



**ERWIN**





**As the exclusive advisor, Westcord is delighted to present you with the unique opportunity to either lease or acquire the fee simple interest in 21725 Erwin St, Woodland Hills, CA.**

This property, strategically situated at the heart of Warner Center, holds a pivotal role in the city's upcoming development. It boasts convenient access to various amenities, such as the Westfield Village, now owned by the Kroenke Group, as well as the upcoming mixed-use development by the Los Angeles Rams, which will feature their new practice facilities.

Positioned strategically within the confines of the Warner Center 2035 Plan's Downtown District, this property proves to be a prime choice for both businesses and investors. For investors, the property's zoning regulations are a standout feature, allowing for unrestricted height limits. This opens doors to a truly exceptional development opportunity that sets it apart from the rest. On the other hand, for businesses, the zoning within the Downtown District is incredibly flexible, catering to a wide spectrum of potential uses. This adaptability is invaluable, as it ensures that the property can seamlessly accommodate various business ventures. Moreover, its strategic proximity to existing and forthcoming mixed-use developments provides a competitive edge. Businesses can harness the energy of this evolving landscape to foster growth, engage with an evolving customer base, and thrive in a dynamic, bustling environment. In conclusion, 21725 Erwin St, Woodland Hills, CA, is an unparalleled opportunity for growth and success, offering both businesses and investors a canvas where dreams can take root and thrive. Don't miss your chance to be part of the exciting journey in this dynamic community.



# THE OFFERING



# FOR LEASE OR FOR SALE

LEASE RATE  
**\$3.75 NNN (NNN = ± \$0.27)**

PURCHASE PRICE  
**\$12,500,000 (\$607/RSF)**

SQUARE FOOTAGE  
**± 20,600 RSF**

LOT SIZE  
**± 0.91 AC**

SALE TYPE  
**OWNER/USER, INVESTMENT,  
REDEVELOPMENT**

# AREA OVERVIEW 1

WARNER CENTER TOWERS



THE HYATT



FUTURE LA RAMS DEVELOPMENT AND PRACTICE FACILITY

ERWIN ST

OWENSMOUTH AVE



21725  
ERWIN ST

# AREA OVERVIEW 2

WESTFIELD TOPANGA MALL



FARMERS PLAZA



WARNER PREMIER



THE TRILLIUM



WESTFIELD VILLAGE



21725 ERWIN ST

TOPANGA CANYON BLVD

34,612 CPD

ERWIN ST

10,350 CPD



SQUARE FOOTAGE

± 20,600 RSF

YEAR BUILT

1978

TENANCY

SINGLE

YEAR RENOVATED

2023

ZONING

LAWC

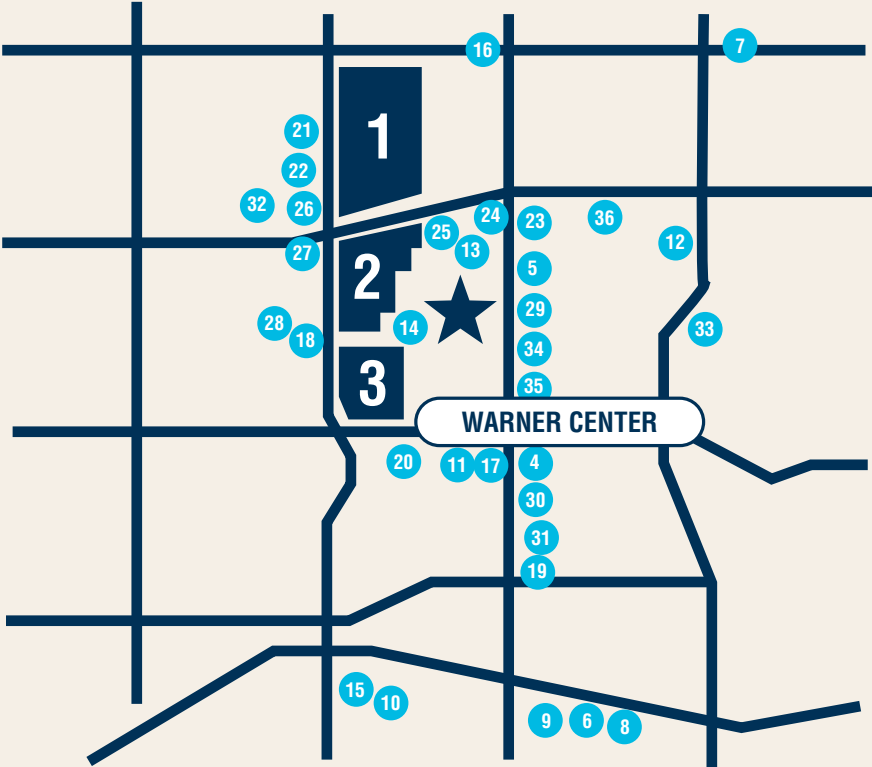
LOT SIZE

± 0.91 AC (±39,574 SF)

# PROPERTY DETAILS

SINAGE  
AVAILABLE

# TENANT MAP



**1 WESTFIELD TOPANGA**

- Bazille
- Blaze Pizza
- Cheesecake Factory
- California Pizza Kitchen
- Panda Express
- Apple
- Burberry
- Gucci
- Guess
- Louis Vuitton
- Tiffany & Co.
- Macy's
- Nordstrom
- Meiman Marcus
- Sephora
- Adidas
- Aldo
- Zara
- Anthropologie
- Michael Kohrs

**2 THE VILLAGE**

- Il Forni
- Cava
- EMC Seafood & Raw Bar
- Eureka
- Katsuya
- Larsen's
- Joey Woodland Hills
- Panera Bread
- Tender Greens
- Rei
- Crate & Barrel
- Sur La Table
- Varga
- Athleta
- Burke Williams Day Spa
- UCLA Health
- Costco
- 24 Hour Fitness
- Wells Fargo
- Lucille's Smokehouse BBQ
- Charles Schwab
- Veggie Grill

**3 THE PROMENADE**

- PF Chang's
  - Ruth's Chris Steak House
  - Corner Bakery
  - Maggiano's Little Italy
  - AMC Theatres
- HOTELS**
- 4 Warner Center Marriott
  - 5 Hilton Woodland Hills
  - 6 Courtyard Woodland Hills
  - 7 Canoga Hotel
- GROCERY**
- 8 Trader Joe's
  - 9 Whole Foods
  - 10 Sprouts Farmers Market
- FITNESS CENTERS**
- 11 Equinox
  - 12 Zoo Culture
  - 13 LA Fitness
  - 14 Cardio Barre
  - 15 Orangetheory Fitness
  - 16 CrossFit Woodland Hills

**FINANCIAL INSTITUTIONS**

- 17 Bank of America
- 18 Citibank
- 19 Comerica Bank
- 20 City National Bank
- 21 Chase Bank
- 22 US Bank

**RESTAURANTS**

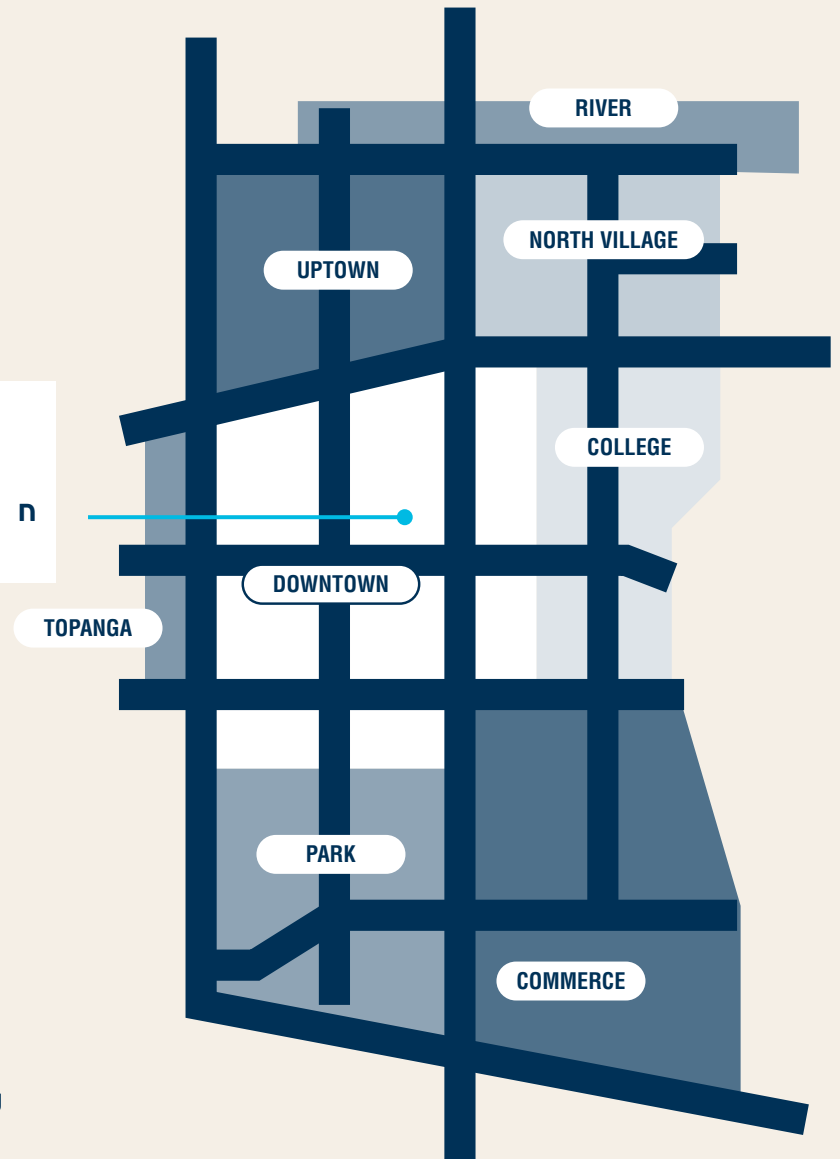
- 23 BJ's Restaurant & Brewhouse
- 24 Chipotle
- 25 Panini Kabob Grill
- 26 Dog Haus
- 27 Fleming's Prime Steakhouse
- 28 Hook Burger
- 29 Morton's The Steakhouse
- 30 The Stand
- 31 Baja Fresh
- 32 Shake Shack
- 33 Ty's Vean Soulfood
- 34 El Torito
- 35 Tomoya Sushi & Izaka
- 36 Pascal Patisserie & Cafe



# 2035 PLAN



The Warner Center 2035 Plan (WC 2035 Plan) embodies a well-thought-out strategy for managing growth that addresses the housing, job, and service needs of the broader community while prioritizing sustainability and reduced car dependency. This involves promoting walkability, enhancing public transportation, and establishing safe bike lanes to transform Warner Center into a Transit-Oriented Community. The plan covers an approximately 1,100-acre area designated as the City of Los Angeles Regional Center, encouraging infill development, offering flexibility for developers to align projects with the community, and endorsing green building standards. Developed through an inclusive eight-year process involving diverse community input, the plan enjoys widespread support for its approved vision.







# DOWNTOWN DISTRICT OVERVIEW

[CLICK FOR 2035 PLAN](#)



Downtown District Overview: The Downtown District is bounded by Victory Boulevard to the north, Califa Street to the south, Topanga Canyon Boulevard to the west, and a north-south line located between and parallel to Canoga Avenue and Variel Avenue to the east. Capitalizing on the District's close proximity to the Orange Line's Warner Center Transit Hub at Owensmouth, a broad mix of land uses and Publicly Accessible Open Space. This District is Warner Center's primary employment and entertainment center providing a mix of restaurant and specialty retail uses that will attract office workers during the day and area residents and families in the evenings and on weekends. New pathways and New Streets are expected to improve automotive and pedestrian circulation within the District and bring destinations closer together.

- **A base maximum FAR of 5.0:1 is permitted for all lots within Downtown District**
- **All Projects shall be permitted an unlimited building height**
- **For any project that has a residential component, the floor level of the highest residential dwelling unit must be at least 100 feet above the adjacent grade.**
- **No ground floor residential units are permitted.**
- **Link to downtown district portion of Warner Center 2035 Plan (pages 41-46) 6.1.2.3**

# THE HAPPENING

The past few years has created quite a buzz in the Warner Center area. There have been 38 sale transactions that have occurred since 2020 in the Warner Center Area. The ones that have caught the most attention are the three acquisitions by The Kroenke Group which includes the old Topanga Promenade, The Warner Landmark, and The Topanga Village. With only few plans being released for the Ram's practice facility, there is ton's of speculation on what will be developed on both the old Topanga Promenade site and the remaining area on The Warner Landmark site.

The majority of new developments in the area have been around mixed use developments consisting of retail on the ground floor with apartments above. There are still a handful of new mixed use developments in the works, but majority of the attention is on what will The Kroenke Group build on the over 60 acres they have to develop between Topanga and De Soto. The properties within the proximity of these future developments pose a great opportunity for Tenant's, owner users, or investors to get in on the action before it is too late.



# RAMS



## TEMPORARY RAMS TRAINING FACILITY



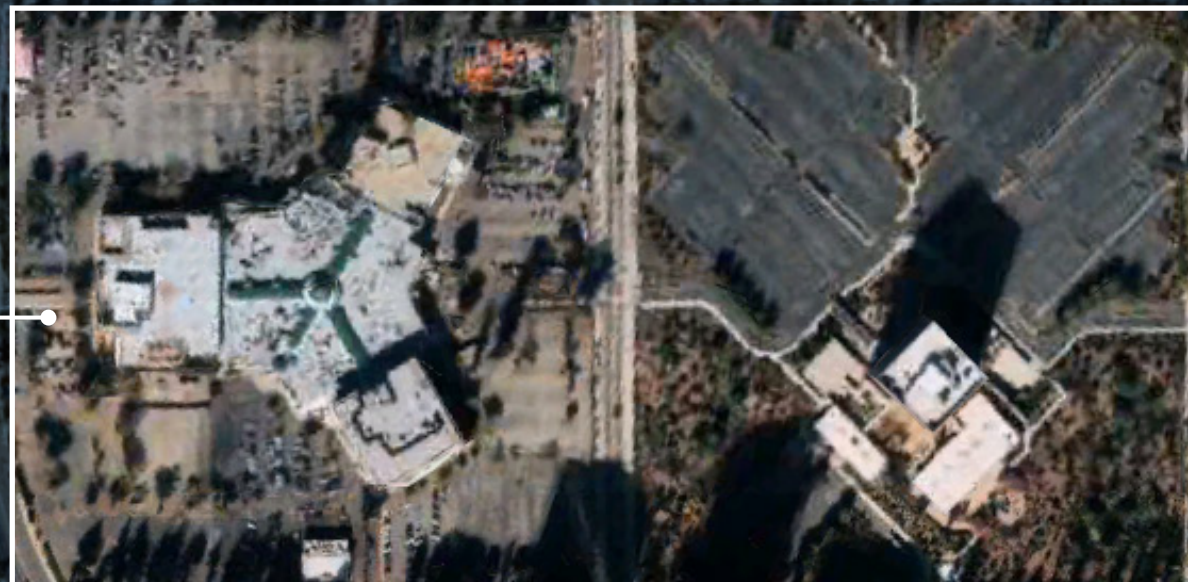
Stan Kroenke, owner of the Los Angeles Rams, launched his Warner Center master redevelopment plan with the initial intention of relocating the LA Rams practice facility. This began with the acquisition of the 34-acre former Westfield Promenade for approximately \$150M in 2022 and the adjacent Anthem site. This year, Kroenke expanded his presence by acquiring the Westfield Topanga Village - outdoor lifestyle mall - for \$325M. The community expects that Kroenke will be taking over Westfield's former 2035 Plan, a \$1 billion vision to build 1,432 apartment units, a 28-story office tower, two hotels with 572 rooms and a 10,000-seat entertainment and sports center for the Los Angeles Rams. The transactions have set off speculation that Kroenke is considering building an entertainment district similar to the Dallas Cowboys complex in Frisco, Texas.

# RAMS



Owned by  
Kroenke

**THE VILLAGE**



Owned by  
Kroenke

**FUTURE  
MIXED-USE  
DEVELOPMENT  
AND LA RAMS  
PRACTICE**

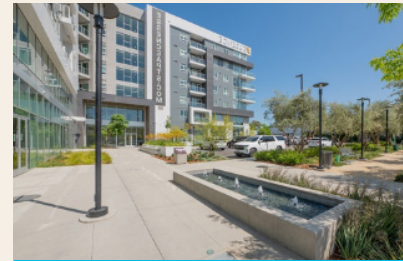
## DELIVERED PROJECTS



Q ON VARIEL



HOME2SUITES



ESSENCE

## UNDER CONSTRUCTION



WISTERIA



Q DE SOTO



6400 CANOGA

The Majority of the developments happening in the Warner Center area over the last few years have been a combination of Mixed-Use Projects, Senior Housing Developments, and Hospitality Developments. Some of the notable projects that have been completed in these sectors include the two Q properties on Variel Ave and Topanga Blvd, with a third under construction on De Soto Ave. A handful of other notable completed projects include the Home2 Suites on Oxnard Blvd, and Essence on Variel Ave. One of the biggest projects already under construction is the high rise property at 6400 Canoga Ave. This project will see an additional 650 units added to the area and be the first of the high rise apartment developments in Warner Center.

10

Projects Delivered Since 2020

2,590

Number of Units Added Since 2020

11

Proposed Projects

4,988

Number of Proposed Units

6

Projects Under Construction

1,915

Number of Units Under Construction

# PROJECTS

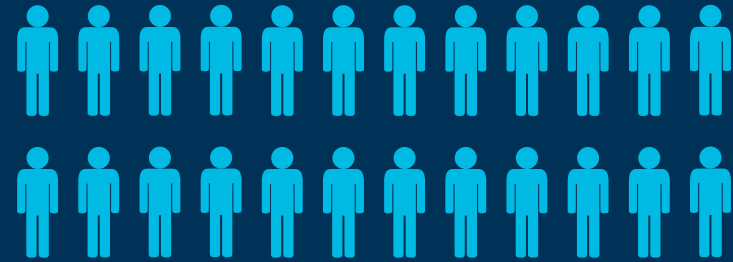
20



54%  
OWNER OCCUPIED HOUSEHOLDS

23

46%  
RENTER OCCUPIED HOUSEHOLDS



42,169  
POPULATION



\$96,973  
AVG HOUSEHOLD INCOME

\$77,176  
MEDIAN HOUSEHOLD INCOME

# DEMOGRAPHICS



# WOODLAND HILLS

Woodland Hills is a prosperous community in the San Fernando Valley's southwestern area, nestled between Calabasas to the west and Tarzana to the east. This strategic location offers residents swift access to Los Angeles' prime business zones, like Tarzana, Warner Center, Hollywood, Downtown Los Angeles, Universal City, and the Tri-Cities. Local amenities abound, from a diverse selection of dining and entertainment venues to shopping centers, schools, parks, and recreational areas. Additionally, the extensive Ventura Boulevard, an 18-mile commercial stretch in

the San Fernando Valley, boasts an impressive lineup of businesses. The area takes pride in the Warner Center, a vast and meticulously planned commercial hub dubbed the San Fernando Valley's business heart. This center comprises a mix of office spaces, skyscrapers, residences, and shopping precincts, including the expansive Westfield Topanga Mall and the outdoor experiential center - The Village. Warner Center's evolution has also seen the rise of upscale apartment complexes, making it a vibrant area to live, work, and socialize.



**ERWIN**

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

## LISTED BY

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