

**FOR SALE | FREE-STANDING OFFICE BUILDING AVAILABLE FOR OWNER/USER**

**WOODLAND HILLS, CA** 23067 VENTURA BOULEVARD



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# 23067 VENTURA BOULEVARD WOODLAND HILLS CA

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## SECTION I PROPERTY OVERVIEW & SPECIFICATIONS

# PROPERTY OVERVIEW & SPECIFICATIONS

## 23067 VENTURA BOULEVARD WOODLAND HILLS CA

### THE OFFERING

<b>Sale Price</b>	\$5,000,000
<b>Address</b>	23067 Ventura Boulevard Woodland Hills, CA 91364
<b>Property Type</b>	Multi-Tenant Office Building Available for an for an Owner-User
<b>Assessor's Parcel Number</b>	2042-012-057

### SITE DESCRIPTION

<b>Gross Building Area</b>	14,698 Square Feet
<b>Parcel Size</b>	20,400 (±170' x 120')
<b>Zoning</b>	LAC1
<b>Parking</b>	26 Surface Parking Spaces
<b>Access</b>	Street level walk in from Ventura Blvd. Car access to parking lot from Ventura Blvd. Metered street parking in front of the building.

### PROPERTY DETAIL

<b>Year Built</b>	1979
<b>Exterior Construction</b>	Masonry
<b>Roof</b>	New roof in 2011 & 2012

### PROPERTY DETAIL

<b>Number of Floors</b>	Two (2)
<b>HVAC</b>	Package units
<b>Water &amp; Power</b>	LA DWP
<b>Gas</b>	SoCal Gas Company
<b>Restrooms</b>	Five (5)
<b>Walkability Score</b>	61
<b>Building Height</b>	24 Feet



## PROPERTY OVERVIEW & SPECIFICATIONS highlights

# 23067 VENTURA BOULEVARD WOODLAND HILLS CA

- **LOCATION:** The Property benefits from being located in the heart of the West San Fernando Valley, well located directly near the 101 freeway and Topanga Canyon Blvd. Situated on a prime stop of the Valleys main thoroughfare Ventura Boulevard. Surrounded by affluent residential areas and affordable housing. Minutes to Warner Center, which host world class dining, shopping and new mixed use projects.
- **MARKET CONDITIONS:** The West San Fernando Valley is experiencing record low vacancy rates for office.
- **GET IT WHILE YOU CAN:** First time on the market in over 16 years. Rare small free-standing office with covered parking.
- **WALKABILITY:** Score of 61. Walking distance to residential, banks, and restaurants. Ventura Boulevard serves as the main thoroughfare of the valley.

### PROPERTY HIGHLIGHTS

- Owner/Users can take advantage of attractive SBA financing.
- Property can be delivered vacant
- Building identity available
- Good visibility and access
- Prestigious Ventura Boulevard location
- Immediate access to the 101 Freeway

### VALUE ADD AND OWNERSHIP BENEFITS

*Users who occupy over 50% of the building, taking advantage of attractive financing and pride of ownership.*

*Well below market rents with short term tenants allow for increased rent potential. Also with ability to charge for parking provides for increased rental income and building value appreciation.*

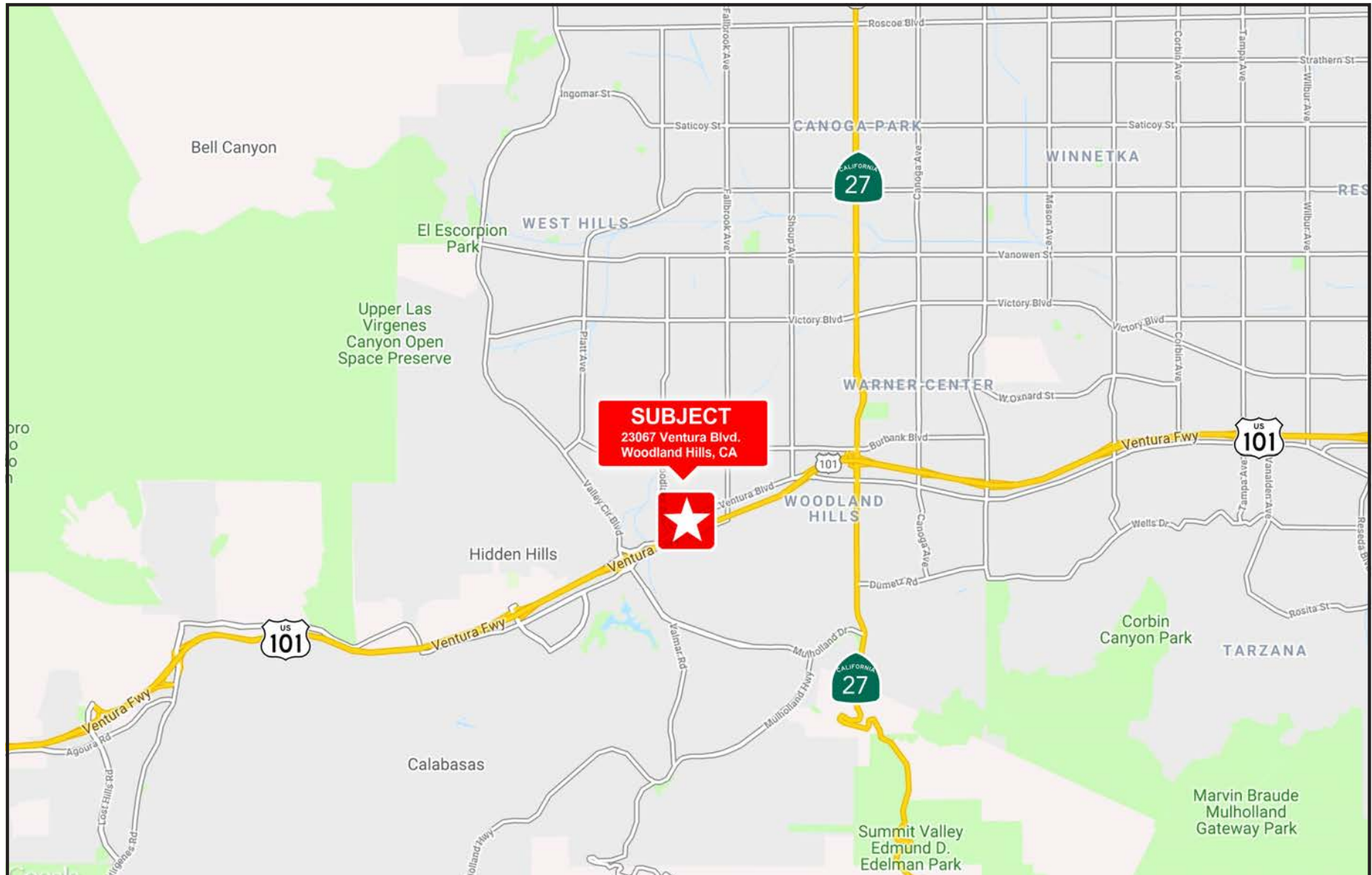
*Centralized location surrounded by retail amenities, other businesses and transportation points  
(freeways, bus stops, etc.)*

PROPERTY OVERVIEW photos

23067 VENTURA BOULEVARD WOODLAND HILLS CA



**23067** VENTURA BOULEVARD **WOODLAND HILLS CA**



# 23067 VENTURA BOULEVARD WOODLAND HILLS CA



- Street Frontage** ±100 feet along Ventura Blvd
- Location/Shape** Mid-block / Rectangle
- Ingress/Egress** Egress from south side of Ventura Blvd
- Freeway Access** One (1) block from the 101 freeway southbound on/off ramp at Shoup Ave and .3 miles from Topanga Canyon Blvd
- Block Location / Shape** Rectangular Lot

23067 VENTURA BOULEVARD WOODLAND HILLS CA



23067 VENTURA BOULEVARD • LOCAL AMENITIES

- |  |  |  |
|--|--|--|
| <p>1. Bristol Farms • CVS • <a href="#">McDonald's</a><br/><a href="#">The Boiling Crab</a> • Lash Beverly Hills<br/>Fazio Cleaners • <a href="#">Jamba Juice</a><br/><a href="#">Health Nut</a> • Regency Salon Studios<br/><a href="#">East Coast Bagel</a> • <a href="#">Starbucks</a><br/><a href="#">Sushi Planet</a> • Bank of America<br/>Supercuts • <a href="#">Maria's Italian Kitchen</a><br/>Wells Fargo • Sherwin Williams<br/><a href="#">Blu Jam Cafe</a> • FedEx • Goodwill<br/><a href="#">Taco Bell</a></p> <p>2. Loan America • Trinity Insurance<br/>State Farm • Allstate • GWay Fitness<br/>Dance Dimensions Performing Arts<br/>Center • Speech and Language Center<br/>Shell Gas • Artificial Grass Liquidators</p> <p>3. Gaspar Insurance • Glamour Nails<br/>Pourmehr Insurance • Southwest<br/>Financial Group • Doctor • Bowlero</p> <p>4. Green Sales • Silver Mine Motors<br/>Klorman Construction • Stixx Cigar<br/>Lounge • Vorzimer Masserman</p> | <p>4. (cont.) Auto Alliance • Reliable Medical<br/>Supply • WH Auto Service West<br/><a href="#">Shalimar Cuisine of India</a></p> <p>5. Foot Massage • Tippiie Toe's Beauty<br/>Lounge • <a href="#">JJ Sullivan's Irish Pub</a><br/>Body Art Studio • <a href="#">The Local Peasant</a><br/>Fine Wine &amp; Cigars • <a href="#">Shanghai Bistro</a><br/>Realtor • AmeriStar Financial<br/>Overnight PC &amp; Mac Repair</p> <p>6. We Rock the Spectrum Children's Gym<br/>Topanga Pizza • Crown Discount<br/>Beauty Supply • Anthem Blue Cross<br/>Allure Flowers &amp; Gifts • Ventura Nails<br/>Sugar Free Markets • Val Surf<br/>Enterprise Rent-A-Car • 7-11<br/>Coastline Motorsport • Bank of America</p> <p>7. Spark Electrical Service<br/><a href="#">Adagio Ristorante</a> • Discount Carpet<br/>Guarachi Wine Partners • MNR Coop<br/>Valley Oak Flooring • <a href="#">Bobby's Coffee<br/>Shop</a> • <a href="#">Mom's Favorite Fudge</a></p> | <p>7. (cont.) Professional Parters Group<br/>Computer Mate • State Farm<br/>Printing Zone</p> <p>8. American Legion • <a href="#">Brandywine</a><br/>Surfboards by Kennedy<br/>Christian Science Reading Room<br/>Ory's Hardwood Floors<br/>Speedy Appliance Service<br/>David Kaye Books • <a href="#">Nat's Coffee Shop</a><br/>The Water Whisperer Swim School<br/><a href="#">Anarbagh</a> • Carpet Concourse Design<br/>Center • The Headline Salon</p> <p>9. <a href="#">Exotic Thai Cafe</a> • Top Nails<br/>Vape Shop • De Light Ville • Massage<br/>Castle Draperies • The Phone Spa<br/>Liquor Store • West Hills Blue Print<br/>3D Woodland Hills • Cig Star 3<br/>Brake Land • Boulevard Electric Supply<br/>Wheel World Bicycles • Green Awning<br/>Collective • Lisa M Clothing • Godiva's<br/>Secret Wigs • Castle Shower Doors</p> |
|--|--|--|

RESTAURANT/DINING

10. Smart & Final Extra  
Holiday Inn Express & Suites  
California Capital Mortgage  
[The Habit](#) • [Jersey Mike's Subs](#)  
The Postal Place • HipZee  
Entertainment • Union Square Media  
Golden Shears Grooming • Baron's  
Sewing Center • [Domino's Pizza](#)  
[Wendy's](#) • Super A Cleaner  
Alice's Nails
11. [Jack in the Box](#) • Sports Ltd.  
Sneakerland • Woodland Hills Wine Co.  
[Todo Bien Kitchen](#) • Dentist  
Urgent Care • Selective Esthetics



# PROPERTY OVERVIEW area amenities

## 23067 VENTURA BOULEVARD WOODLAND HILLS CA



## SECTION II MARKET OVERVIEW

## MARKET OVERVIEW location overview

# 23067 VENTURA BOULEVARD WOODLAND HILLS CA

**Woodland Hills**, a suburban community at the western end of the San Fernando Valley, is among the fastest growing markets in the city of Los Angeles.

The community spans 15 square miles and includes Warner Center, a business and transportation hub for the San Fernando Valley, as well as a lively commercial district that runs along Ventura Boulevard and houses every type of retail establishment from car dealerships to restaurants, groceries, bakeries, yoga and fitness studios, beauty salons, banks and other services from insurance to dry cleaners and shops that sell apparel, furniture and everything in between.

The Ventura (101) Freeway taking commuters east and west, is easily accessible from many points in Woodland Hills, as is Topanga Canyon Boulevard, which traverses the Valley from north to south, running all the way to Malibu. Some years ago, city officials designated Warner Center as a transit hub and established the Orange Line, a rapid transit busway operating between Chatsworth and North Hollywood where it connects to the Metro Red Line subway system and downtown Los Angeles.

Woodland Hills' population of 76,848 residents is comprised mainly of educated professionals. Nearly half of adult residents have a bachelor's degree or higher and the median household income is \$98,000.

The majority of residents (63 percent) are homeowners, however that is changing as development focused in Warner Center brings ever greater numbers of apartment units to the area.

The passage of the Warner Center Specific Plan 2035 established a blueprint to balance housing, jobs and services within a walkable community and sent developers into the community in force. Today, about 5,000 apartment units are in planning or underway. Most of these developments include ground floor retail. Additionally, Mall of America has acquired a 46-acre site with plans to redevelop the former home of Rocketdyne and the owners of Westfield Promenade are planning a \$1.5 billion overhaul of the center that will include 1,430 apartment units, a hotel, retail shops and a 15,000-seat entertainment center.

These efforts are certain to enhance what is already an amenity-rich neighborhood that has earned a Walk Score of 81. Woodland Hills enjoys a vast selection of restaurants serving everything from Mediterranean to vegan dishes

and steak houses. It offers all the major grocery chains including Ralphs, Vons, Whole Foods, Sprouts and Smart & Final; a Costco and major department stores including Target, Macys, Nordstrom and Neiman Marcus; Home Depot; fitness facilities from Equinox to independents and a number of hotels.

The office market, which includes the Tarzana/Woodland Hills submarkets and Warner Center, contains more than 11 million square feet. Among the corporate tenants are Anthem Blue Cross, Blackline Inc., B. Riley Financial, Inc., Northrop Grumman, Health Net, Inc. and Viking Cruises. Numerous professional services firms including insurance broker Poms & Associates and accounting firm SingerLewak are also housed in Woodland Hills, and Kaiser Permanente operates a regional medical center here.

Vacancy rates for office space have remained relatively stable, averaging 10.3 percent in Warner Center and 8.3 percent in Woodland Hills over the past year.

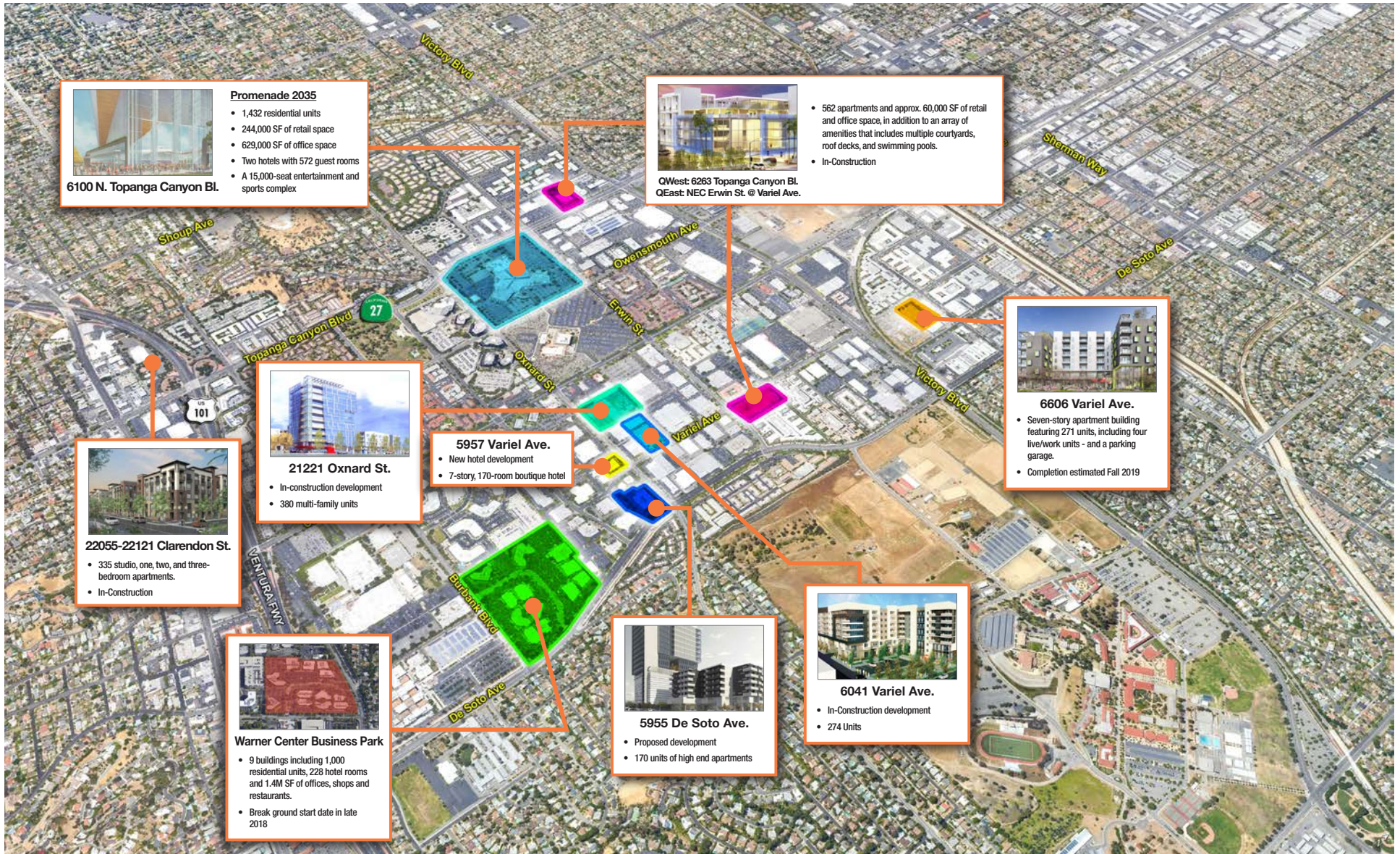


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- 23067 Ventura Blvd is strategically located minutes from one of Los Angeles most up-and-coming cities, Warner Center, also known as the new “Downtown” of The Valley. Warner Center currently has a dozen multi-family and mixed-use developments already in construction and/or proposed and entitled. This rare owner-user property is situated in a market that neighbors these future developments as well as almost eight million square feet of office space.
- California Home Builders is proposing a five-story, 206 apartment complex with a mix of studios, and one and two bedrooms, as well as live/work units. This anticipated development off Califa Street would also include a 24-story tower containing 220,000 square feet of office space. CA Home Builders has also broken ground and started constructing “QWest” and “QEast” housing 562 apartments and approximately 60,000 square feet of retail and office space.
- Adler Realty is proposing 1,000 apartments and condos, a 24-story hotel, and a trio of 15-story office buildings, currently known as Warner Center Business Park, near De Soto and Burbank avenue. Already in construction at 21221 Oxnard Street is a multi-family development including 380 units, this development is also one and one-half mile from our Auto Body Shop. In addition, ground has been broken on Variel Avenue for about 200 apartments units, less than two miles from our property.
- It seems as though a month doesn’t go by without a new development being proposed in Warner Center. Our unique automotive property is positioned right next door to this exciting live, work and play market.

# WEST SAN FERNANDO / WARNER CENTER proposed developments aerial

## 23067 VENTURA BOULEVARD WOODLAND HILLS CA



**23067** VENTURA BOULEVARD **WOODLAND HILLS CA**



**WOODLAND HILLS/WARNER CENTER IS AN EVER GROWING AREA IN ECONOMY, DEMOGRAPHICS AND POPULARITY**



**VALUE ADD INVESTMENT IN A POPULAR NEIGHBORHOOD WITH INCREASING ECONOMICS**



**A GOOD INVESTMENT FOR NOW AND THE FUTURE**



**AMENITY-RICH LOCATION**

For additional information and to schedule a tour of the property, please contact:



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