



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE
SERVICE BEYOND EXPECTATION®



LAND FOR SALE OR BUILD-TO-SUIT LEASE OPPORTUNITY

21340 W. OXNARD ST. WOODLAND HILLS, CA 91367

PLANS & PERMITS IN PLACE FOR ±5,842 SF RETAIL DEVELOPMENT

PRIME WARNER CENTER LOCATION | ADJACENT TO RAMS TRAINING FACILITY

OFFERING MEMORANDUM

PEAK
COMMERCIAL



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21340 W. OXNARD STREET

21340 Oxnard St.

5,842 SF
RETAIL (TO BE BUILT)

STATUS

PLANS & PERMITS
IN PLACE

ZONING

LAWC

LEASE TYPE

NNN

PRICING

TBD
(SALE & LEASE)

Flexible investment or occupancy opportunity—acquire a fully entitled development site or lease a custom-built retail space. Strategically located adjacent to the LA Rams Training Facility and surrounded by significant new residential development.

PREMIER LOCATION



TOPANGA VILLAGE



WESTFIELD TOPANGA



Warner Center Towers



Allison Plaza



Rams New Training Facility

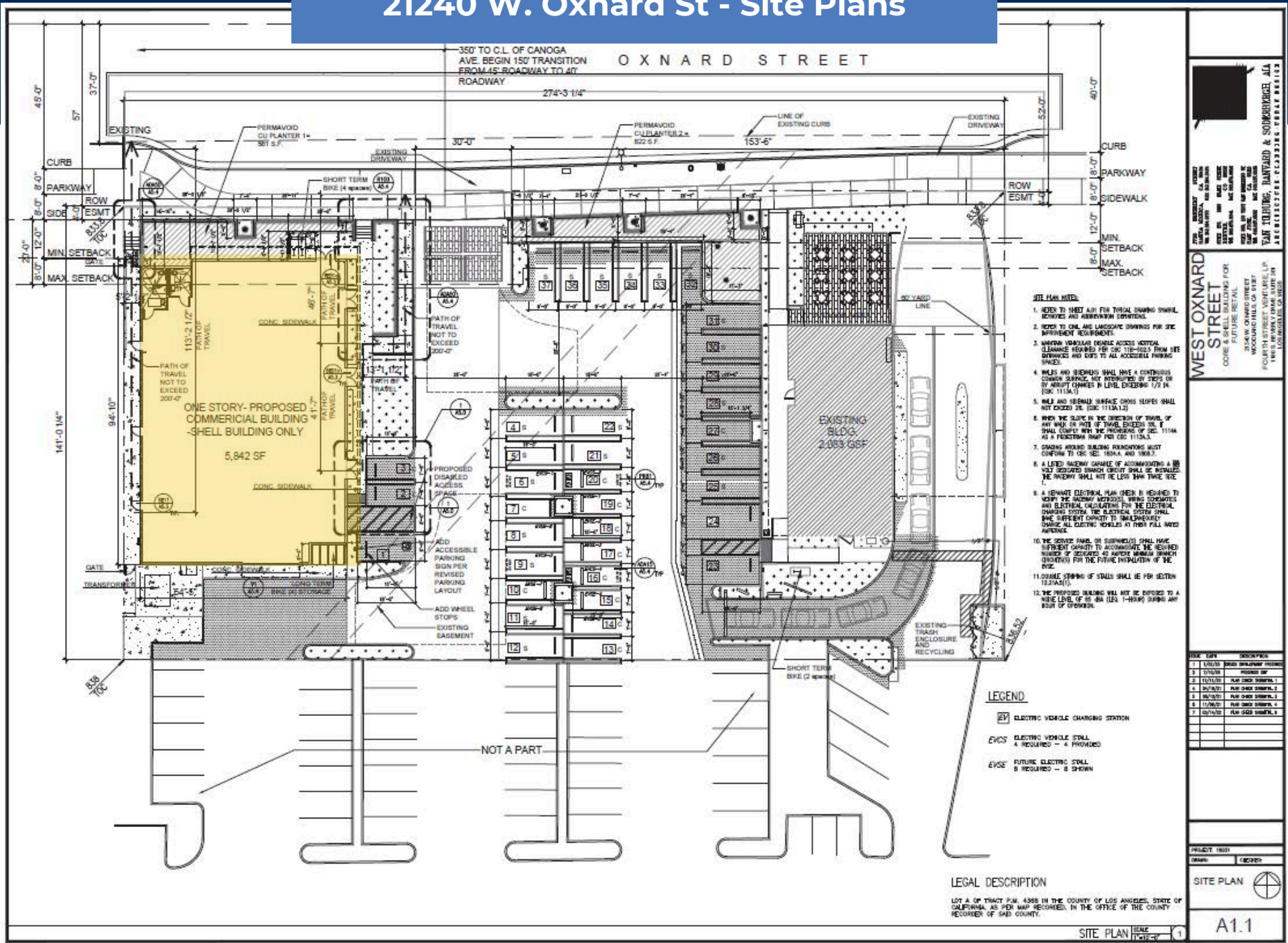
SUBJECT

21340 W. Oxnard St



W. OXNARD STREET

21240 W. Oxnard St - Site Plans



- SITE PLAN NOTES:**
- REFER TO SHEET A01 FOR TYPICAL DRAWING SYMBOLS, REVISIONS AND ABBREVIATION CONVENTIONS.
 - REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENT REQUIREMENTS.
 - WHENVER VEHICULAR DISABLED ACCESS VERTICAL CLEARANCE IS REQUIRED FOR C&G TRAILERS FROM LIFE DRIVeways AND DOORS TO ALL ACCESSIBLE PARKING SPACES.
 - WALKS AND BIWAYS SHALL HAVE A CONTINUOUS CONCRETE SURFACE, NOT INTERRUPTED BY JOINTS OR BY ANY OTHER OBSTACLES IN LEVEL EXCEEDING 1/2\"/>

- LEGEND**
- ELECTRIC VEHICLE CHARGING STATION
 - ELECTRIC VEHICLE STALL
4 REQUIRED - 4 PROVIDED
 - FUTURE ELECTRIC STALL
8 REQUIRED - 8 SHOWN

LEGAL DESCRIPTION
 LOT A OF TRACT P.M. 4388 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

WEST OXNARD STREET
 CORE & SHELL BUILDING FOR FUTURE RETAIL
 1100 W. OXNARD STREET
 40' NORTH STREET VENTURE LLP
 1100 W. OXNARD STREET, SUITE 100
 LOS ANGELES, CA 90015

WEST OXNARD STREET
 CORE & SHELL BUILDING FOR FUTURE RETAIL
 1100 W. OXNARD STREET
 40' NORTH STREET VENTURE LLP
 1100 W. OXNARD STREET, SUITE 100
 LOS ANGELES, CA 90015

REV	DATE	DESCRIPTION
1	11/15/20	ISSUE FOR PERMITS
2	01/15/21	PROVIDE BY
3	11/11/20	PLAN CHECK COMMENTS 1
4	02/10/21	PLAN CHECK COMMENTS 2
5	04/01/21	PLAN CHECK COMMENTS 3
6	11/26/20	PLAN CHECK COMMENTS 4
7	02/17/21	PLAN CHECK COMMENTS 5

PROJECT 18031
 DRAWN BY [] CHECKED BY []

SITE PLAN

SITE PLAN SCALE 1"=30'-0"

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

Motion Picture & TV Country House

Woodland Hills Country Club



VICINITY MAP



Keyboard shortcuts | Map data ©2024 Google | Terms | Report a problem

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



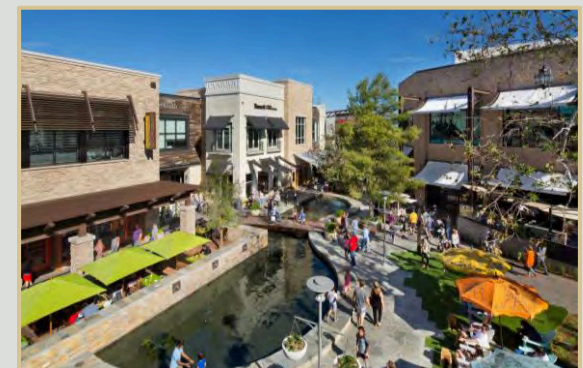
WESTFIELD'S PROMENADE 2035 Estimated \$1.5 billion capital infusion



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



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.

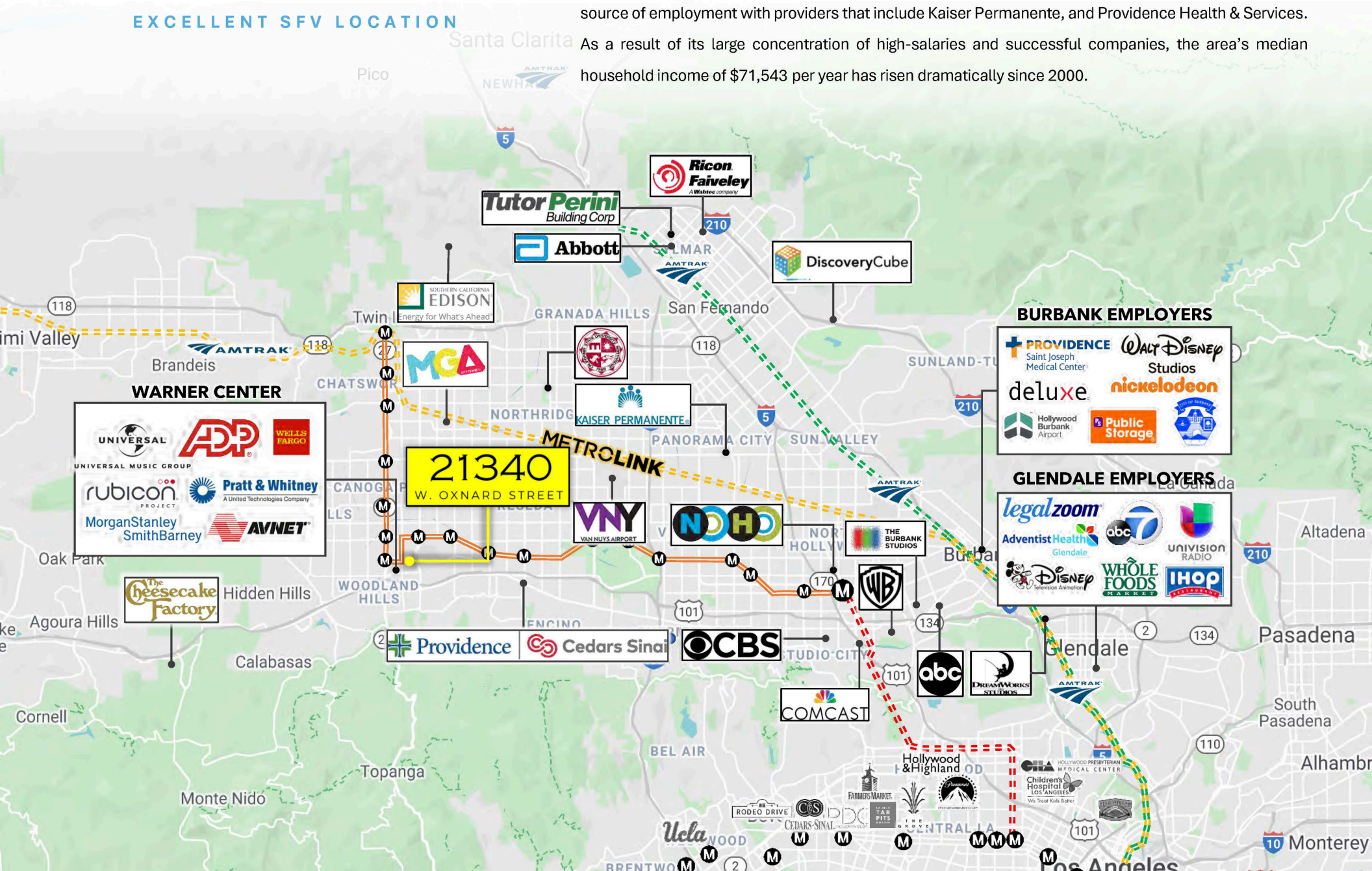


SAN FERNANDO VALLEY

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

CANOGA AVENUE



Starbucks

SUBJECT
21340 W. Oxnard St



Chevron



21340W. OXNARD ST. WOODLAND HILLS, CA 91367

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