET

★ macy's ALDO

Dior

NORDSTROM

BLONDSURRY

CINESPACE STUDIOS

BEST BUY

45,964 CARS PER DAY

8,778 CARS PER DAY

8,928 CARS PER DAY

21,952 CARS PER DAY

BJ's

THE HOME DEPOT

43,194 COMBINED CARS PER DAY

34,266 CARS PER DAY

44,983 CARS PER DAY

Oxnard St.

Variel Ave.

Erwin St.

De Soto Ave.

Topanga Canyon Blvd.

Victory Blvd.



The Q Variel
Apartments
245 Units

The Montecito
Apartments
116 Units

Vela on Ox
Apartments
379 Units

Sofi Warner
Center
224 Units

The Pointe at
Warner Center
136 Units

Triana
Apartments
362 Units

SUBJECT

◆ **WARNER
SQUARE** ◆

Future Rams
Stadium
Development

Vert
Apartments
277 Units

The Kit at
Warner Center
522 Units

Reveal
Apartments
438 Units

Eton at Warner
Center
298 Units

283,478

CARS PER DAY



45,964

CARS PER DAY



35,544

CARS PER DAY



8,928

CARS PER DAY



34,266

CARS PER DAY



43,194

COMBINED
CARS PER DAY



N

Ventura Fwy.

US
101

27

Topanga Canyon Blvd.

Variel Ave.

Victory Blvd.

Canoga Ave.

Vela on Ox
Apartments
379 Units

Essence
Apartments
263 Units

The Pointe at
Warner Center
136 Units

The Q De Soto
Apartments
375 Units

The Montecito
Apartments
116 Units

Sofi Warner
Center
224 Units

SUBJECT
◆ **WARNER
SQUARE** ◆

N

Future Rams
Stadium
Development

Triana
Apartments
362 Units

The Q Variel
Apartments
245 Units

The Kit at
Warner Center
522 Units

Carillon
Apartment Homes
264 Units

Reveal
Apartments
438 Units

Vert
Apartments
277 Units
Bell Warner
Center
395 Units

45,964
CARS PER DAY

8,778
CARS PER DAY

8,928
CARS PER DAY

34,266
CARS PER DAY

43,194
COMBINED
CARS PER DAY

Victory Blvd.

Elara
Apartments
244 Units

44,983
CARS PER DAY

Oxnard St.

Variel Ave.

Erwin St.

Topanga Canyon Blvd.

27

De Soto Ave.





SUBJECT
◆ **WARNER SQUARE** ◆

0.32-MILE AWAY FROM PIERCE COLLEGE



43,194
COMBINED
CARS PER DAY

8,928
CARS PER DAY

34,266
CARS PER DAY

35,544
CARS PER DAY

Variel Ave.

Victory Blvd.

Canoga Ave.

BUILDING RENDERINGS



MIXED USE DEVELOPMENT POTENTIAL - 258 UNITS - WITH GROUND FLOOR RETAIL



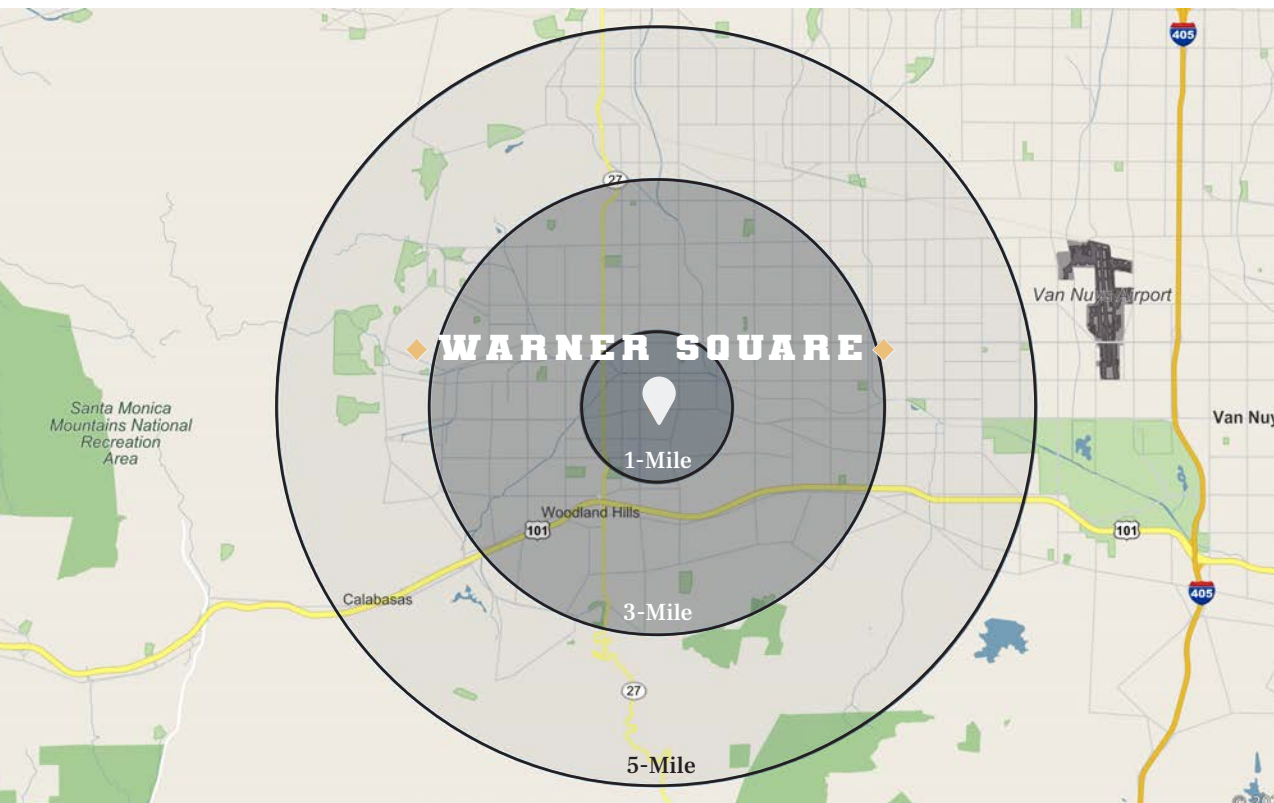


03

LOCATION & MARKET OVERVIEW

CANOGA PARK, CALIFORNIA OVERVIEW

Canoga Park, CA is a vibrant community in the western San Fernando Valley, strategically located near major transportation corridors, including the 101 Freeway and Topanga Canyon Boulevard. The area benefits from its proximity to Warner Center, one of Los Angeles' premier business, retail, and entertainment hubs, as well as popular destinations such as Westfield Topanga and The Village. Canoga Park offers a diverse mix of residential neighborhoods, thriving local businesses, and convenient access to employment centers, making it an attractive location for residents, investors, and businesses alike. Its central location, strong consumer base, and ongoing redevelopment efforts continue to support growth and long-term investment potential.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



430,191
2025 POPULATION



\$129,897
2025 AVERAGE HOUSEHOLD INCOME



\$88,372
TOTAL AVERAGE HOUSEHOLD
RETAIL EXPENDITURE



± 7 Minute Drive
TO WOODLAND HILLS, CA

PALM SPRINGS

134
MILES

LOS ANGELES

27
MILES

SAN DIEGO

147
MILES

FRESNO

211
MILES

SAN FRANCISCO

371
MILES

SACRAMENTO

375
MILES

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	34,585	227,584	436,720
2025 Estimate			
Total Population	33,620	224,162	430,191
2020 Census			
Total Population	33,410	232,077	439,413
2010 Census			
Total Population	27,374	216,937	416,084
Daytime Population			
2025 Estimate	45,674	221,646	434,005
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	15,588	85,683	163,986
2025 Estimate			
Total Households	15,029	84,156	161,138
Average (Mean) Household Size	2.4	2.7	2.7
2010 Census			
Total Households	13,969	81,302	155,819
2010 Census			
Total Households	10,728	74,773	145,905
Occupied Units			
2030 Projection	16,794	89,580	171,280
2025 Estimate	16,171	87,951	168,269
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	19.8%	28.2%	30.2%
\$100,000-\$149,999	18.3%	18.8%	18.6%
\$75,000-\$99,999	14.7%	12.6%	12.2%
\$50,000-\$74,999	14.6%	13.1%	12.8%
\$35,000-\$49,999	8.9%	8.1%	7.9%
Under \$35,000	23.7%	19.1%	18.2%
Average Household Income	\$100,270	\$124,265	\$129,897
Median Household Income	\$79,638	\$100,555	\$106,375
Per Capita Income	\$45,787	\$47,064	\$48,772

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$81,792	\$87,299	\$88,372
Consumer Expenditure Top 10 Categories			
Housing	\$32,568	\$34,125	\$34,516
Transportation	\$13,625	\$14,197	\$14,271
Food	\$11,856	\$12,529	\$12,617
Personal Insurance and Pensions	\$10,767	\$11,453	\$11,578
Entertainment	\$3,606	\$4,024	\$4,103
Apparel	\$2,631	\$2,785	\$2,832
Cash Contributions	\$1,923	\$2,520	\$2,628
Education	\$1,460	\$1,725	\$1,760
Personal Care Products and Services	\$1,056	\$1,198	\$1,224
Alcoholic Beverages	\$679	\$782	\$805
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	33,620	224,162	430,191
Under 20	20.1%	21.7%	21.1%
20 to 34 Years	28.5%	20.6%	19.9%
35 to 39 Years	9.8%	7.6%	7.2%
40 to 49 Years	13.6%	13.6%	13.3%
50 to 64 Years	15.7%	19.8%	20.2%
Age 65+	12.3%	16.8%	18.2%
Median Age	36.0	40.0	42.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	24,742	162,694	314,658
Elementary (0-8)	10.2%	8.9%	7.9%
Some High School (9-11)	4.8%	6.0%	5.6%
High School Graduate (12)	20.7%	18.8%	18.0%
Some College (13-15)	17.0%	18.4%	18.7%
Associate Degree Only	7.9%	8.2%	8.1%
Bachelor's Degree Only	27.2%	26.2%	26.4%
Graduate Degree	12.3%	13.6%	15.3%

LOS ANGELES OVERVIEW

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

ECONOMIC CENTER:

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.

PROMINENT PORT ACTIVITY:

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.

JOB AND POPULATION GROWTH:

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.

ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.

EXCLUSIVELY LISTED BY

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

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◆ WARNER SQUARE ◆

