

21015 Oxnard Street



Prime Warner Center
Retail Space For Lease
21015 Oxnard Street, Woodland Hills, CA

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 **LEE & ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES
CORP ID #01191898

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PROPERTY DETAILS

Lease Rate: \$4.00/SF

Parking: Ample surface parking

AVAILABILITY

Unit 1: 1,438 Square Feet

Unit 2: 1,526 Square Feet

Unit 1/2: 2,964 Square Feet

PROPERTY HIGHLIGHTS

- Sought after prime corner in Warner Center
- Monument signage available
- High ceilings
- Convenient access to 101 Freeway
- Affluent demographics
- Located near Westfield Topanga Mall, The Village, and numerous other retail/restaurant amenities within walking distance



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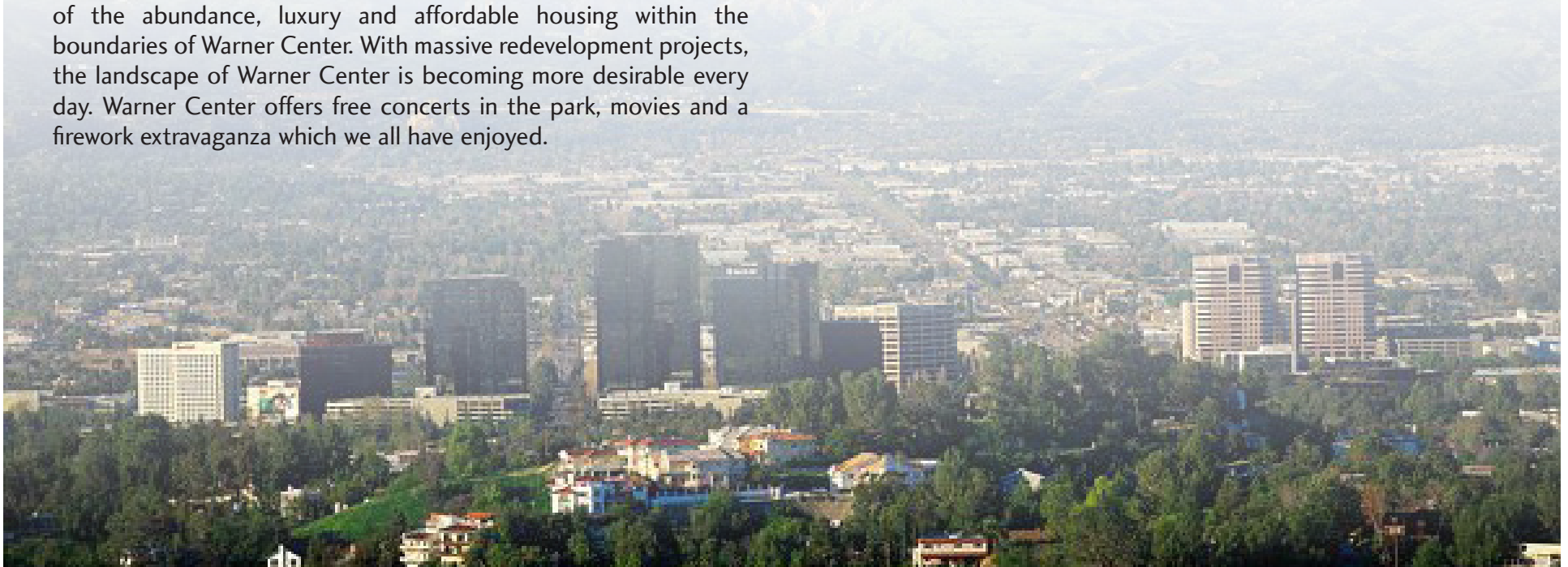
WARNER CENTER

The Warner Center Advantage

The Downtown of the Valley, often referred to as the “Century City of the Valley,” offers unparalleled amenities, access to public transit, and a world class work force. Located in the unincorporated area of Woodland Hills, it is the central business district in the San Fernando Valley boasting an approximate work force of over 40,000 people. Recently the area eliminated a substantial amount of commercial buildings making way for residential units, thereby decreasing competing surplus space. People have taken advantage of the abundance, luxury and affordable housing within the boundaries of Warner Center. With massive redevelopment projects, the landscape of Warner Center is becoming more desirable every day. Warner Center offers free concerts in the park, movies and a firework extravaganza which we all have enjoyed.

The Future of Warner Center - Warner Center 2035 Plan

Warner Center has been evolving from the time it was developed out of orange groves. The latest move has brought us the new Warner Center Specific Plan (Warner Center 2035 Plan) adopted in December 2013 by the Los Angeles City Council. This plan encourages more density, mixed-use and transit-oriented development, walkability, sustainability, and eliminates height restrictions. At its core, the Warner Center 2035 Plan will create the necessary framework for balanced and appropriate development.

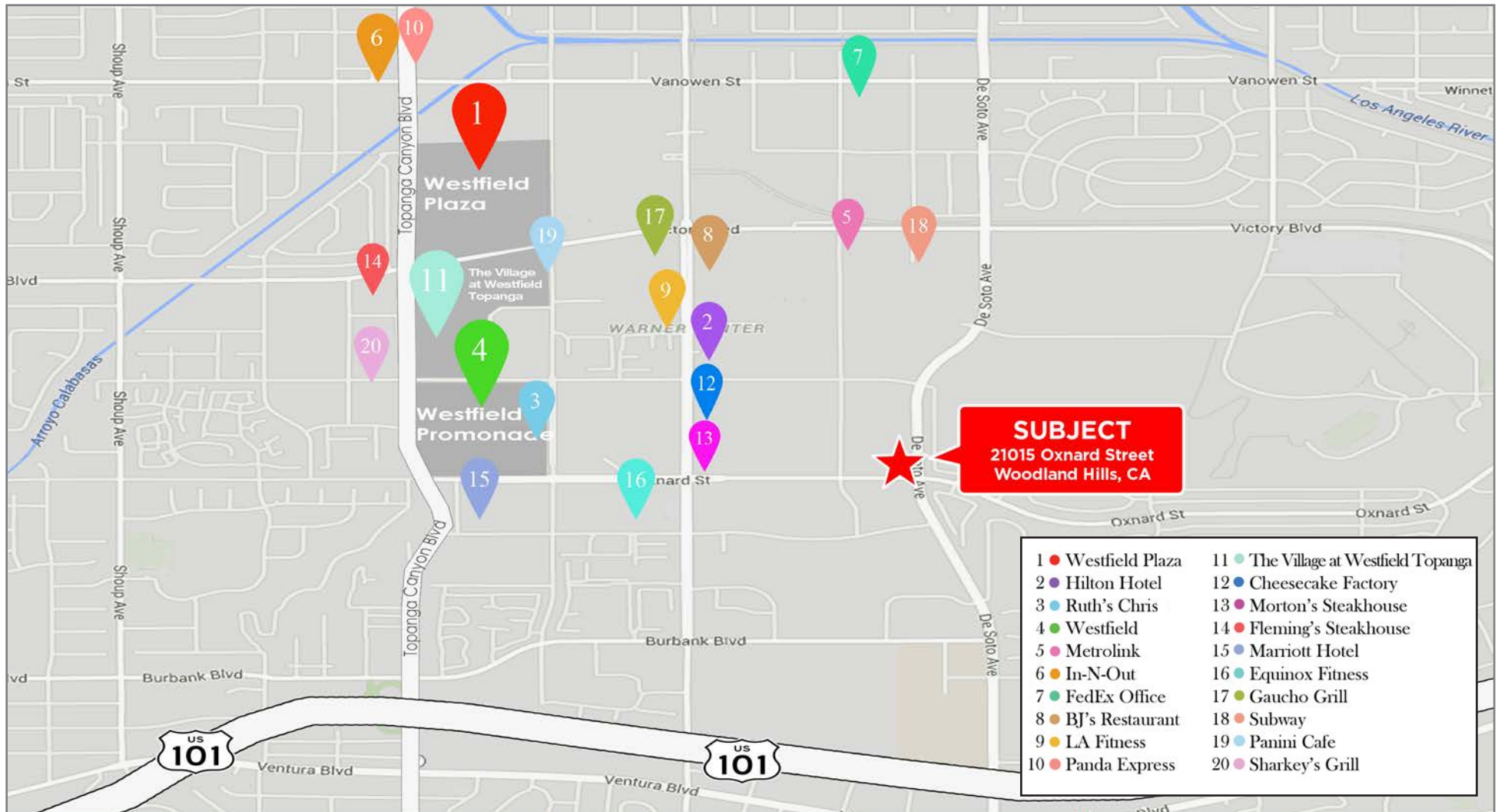


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WARNER CENTER LOCAL AMENITIES MAP



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Future Developments (Within Walking Distance)



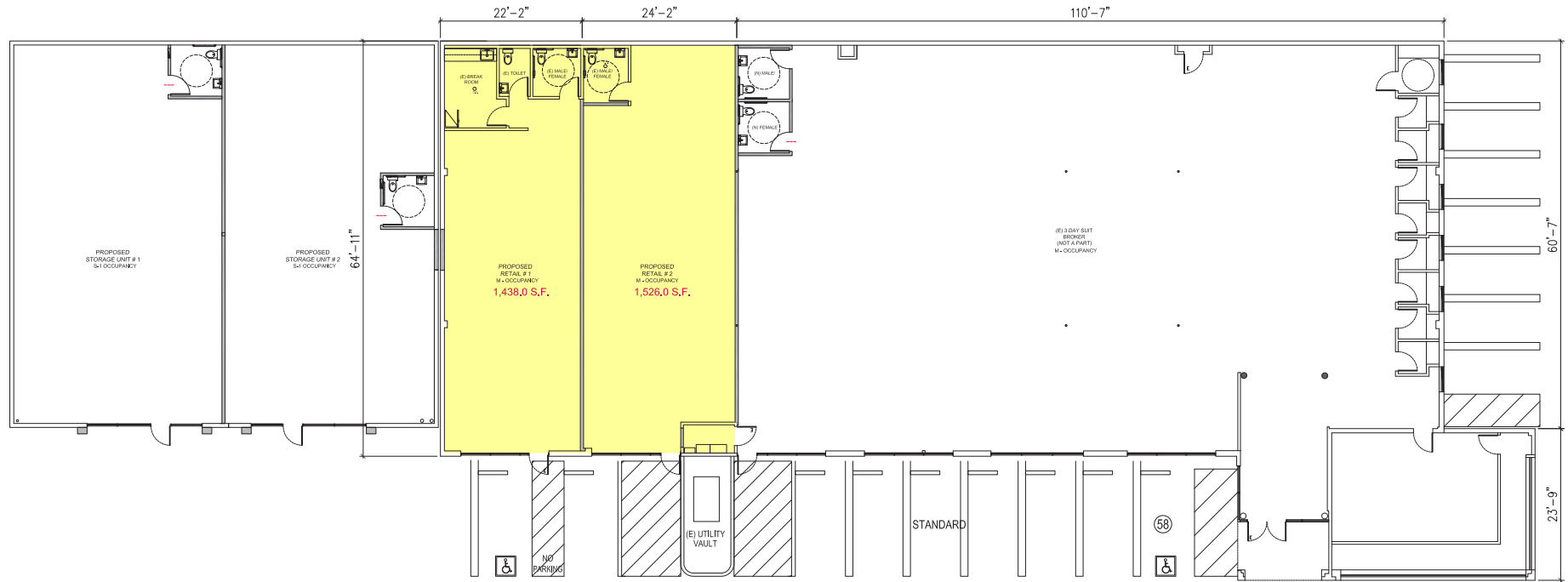
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AERIAL VIEW



SITEPLAN



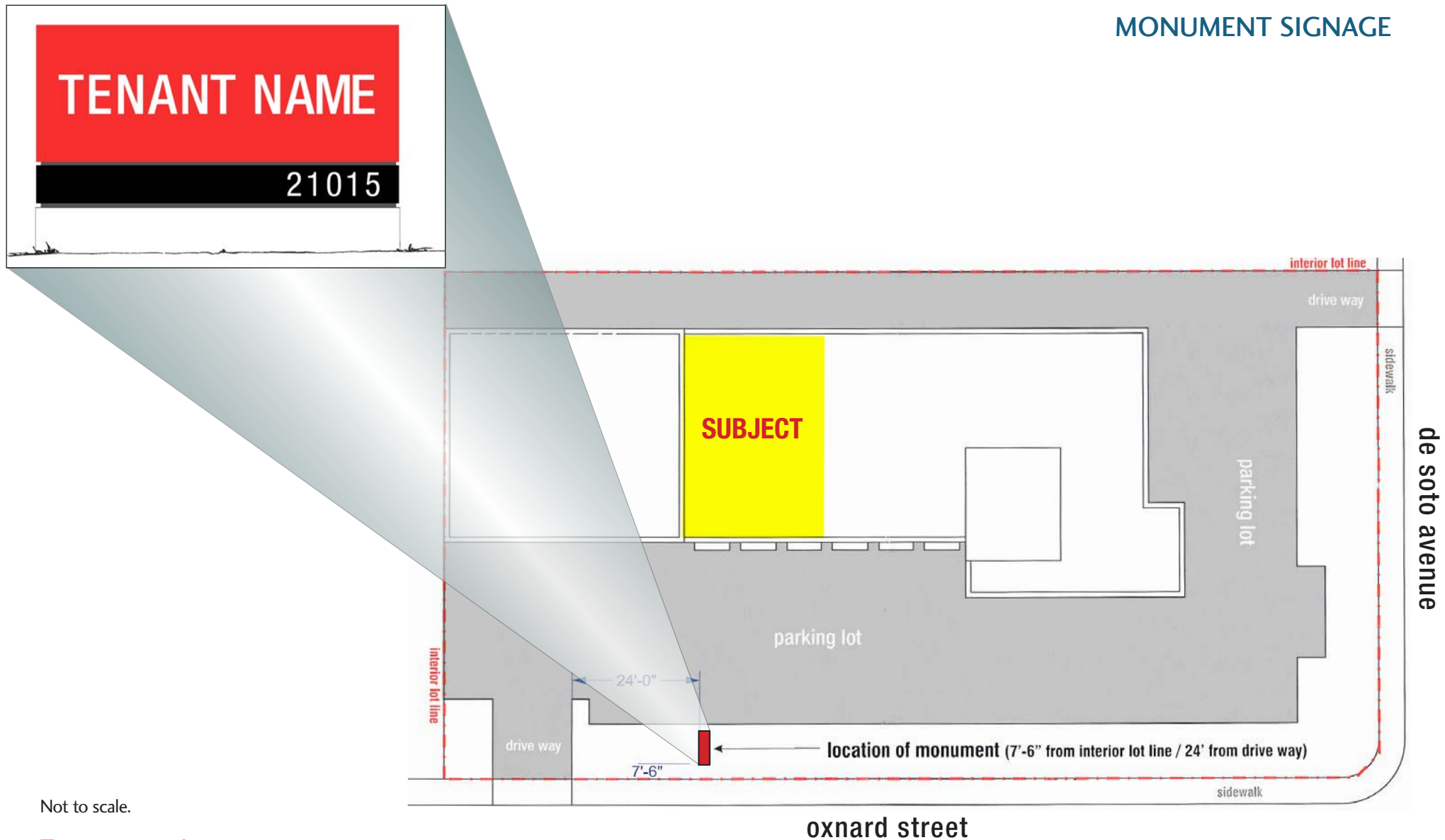
Not to scale.

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MONUMENT SIGNAGE



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LEASING INFORMATION

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