

A DEVELOPMENT SITE WITH ENTITLEMENTS FOR MEDICAL

19923 Ventura Boulevard • Woodland Hills, CA 91364



Architectural Rendering

PROPERTY HIGHLIGHTS

➤ PURCHASE PRICE	\$2,950,000
➤ AREA	Entitlements for a 16,000 SF medical building on 14,485 SF land
➤ APN	2164-001-015
➤ ZONING	C1
➤ TRAFFIC COUNT	39,879 cars per day
➤ DESCRIPTION	Shovel-ready project. One of a kind. This well-located commercial lot, zoned LAC1, is an ideal site for an investor or owner-user to build a 16,000 square-foot medical building with subterranean parking on Ventura Boulevard in Woodland Hills. Entitlements and permits are ready. Fees for the plan permits are already paid by the seller. Phase 1 Environmental Site Assessment completed. High traffic area (39,879 cars per day) on Ventura Boulevard, between Winnetka Avenue and Corbin Avenue, bordering Tarzana, CA.

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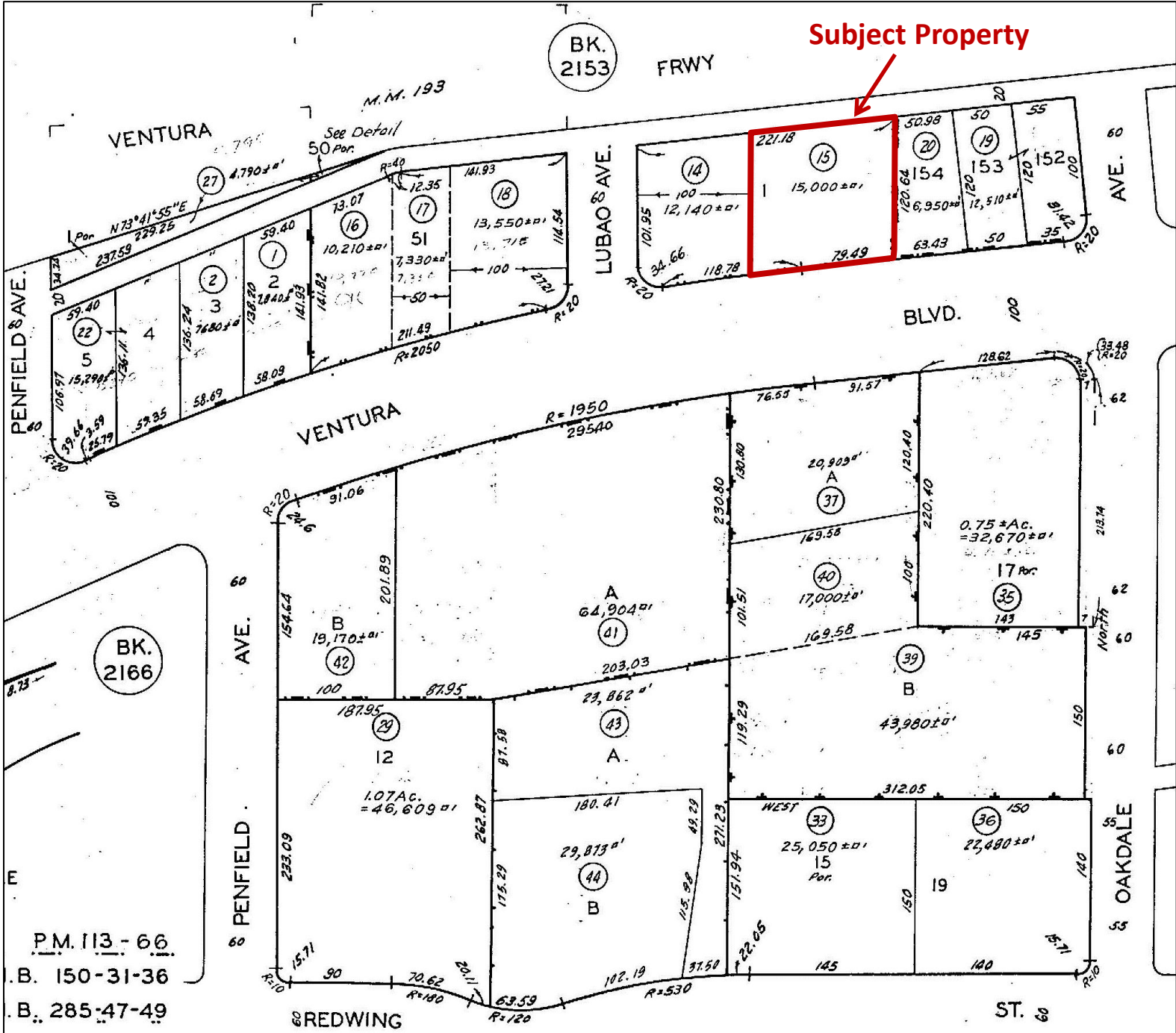
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Parcel Map



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Aerial Map



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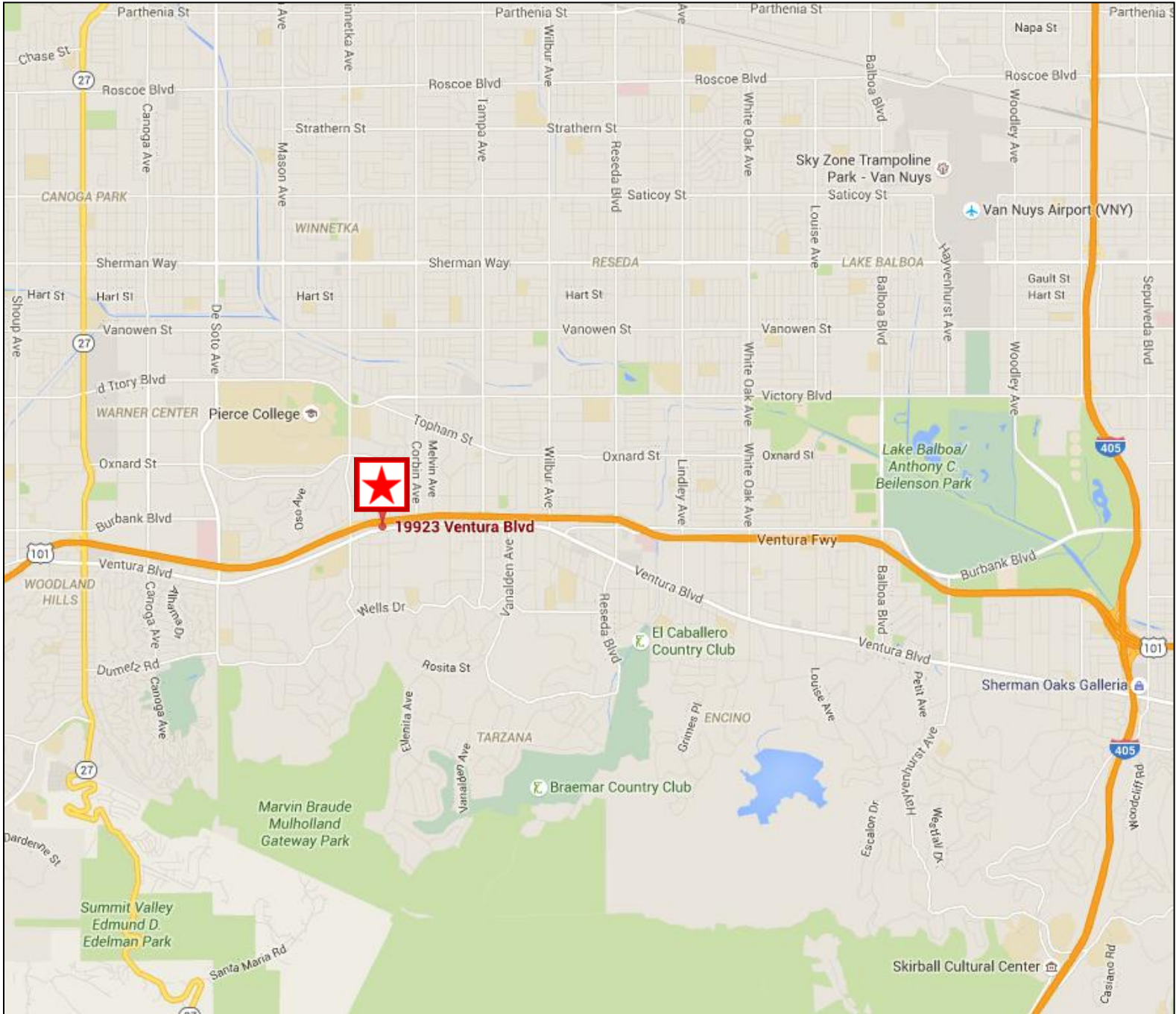
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Street Map



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Woodland Hills & Warner Center Development Overview

Los Angeles has plans for dense, urban-style developments in the quintessentially suburban West Valley. The City Council has signed off on zoning that allows for up to 30 million square feet of commercial space in Warner Center, double the amount that currently exists. The plan also lifts building height limits governing most of the 1.5 square-mile district bounded by the 101 Freeway, Vanowen Street, DeSoto Avenue and Topanga Canyon Boulevard.

Officials are betting that the kind of dense, walkable communities thriving in downtown, Hollywood and other parts of Los Angeles can work 26 miles from the city center. "Why is it important to build here? So people don't have to be in traffic for a half-hour, 45 minutes to go someplace else," Mayor Eric Garcetti said on a recent tour of the area. "That's bad for them, but it's bad for the rest of us too."

One of the forces driving development is the Orange Line, Metro's busway that runs from North Hollywood to Chatsworth, with a stop in Warner Center. The Orange Line has been a success, exceeding ridership projections and prompting talks of converting it to light rail. Over the last several years, Warner Center has seen a boom in residential development, and more is on the way. The Warner Center 2035 plan, the city's master plan, would boost the number of residential units from about 8,500 to more than 26,000, said Tom Glick, a city planner. "It's a suburban area that's evolving," said Dennis DiBiase, a member of the Woodland Hills-Warner Center Neighborhood Council who has lived there for more than two decades. "It's becoming more urbanized and more dense. This is something unique for the area."

Among the projects planned is a \$3-billion high-rise "urban neighborhood" at the 47-acre former Rocketdyne engine manufacturing plant on Canoga Avenue, across the street from the busway. The mixed-use project would have up to 3.95 million square feet of residential space and 1.1 million square feet of office space. Preliminary plans also call for an assisted-living facility, restaurants, a hotel and a 5-acre central park.

In spring of 2015, construction crews broke ground on a \$350-million open-air mall that occupies 30 acres between Victory Boulevard and Erwin Street. The Village at Westfield Topanga houses a Costco and an array of restaurants and outdoor courtyards. Other plans include a 621-unit mixed-use apartment complex on the former Catalina Yachts building site on Victory Boulevard, as well as 379 apartment units on the site of the old Daily News headquarters at Oxnard Street and Canoga Avenue. A 395-unit apartment project at De Soto Avenue and Erwin Street opened last year.

The Warner Center 2035 plan is designed to unify all these projects. It divides the area into eight districts with names such as Downtown, Uptown and Commerce, each with its own development guidelines. The plan calls for the long city blocks to be broken up with new pedestrian pathways, new streets and more crosswalks. Developers will pay fees to fund many of the changes. In some ways, it's a return to Warner Center's original vision.

Identified by city planners in the 1970s, the area was slated to be one of several "urban hubs" where dense development would be allowed. The goal was to tame suburban sprawl and connect the various hubs with mass transit. But the plan never really got off the ground, in part because of neighborhood opposition and also because the mass transit never materialized. Today, it's a completely different environment, a different generation, a different way of thinking. More people want to experience urban living.

The information together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties to conduct independent investigation of all information.

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Demographics

Description	19923 VENTURA BLVD, WOODLAND HILLS, CA, 91364-2630: Radius Analysis Area Group: Radius 1.0 mile(s)		19923 VENTURA BLVD, WOODLAND HILLS, CA, 91364-2630: Radius Analysis Area Group: Radius 3.0 mile(s)		19923 VENTURA BLVD, WOODLAND HILLS, CA, 91364-2630: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2021 Projection	11,916		213,615		445,436	
2016 Estimate	11,549		203,765		426,277	
2010 Census	11,220		192,969		406,008	
2000 Census	12,313		179,949		382,324	
Growth 2016 - 2021		3.18%		4.83%		4.49%
Growth 2010 - 2016		2.93%		5.59%		4.99%
Growth 2000 - 2010		(8.87%)		7.23%		6.19%
Households						
2021 Projection	4,533		78,238		155,330	
2016 Estimate	4,389		74,619		148,803	
2010 Census	4,264		70,742		142,276	
2000 Census	4,910		67,680		137,523	
Growth 2016 - 2021		3.27%		4.85%		4.39%
Growth 2010 - 2016		2.93%		5.48%		4.59%
Growth 2000 - 2010		(13.16%)		4.52%		3.46%
Family Households						
2021 Projection	3,086		50,345		105,642	
2016 Estimate	2,994		48,183		101,446	
2010 Census	2,918		45,955		97,368	
2000 Census	3,253		43,283		93,196	
Growth 2016 - 2021		3.07%		4.49%		4.14%
Growth 2010 - 2016		2.59%		4.85%		4.19%
Growth 2000 - 2010		(10.29%)		6.17%		4.48%

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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2016 Est. Households by Household Income	4,389		74,619		148,803	
Income < \$15,000	379	8.64%	8,641	11.58%	16,146	10.85%
Income \$15,000 - \$24,999	233	5.31%	6,636	8.89%	12,604	8.47%
Income \$25,000 - \$34,999	407	9.27%	6,651	8.91%	12,912	8.68%
Income \$35,000 - \$49,999	416	9.47%	8,747	11.72%	16,887	11.35%
Income \$50,000 - \$74,999	587	13.36%	12,938	17.34%	25,001	16.80%
Income \$75,000 - \$99,999	503	11.46%	9,210	12.34%	17,985	12.09%
Income \$100,000 - \$124,999	471	10.72%	6,693	8.97%	13,552	9.11%
Income \$125,000 - \$149,999	276	6.29%	4,253	5.70%	9,265	6.23%
Income \$150,000 - \$199,999	442	10.08%	4,562	6.11%	10,098	6.79%
Income \$200,000 - \$249,999	205	4.67%	2,036	2.73%	4,638	3.12%
Income \$250,000 - \$499,999	332	7.57%	2,922	3.92%	6,584	4.42%
Income \$500,000+	139	3.16%	1,329	1.78%	3,132	2.10%
2016 Est. Average Household Income	\$116,963		\$88,858		\$94,172	
2016 Est. Median Household Income	\$83,625		\$62,818		\$65,851	
2016 Median HH Inc. by Single-Classification Race						
White Alone	\$85,616		\$63,060		\$68,472	
Black or African American Alone	\$53,590		\$65,841		\$61,546	
American Indian and Alaska Native Alone	\$75,586		\$53,643		\$56,872	
Asian Alone	\$121,207		\$79,861		\$79,717	
Native Hawaiian and Other Pacific Islander Alone	\$27,499		\$62,476		\$67,985	
Some Other Race Alone	\$38,696		\$47,099		\$48,691	
Two or More Races	\$69,581		\$64,103		\$61,801	
Hispanic or Latino	\$58,591		\$48,817		\$51,066	
Not Hispanic or Latino	\$86,812		\$68,608		\$72,554	
2016 Est. Households by Household Type	4,389		74,619		148,803	
Family Households	2,994	68.20%	48,183	64.57%	101,446	68.18%
Nonfamily Households	1,396	31.80%	26,435	35.43%	47,356	31.82%
2016 Est. Group Quarters Population	98		1,593		3,614	
2016 Est. Households by Household Size	4,389		74,619		148,803	