

# 21340

## W. OXNARD STREET

WOODLAND HILLS, CA 91367

11,000 SF OF VACANT LAND

NEXT TO NEW RAMS FACILITY



Warner Center  
Corporate Park

Campus  
At Warner Center

NEW - 5500 Canoga  
647 Units | Senior Housing

The Met  
At Warner Center

TheZenith



NEW - The Alcove  
301 Affordable Units



SUBJECT  
21340 W. Oxnard St

Bank of America



W. OXNARD STREET

CANOGA AVENUE



FEDER & ASSOCIATES  
COMMERCIAL REAL ESTATE

PEAK  
COMMERCIAL

Ideally set for charging  
station tenant

# 21340 W. OXNARD STREET

## WOODLAND HILLS, CA 91367



**RON FEDER**  
**PRESIDENT**  
**(818) 222-0404**  
**Rfeder@rjfeder.com**  
DRE # 00983855



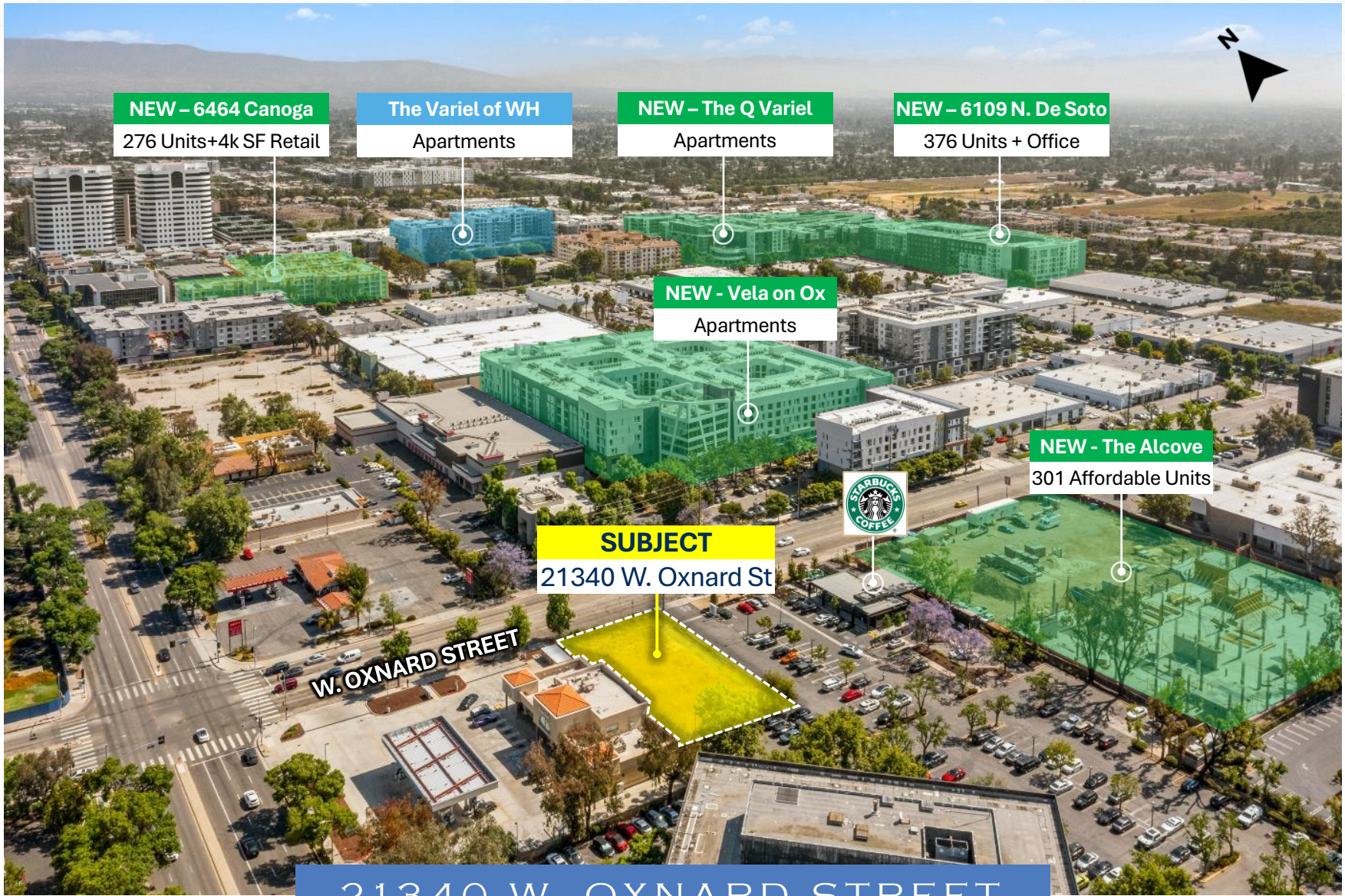
### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and should not be made available to any other person or entity without the written consent of Peak Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Peak Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

### NON-ENDORSEMENT NOTICE

Peak Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Peak Commercial, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Peak Commercial, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DESIGN BY CRESC



**NEW – 6464 Canoga**  
276 Units+4k SF Retail

**The Variel of WH**  
Apartments

**NEW – The Q Variel**  
Apartments

**NEW – 6109 N. De Soto**  
376 Units + Office

**NEW - Vela on Ox**  
Apartments

**NEW - The Alcove**  
301 Affordable Units

**SUBJECT**  
21340 W. Oxnard St

**W. OXNARD STREET**

**21340 W. OXNARD STREET**

**11,000**

LOT SF

**\$15,000**

PER MONTH  
GROUND LEASE

**NNN**

LEASE TYPE

**LAWC**

ZONING

# PREMIER LOCATION



Warner Center Towers

Allison Plaza

TOPANGA VILLAGE

EDDIE BAUER J. Jill  
Sur la table FABLETICS  
Crate&Barrel Il Fornaio  
REI CO-OP COSTCO WHOLESALE

WESTFIELD TOPANGA

JIMMY CHOO BOSS HUGO BOSS LV  
Cartier ALDO  
Neiman Marcus AMC THEATRES  
macy's Target  
NORDSTROM

BEST BUY LAIFITNESS

Saba Fifth Avenue OFF 5TH NORDSTROM rack

THE POINTE CLUB GOLF CENTER

EQUINOX

LA

Rams New Training Facility

EL TORITO Mexican Grill

ARCO

StorQuest SELF STORAGE

Chevron

GOETZMAN GROUP

**SUBJECT**  
21340 W. Oxnard St

STARBUCKS COFFEE

W. OXNARD STREET



**SUBJECT**  
21340 W. Oxnard St



Ideally set for charging  
station tenant

- Next to the new Rams facility project
- 11,000 SF of Prime Vacant Land, ideal for EV charging stations
- Proximity to Warner Center, a major business and entertainment hub
- Excellent public transportation links via the Orange Line Busway
- Easy access to the 101 Freeway for seamless connectivity
- Growing Market Demand: The EV market is expanding rapidly as more consumers and businesses transition to electric vehicles
- Over 17.5 million square feet of commercial space within the Warner Center
- 2,000 ± Acres of master-planned office, retail and “lifestyle” residences
- By 2035 more than double the jobs from 40,000 to 89,000 which would potentially result in an annual net absorption of over 230,000 square feet a year

# 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               |
| Woodland Hills Country Club | Motion Picture & TV Country House |



# VICINITY MAP



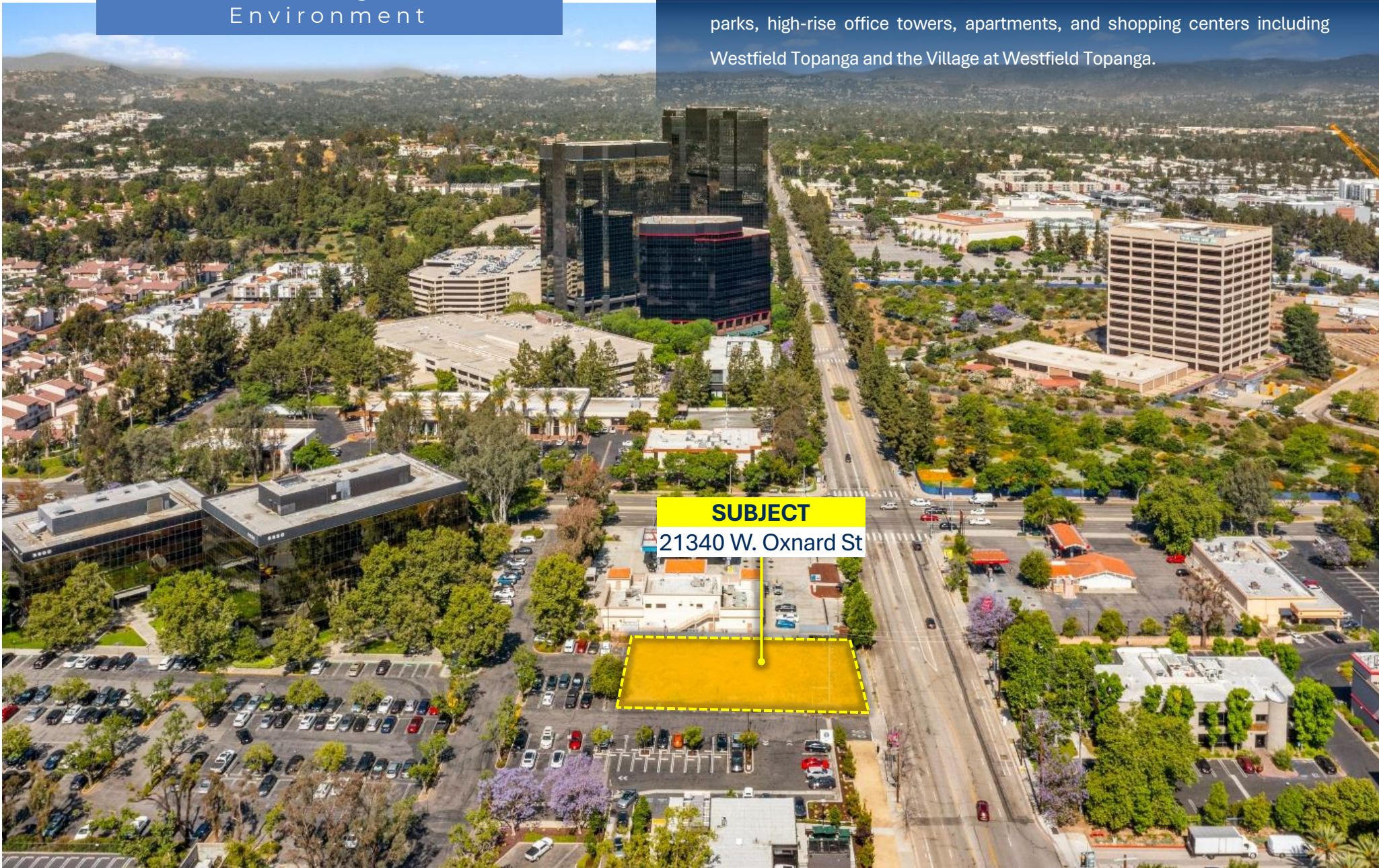
Google

Keyboard shortcuts | Map data ©2024 Google | Terms | Report a map error

# 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

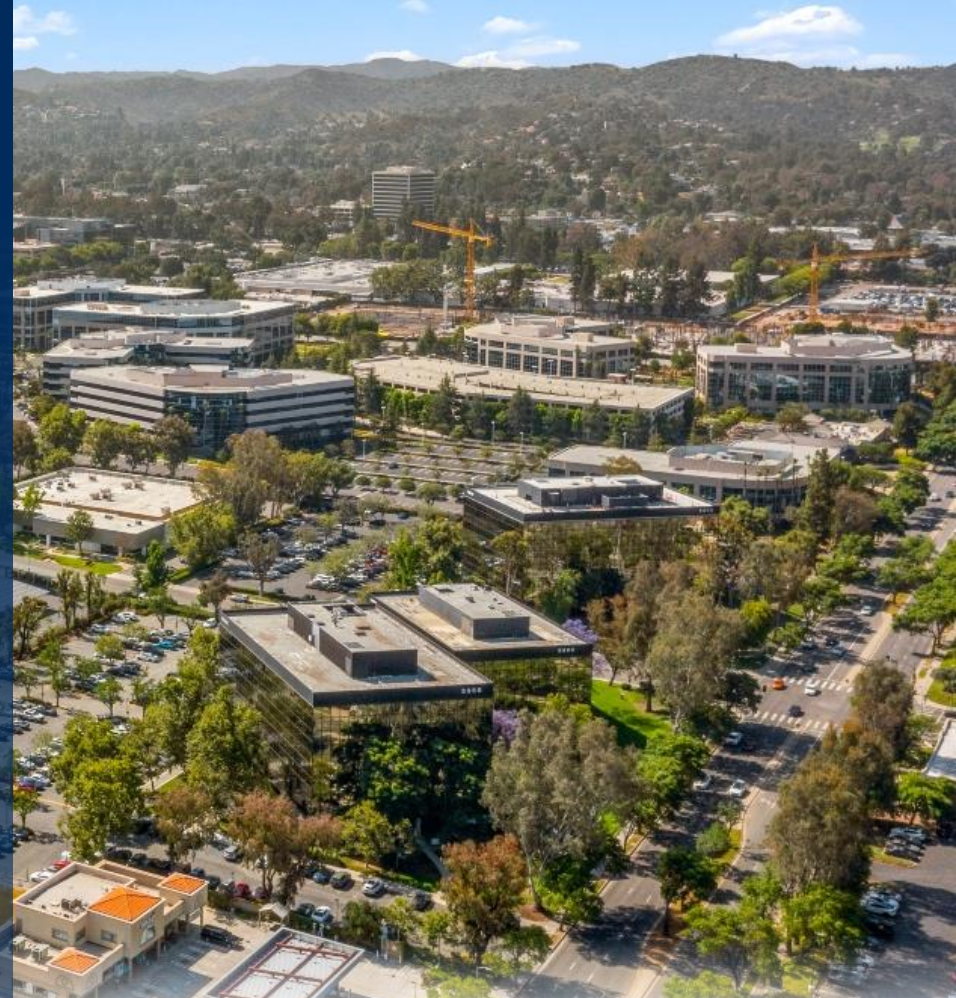
\$5B

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



**SUBJECT**  
21340 W. Oxnard St

# 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.

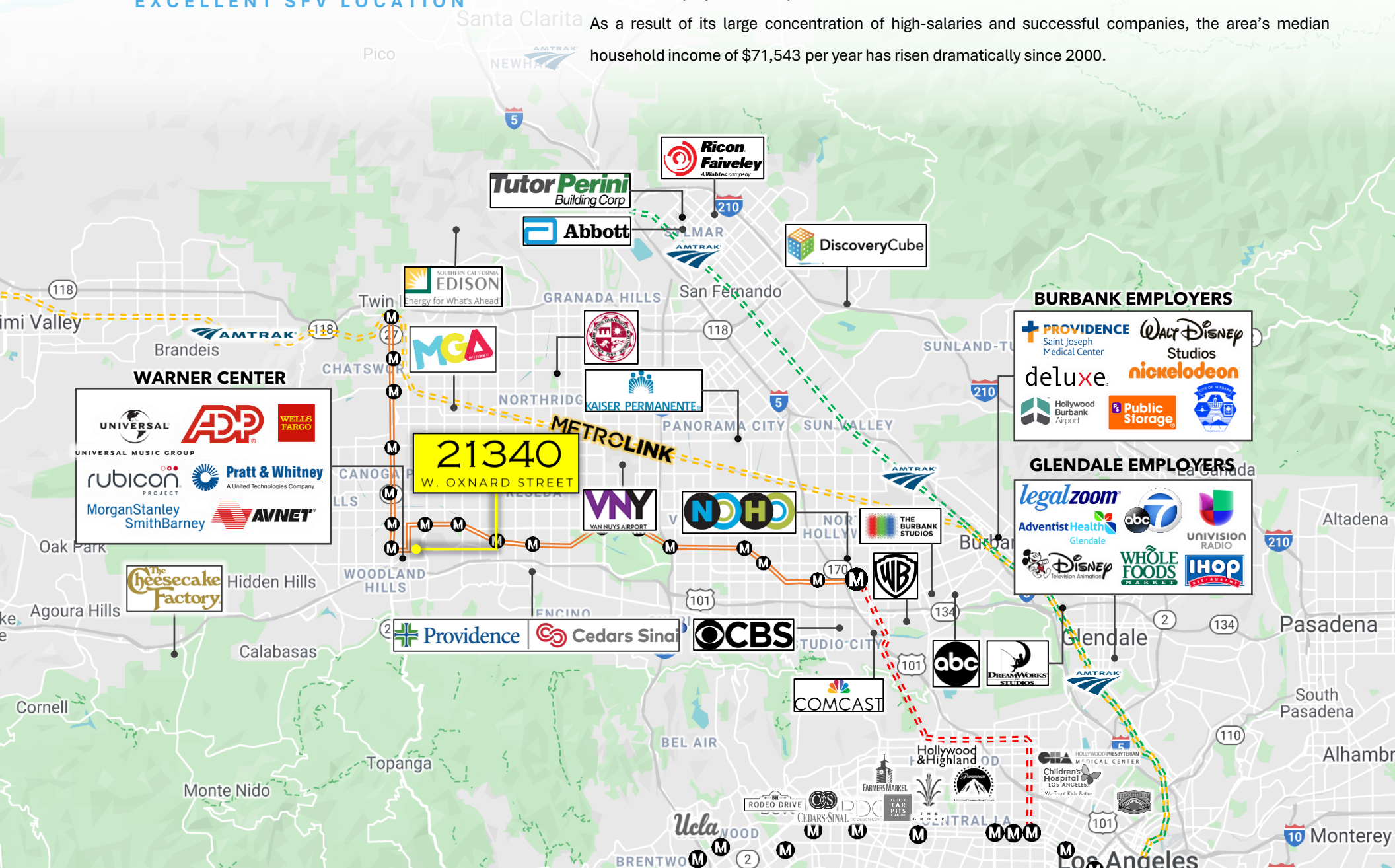


**SAN FERNANDO VALLEY**

# 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



Warner Center  
Corporate Park

TheZenith

NEW - The Alcove  
301 Affordable Units



CANOGA AVENUE

SUBJECT  
21340 W. Oxnard St



21340

W. OXNARD STREET

WOODLAND HILLS, CA 91367

**RON FEDER**

**PRESIDENT**

**(818) 222-0404**

**Rfeder@rjfeder.com**

DRE # 00983855



FEDER & ASSOCIATES  
COMMERCIAL REAL ESTATE

**PEAK**  
COMMERCIAL

DESIGN BY CRESC