

OFFERING MEMORANDUM

# 21300 VENTURA BLVD



WOODLAND HILLS, CA 91364

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*Exclusively  
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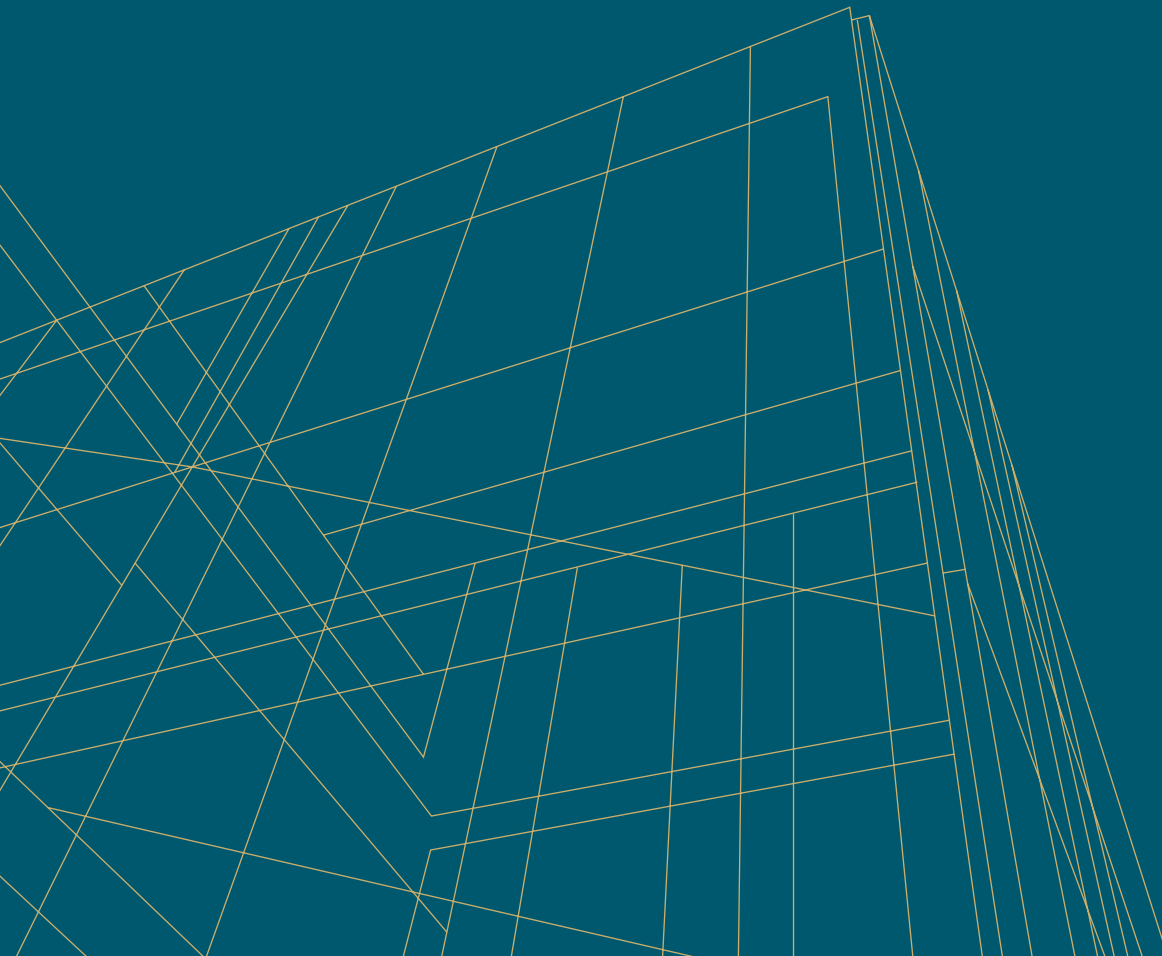
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# EXECUTIVE SUMMARY

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*Section 01*

# *PREMIER* RETAIL OFFERING IN WOODLAND HILLS

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|               |                                              |
|---------------|----------------------------------------------|
| ADDRESS       | 21300 Ventura Blvd, Woodland Hills, CA 91364 |
| BUILDING SIZE | 4,600 SF                                     |
| PARCEL NO.    | 2167-002-007                                 |
| ZONING        | C4-1VLD                                      |



## INVESTMENT HIGHLIGHTS

Situated at a signalized corner between Comercio Way and Ventura Blvd

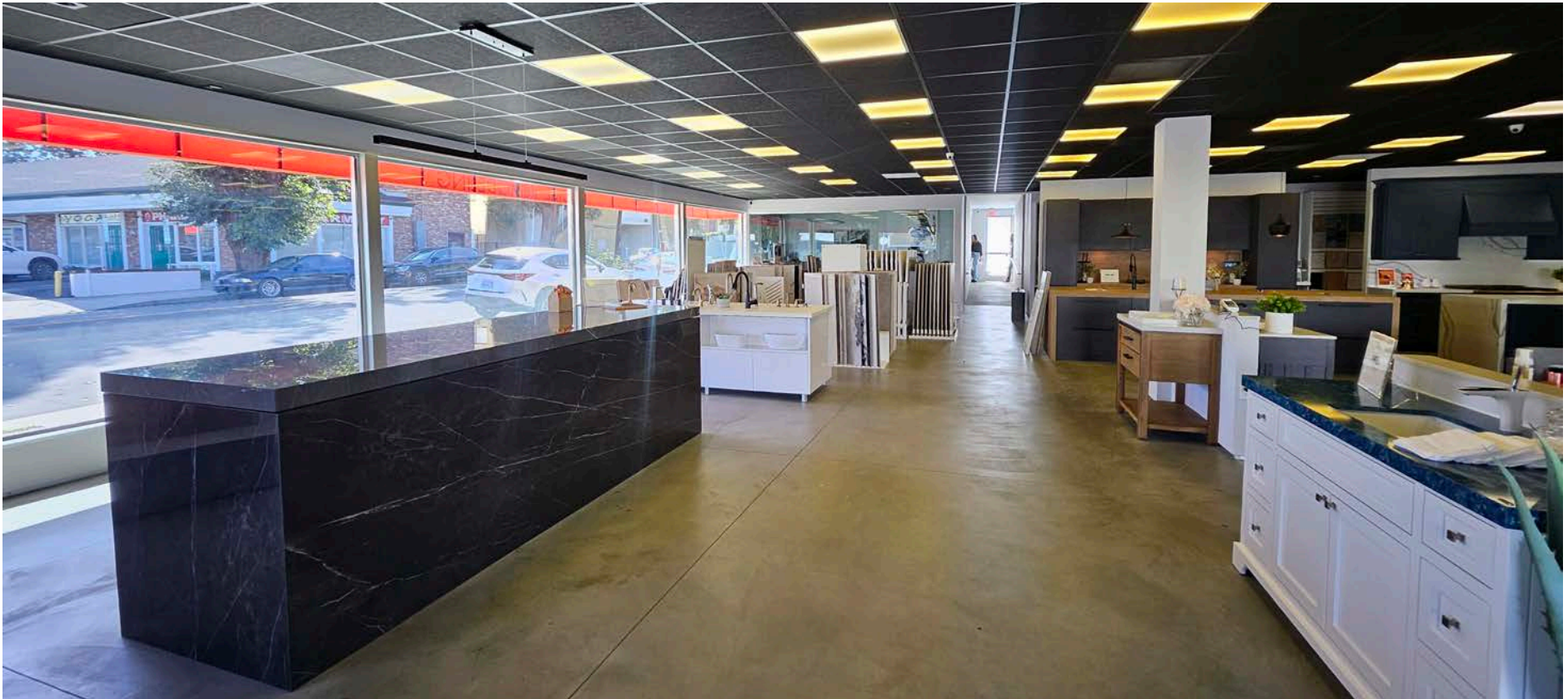
Trophy owner-user retail offering in Woodland Hills, CA

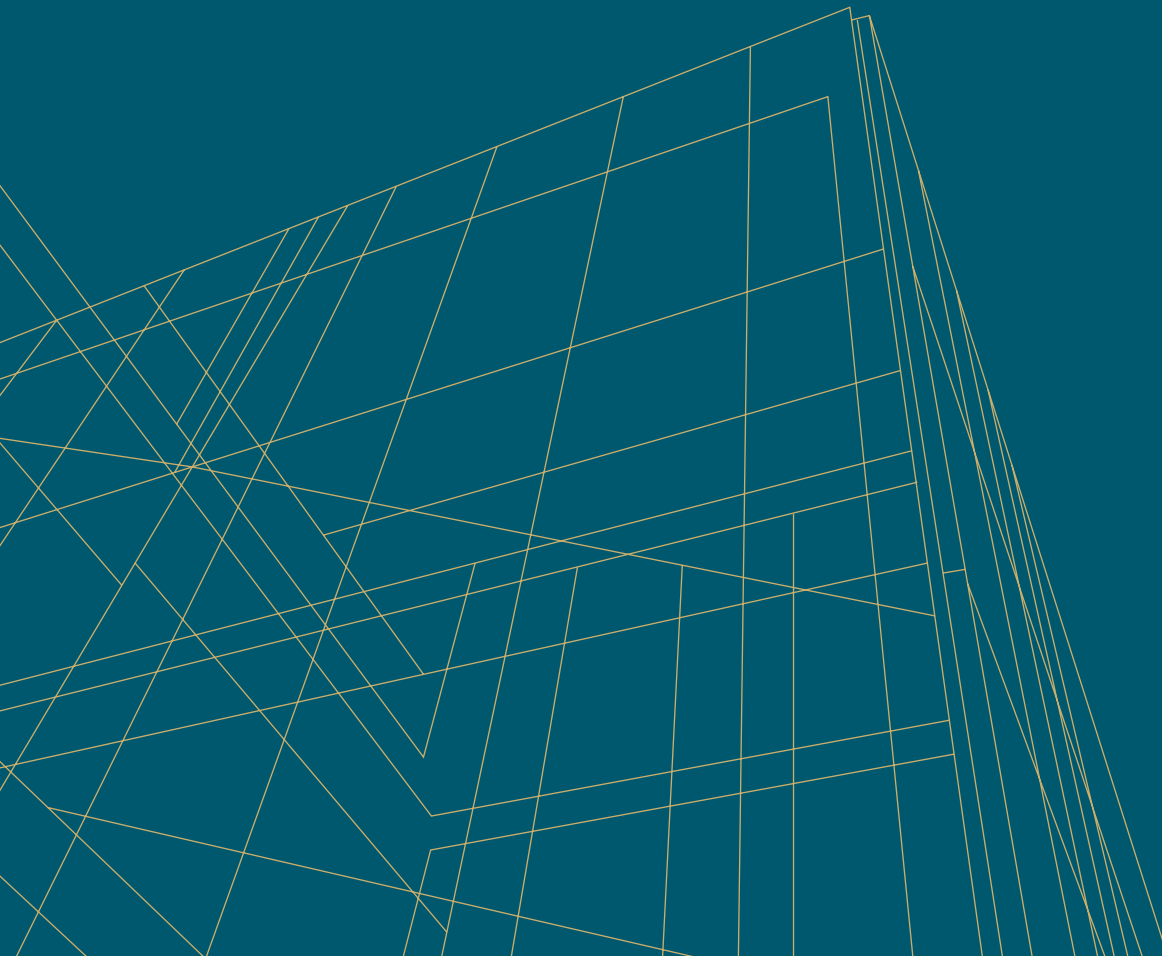
Includes an on-site billboard, which can provide an additional income stream and enhance overall cash flow

Ideal for diverse retail uses specialty boutiques, wellness concepts, gourmet markets, or restaurants, as well as single-tenant office space

Excellent Location situated south of Ventura Blvd

Secure Rear Parking





# PROPERTY OVERVIEW

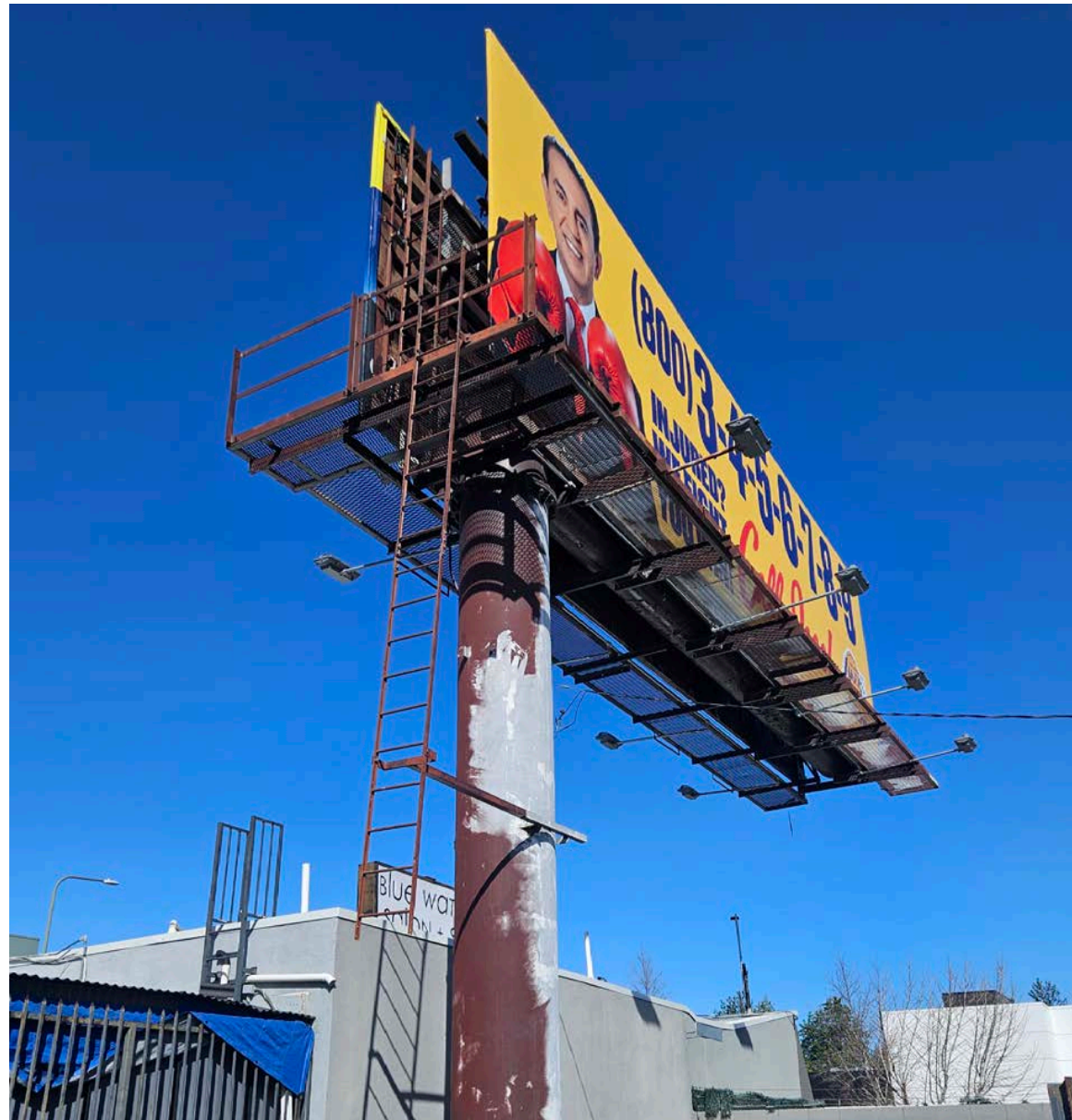
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*Section 02*

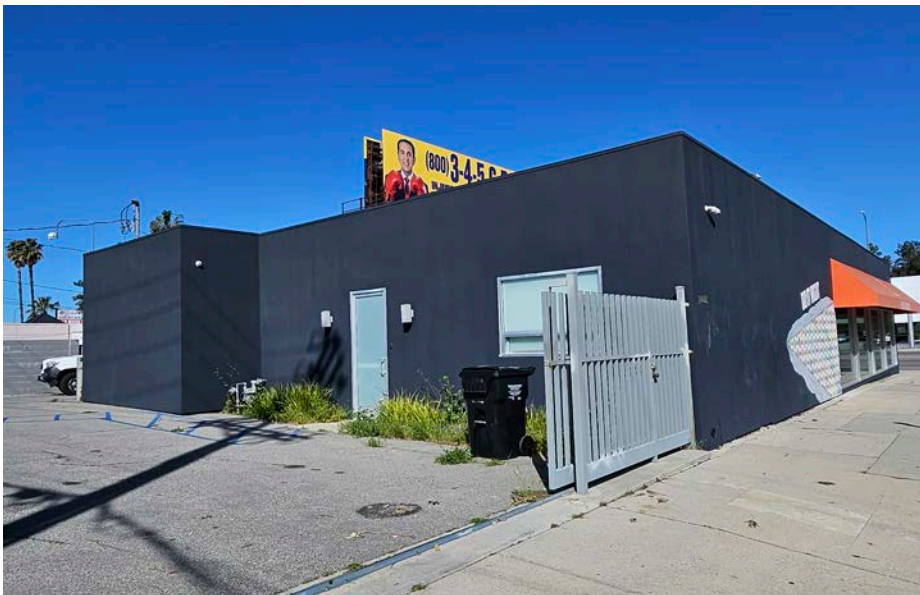
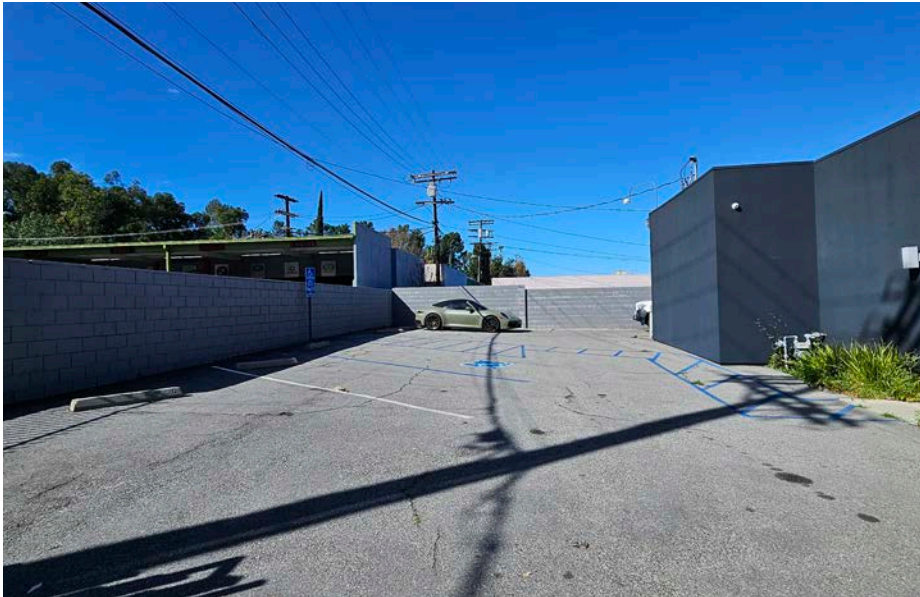
# PROPERTY INFORMATION

## PROPERTY OVERVIEW

|                   |                      |
|-------------------|----------------------|
| ASKING PRICE      | \$3,100,000          |
| BUILDING GROSS SF | 4,600 SF             |
| BUILDING PRICE/SF | \$673.91             |
| LOT SIZE          | 9,664 SF             |
| LOT PRICE/SF      | \$320.78             |
| YEAR BUILT        | 1978                 |
| TRAFFIC COUNTS    | 37,550               |
| CEILING HEIGHT    | 10'                  |
| POWER             | 400 Amp, Three Phase |
| CONSTRUCTION      | Wood Frame Stucco    |
| TENANCY           | Single               |
| PARKING           | 8 Surface Spaces     |
| PARKING RATIO     | 1.74 per 1,000 SF    |
| FRONTAGE          | 75 Linear Feet       |
| LOT DIMENSIONS    | 75' x 130'           |
| BILLBOARD INCOME  | \$29,700 Annually    |
| ZONING            | C4-1VLD              |

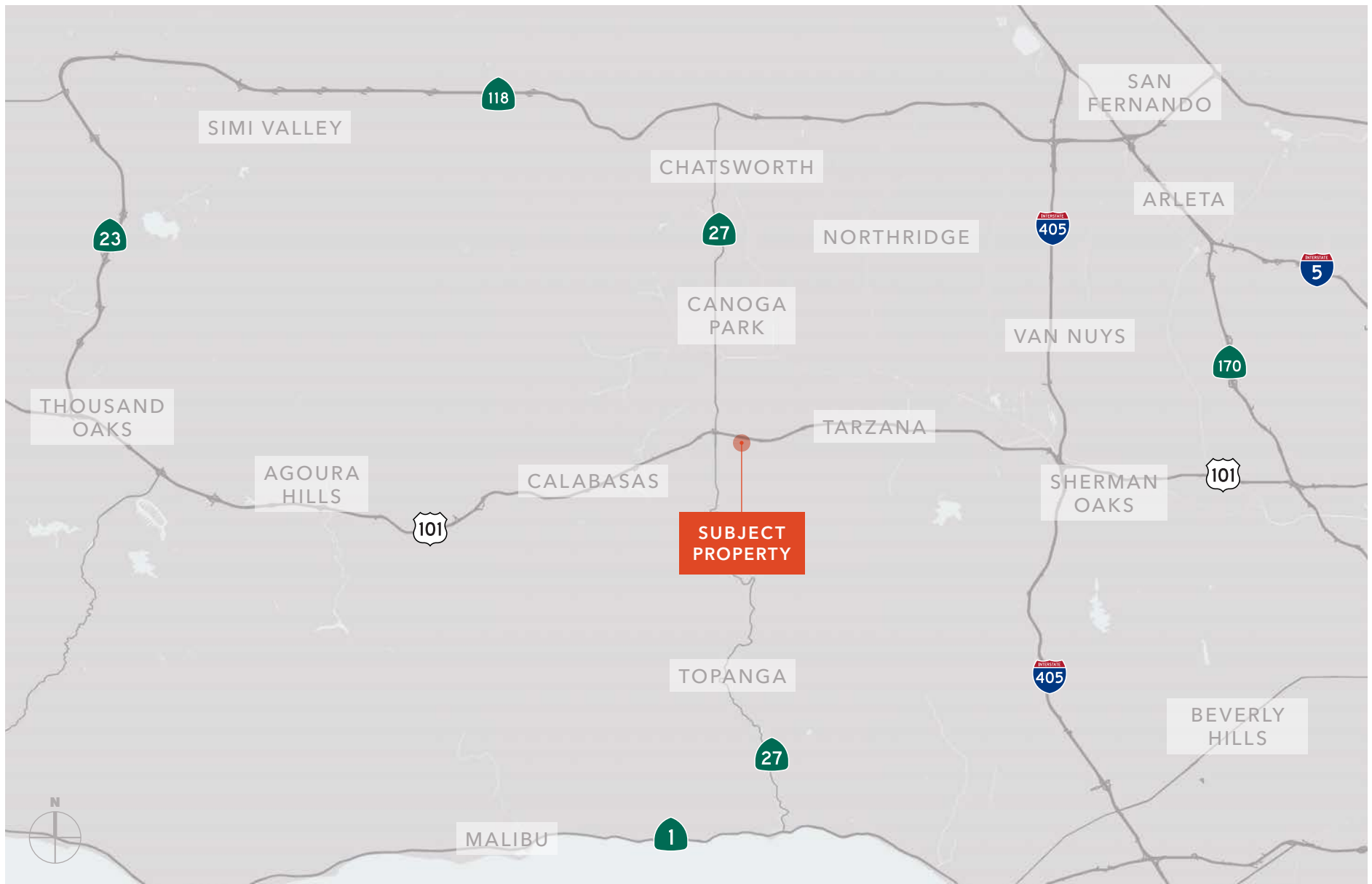


## PROPERTY OVERVIEW





## PROPERTY OVERVIEW



# PROPERTY OVERVIEW

## WESTFIELD TOPANGA



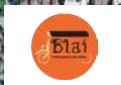
## TOPANGA VILLAGE



## RAMS VILLAGE



## WARNER CENTER



## WARNER CENTER CORPORATE PARK

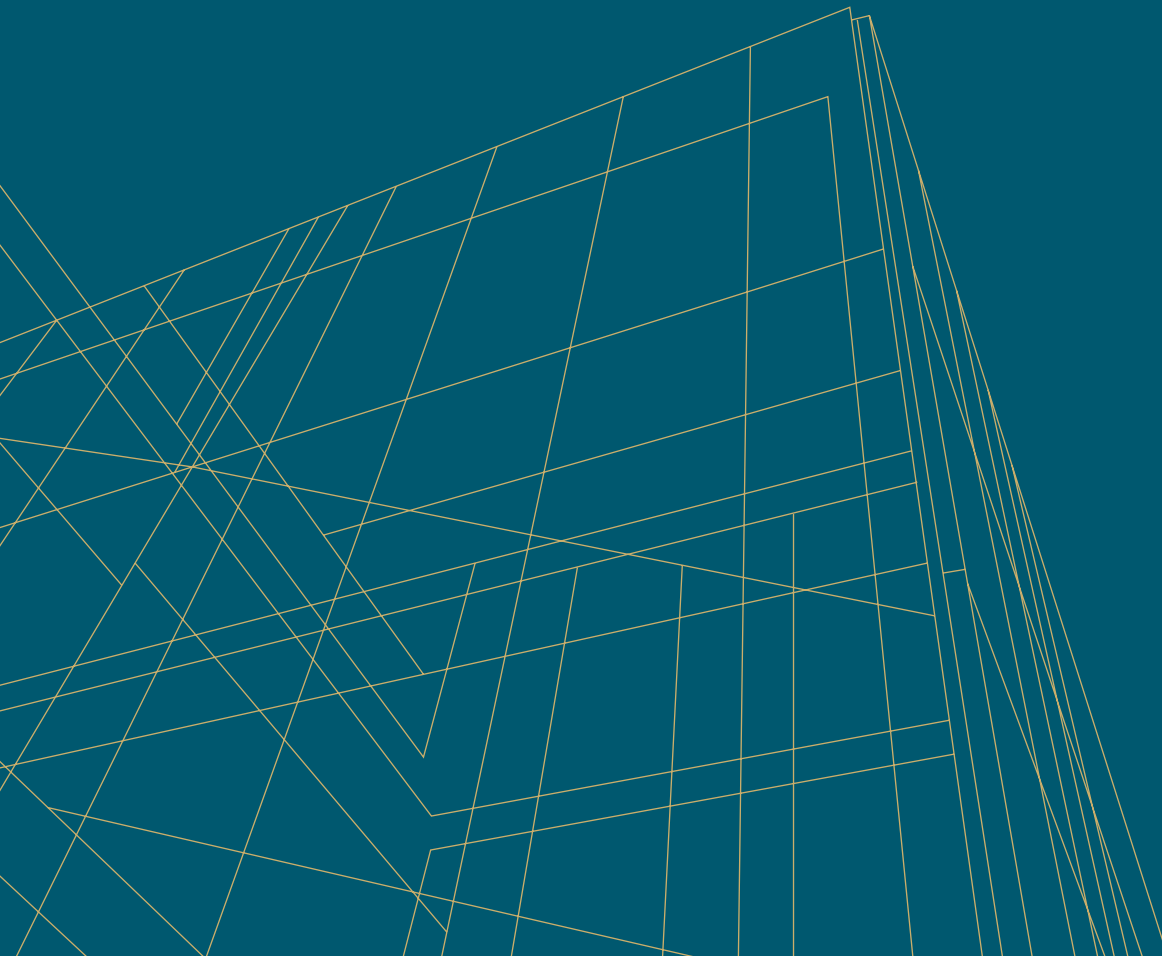
## PIERCE COLLEGE

## WOODLAND HILLS RECREATION CENTER



## TAFT HIGH SCHOOL





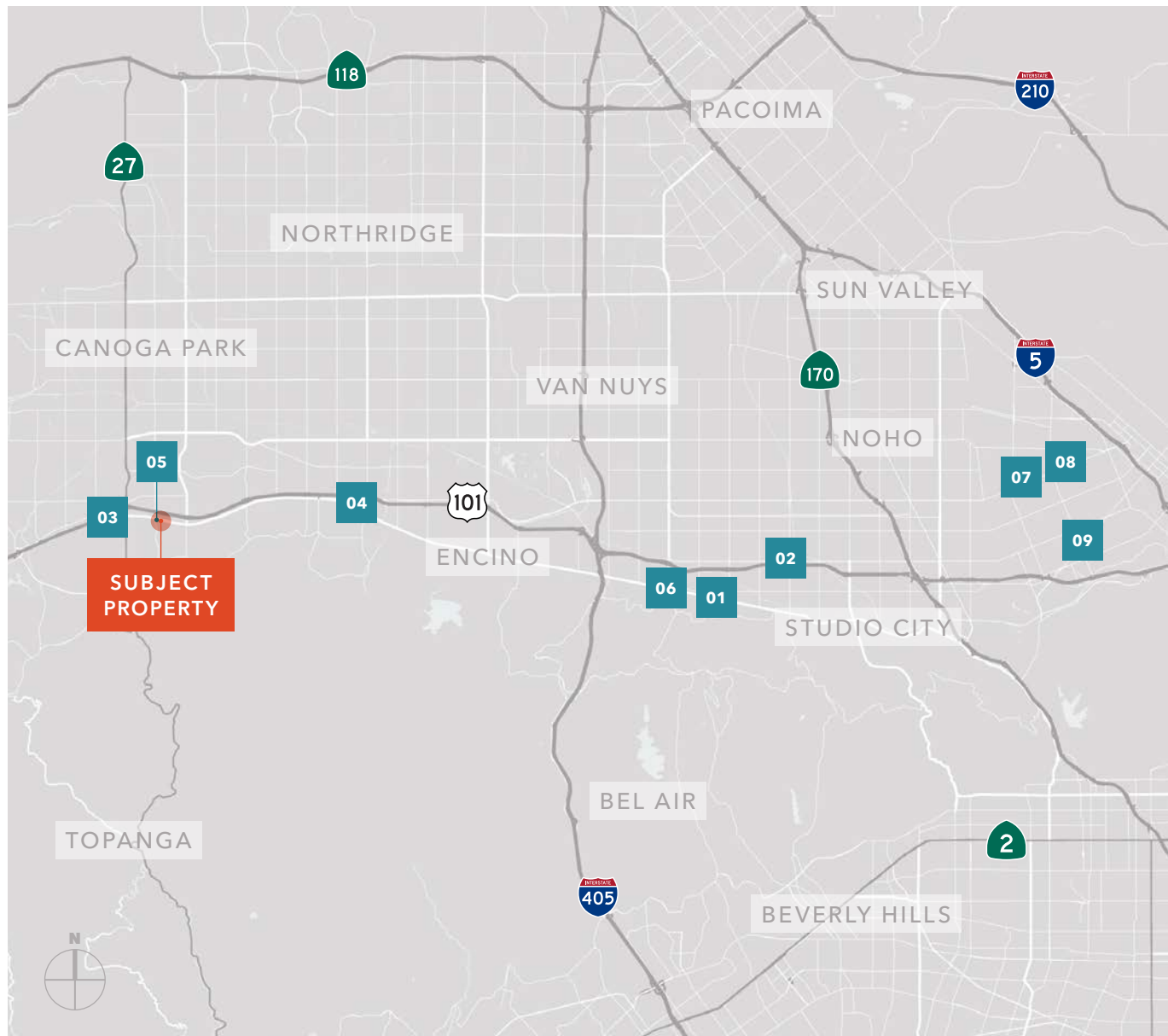
# COMPARABLES

*Section 03*

## COMPARABLES

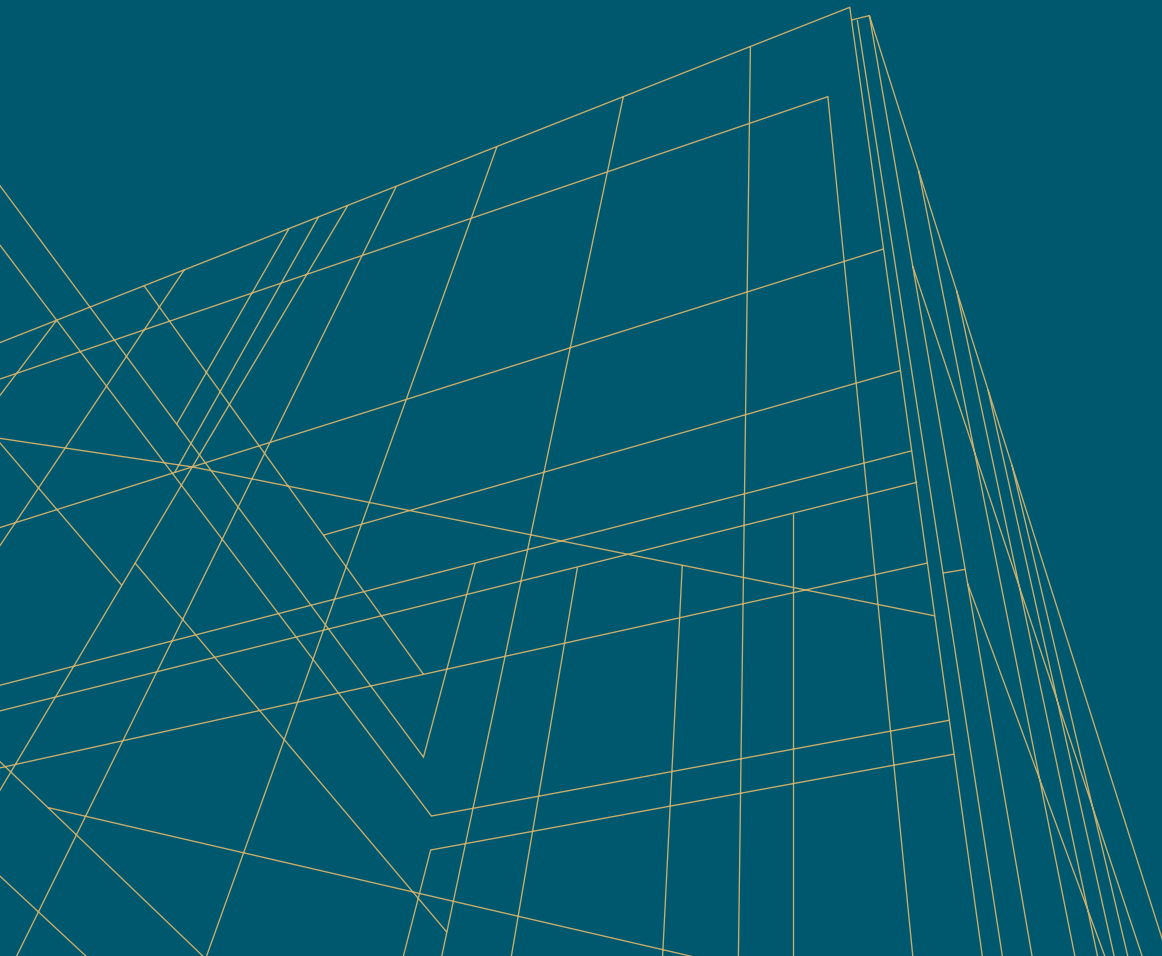


|    |                                                 |
|----|-------------------------------------------------|
| 01 | <b>13831 VENTURA BLVD</b><br>Sherman Oaks, CA   |
| 02 | <b>12900 RIVERSIDE DR</b><br>Sherman Oaks, CA   |
| 03 | <b>22148 VENTURA BLVD</b><br>Woodland Hills, CA |
| 04 | <b>18635-18639 VENTURA BLVD</b><br>Tarzana, CA  |
| 05 | <b>21326 VENTURA BLVD</b><br>Woodland Hills, CA |
| 06 | <b>14532 VENTURA BLVD</b><br>Sherman Oaks, CA   |
| 07 | <b>2940 W BURBANK BLVD</b><br>Burbank, CA       |
| 08 | <b>11503 BURBANK BLVD</b><br>Burbank, CA        |
| 09 | <b>2400 W OLIVE AVE</b><br>Burbank, CA          |



## SOLD RETAIL COMPARABLES

|           | Address                             | City           | Type   | Status                   | Price       | Bldg SF | Bldg PSF | Land SF | Land PSF | Built |
|-----------|-------------------------------------|----------------|--------|--------------------------|-------------|---------|----------|---------|----------|-------|
| <b>SP</b> | <b>21300 VENTURA BLVD</b>           | Woodland Hills | Retail | -                        | \$3,100,000 | 4,600   | \$673.91 | 9,664   | \$320.78 | 1978  |
| <b>01</b> | <b>13831 VENTURA BLVD</b>           | Sherman Oaks   | Retail | In Escrow /<br>On Market | \$2,700,000 | 4,480   | \$602.68 | 4,792   | \$563.44 | 1950  |
| <b>02</b> | <b>12900 RIVERSIDE DR</b>           | Sherman Oaks   | Retail | 09.26.25                 | \$3,500,000 | 5,647   | \$619.80 | 11,582  | \$302.19 | 1949  |
| <b>03</b> | <b>22148 VENTURA BLVD</b>           | Woodland Hills | Retail | 11.25.2025               | \$1,430,000 | 2,244   | \$637.25 | 3,134   | \$456.29 | 1955  |
| <b>04</b> | <b>18635-18639<br/>VENTURA BLVD</b> | Tarzana        | Retail | 07.12.2024               | \$2,150,000 | 3,286   | \$654.29 | 7,841   | \$274.20 | 1951  |
| <b>05</b> | <b>21326 VENTURA BLVD</b>           | Woodland Hills | Retail | 02.19.2025               | \$4,700,000 | 5,848   | \$803.69 | 22,651  | \$207.50 | 1965  |
| <b>06</b> | <b>14532 VENTURA BLVD</b>           | Sherman Oaks   | Retail | 01.09.2026               | \$3,158,000 | 3,500   | \$902.29 | 4,800   | \$657.92 | 1937  |
| <b>07</b> | <b>2940 W BURBANK BLVD</b>          | Burbank        | Retail | 04.16.2025               | \$2,700,000 | 4,004   | \$674.33 | 5,497   | \$491.18 | 1963  |
| <b>08</b> | <b>11503 BURBANK BLVD</b>           | Burbank        | Retail | 05.30.2025               | \$1,900,000 | 2,930   | \$648.46 | 6,534   | \$290.79 | 1930  |
| <b>09</b> | <b>2400 W OLIVE AVE</b>             | Burbank        | Retail | 08.15.2025               | \$1,850,000 | 2,952   | \$626.69 | 4,703   | \$393.37 | 1973  |



# LOCATION OVERVIEW

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*Section 04*

# WOODLAND HILLS

## AN UPSCALE NEIGHBORHOOD

*Woodland Hills is an upscale neighborhood located on the edge of the Santa Monica Mountains in the San Fernando Valley of northern Los Angeles.*

The development of the San Fernando Valley features more than its share of shady real estate speculators, above-the-law syndicates of the rich and powerful, and outright con men. But few of those rogues possessed the duplicity of the founder of the small hillside settlement that would eventually become the wealthy enclave of Woodland Hills. Woodland Hills is bordered by Calabasas, Tarzana, Topanga and is a short hop from the famous beaches of Malibu. It's lush, green and a great place to hike, bike, enjoy nature and update your wardrobe. Whether your interest is shopping or the outdoors, Woodland Hills has activities and attractions that can provide a fun, entertaining experience. On Ventura Boulevard there are lively bars and gastropubs with delicious food and live music, making Woodland Hills a unique, vibrant destination in the Valley. Jodie Francisco, an agent with Dilbeck Estates, said real estate in Woodland Hills is more affordable than that of some of its neighbors.

"People who are being priced out of Encino and Sherman Oaks and still want good schools are getting a lot for their money," she said. She also noted the neighborhood is "a good alternative to Laurel Canyon's '60s type of vibe."

# POINTS OF INTEREST

### WESTFIELD TOPANGA & THE VILLAGE

For shopping, join the celebrities and locals who love the Westfield Topanga mall. In fact, don't be surprised if you run into a reality star or two while you're riding the merry go round or browsing the nearly 300 shops. The Westfield Topanga mall and Westfield Promenade are a shopper's dream, and will soon combine to form the largest shopping mall in California.

### UPPER LAS VIRGENES CANYON OPEN SPACE PRESERVE

For more active pursuits, the hiking in this area is epic. Head over to the Upper Las Virgenes Open Space Preserve, which spans nearly 3,000 acres. The preserve has several hiking trails that take you through rolling hills and let you experience scenic vistas. If hiking is not your thing, you can picnic among shady oaks or enjoy mountain biking.

### TOP OF TOPANGA OVERLOOK

High above the San Fernando Valley, the Top of Topanga Overlook provides breathtaking views of the Santa Monica Mountains, San Gabriel Mountains and the San Fernando Valley below. The overlook is also a great place to have a picnic, and is surrounded by native plants and flowers. At night, you can see the sparkling city lights and take in an unforgettable vista.

### ORCUTT RANCH HORTICULTURAL CENTER

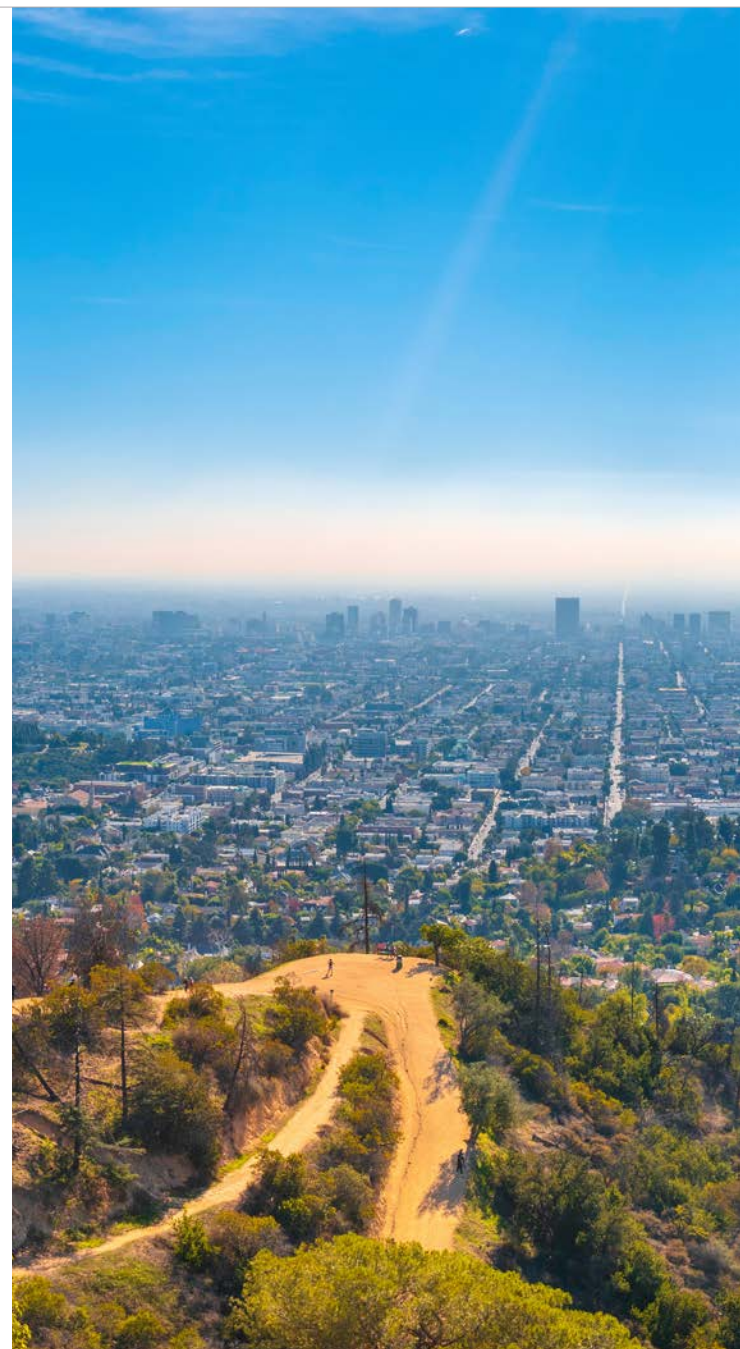
Orcutt Ranch, or Rancho Sombra del Roble, is a historical ranch centered around the home of oil pioneer W.W. Orcutt. You can take a walk through the Orcutt Ranch gardens with its citrus orchards and 700-year-old oak trees. The Orcutt residence is an architectural masterpiece that blends Spanish Colonial Revival with Mission Revival style.

### DIRTY BULL TAVERN

Grab a cold brew, catch a sporting event or play a game of darts at Dirty Bull Tavern on Ventura Boulevard. The Dirty Bull Tavern prides itself on its full bar, which features over 40 beers on tap. The generous daily happy hour offers great prices like \$3 select beers and \$10 pitchers of Budweiser and Bud Light.

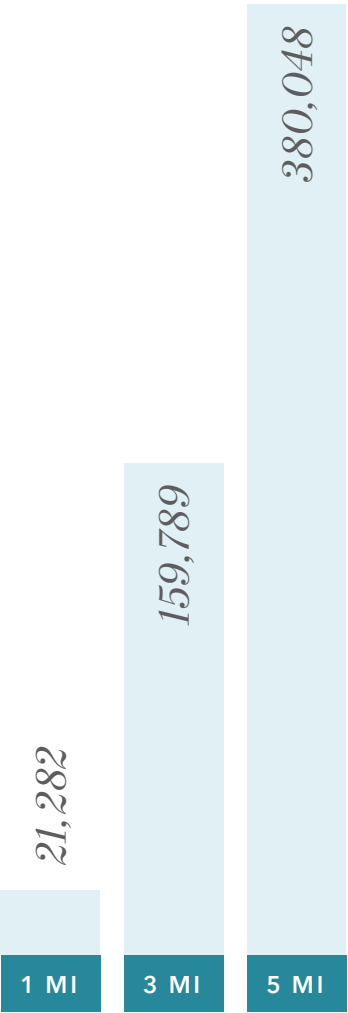
### WHITE HARTE PUB

The White Harte Pub is an authentic British gastropub on Ventura Boulevard. In addition to its selection of beers, wines and cocktails, White Harte features a menu of hearty British and American fare. You'll immediately notice the vibrant and friendly crowd - especially if during a soccer game. For darts, food, and drinks the White Harte Pub is a great place to hang out.

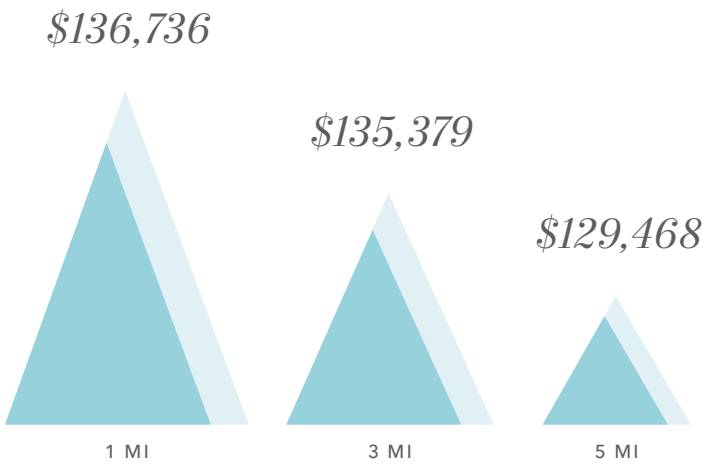


DEMOGRAPHICS

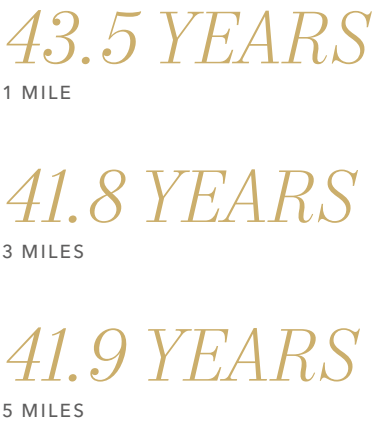
ESTIMATED POPULATION



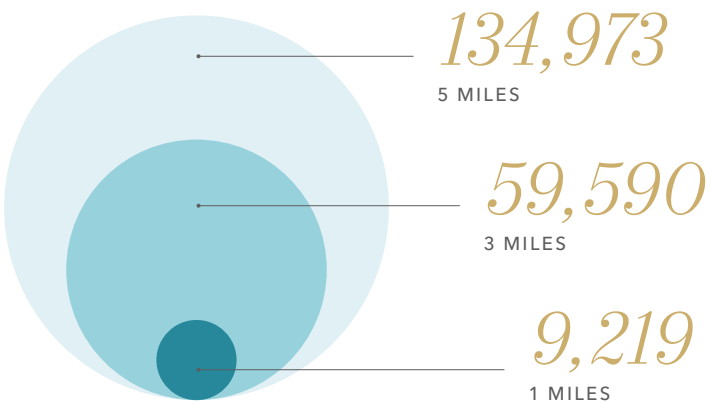
AVERAGE HOUSEHOLD INCOME



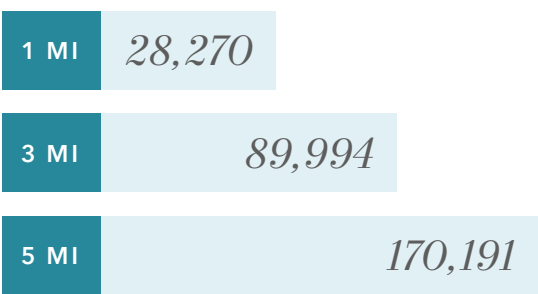
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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