

WARNER PLAZA

21821 VENTURA BLVD | WOODLAND HILLS, CA 91364

Perform Properties

Property Details

Owned GLA 110,918 SF
Availability 5 Suites | 9,750 SF

Overview

- Situated on Ventura Blvd, a major thoroughfare connecting Woodland Hills to Calabasas and Malibu, ensuring high visibility and accessibility.
- Has visibility from the 101 Freeway, facilitating convenient access for both customers and employees.
- Near an established business district with a mix of retail, office, and residential properties, contributing to a stable customer base.
- Located on the intersection of Ventura Blvd and Topanga Canyon Blvd, one of the top trafficked intersections in the San Fernando Valley.

Tenant Mix



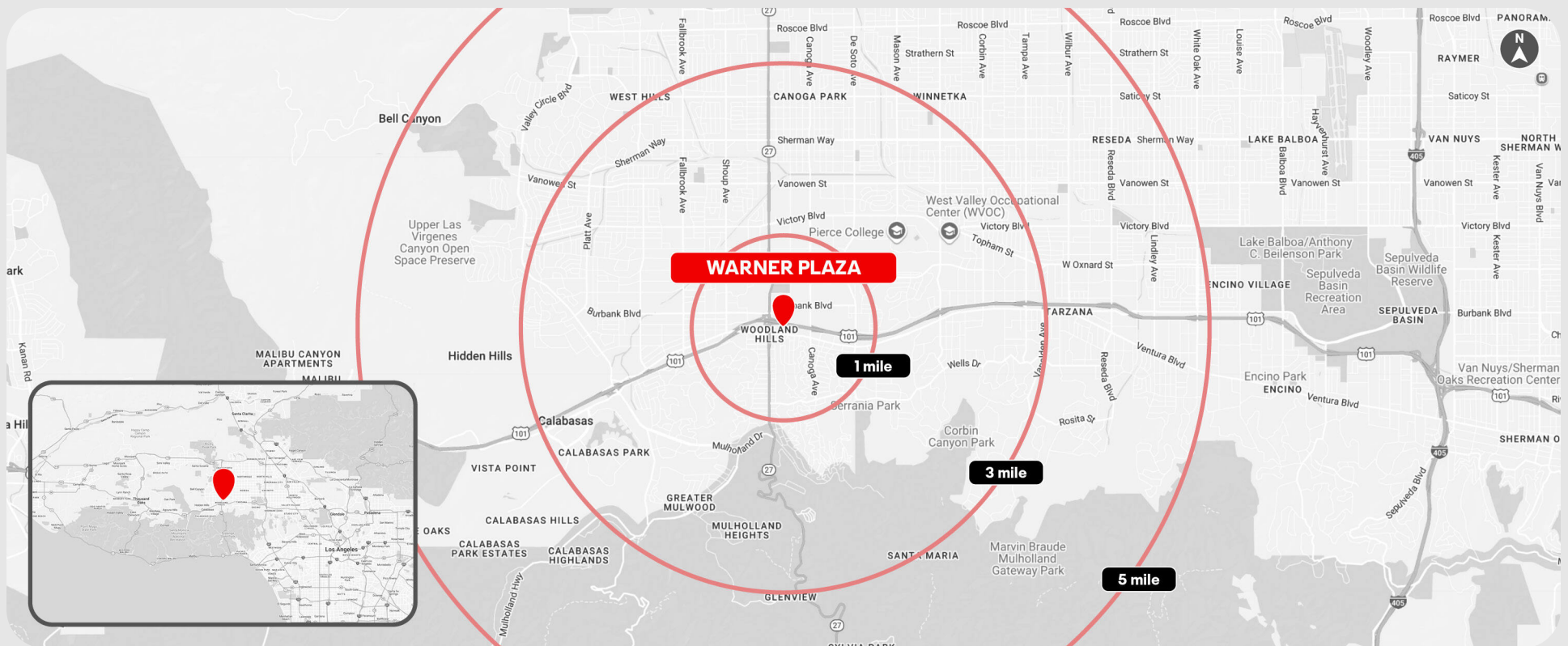
WARNER PLAZA

21821 VENTURA BLVD | WOODLAND HILLS, CA 91364

Perform Properties

Demographics

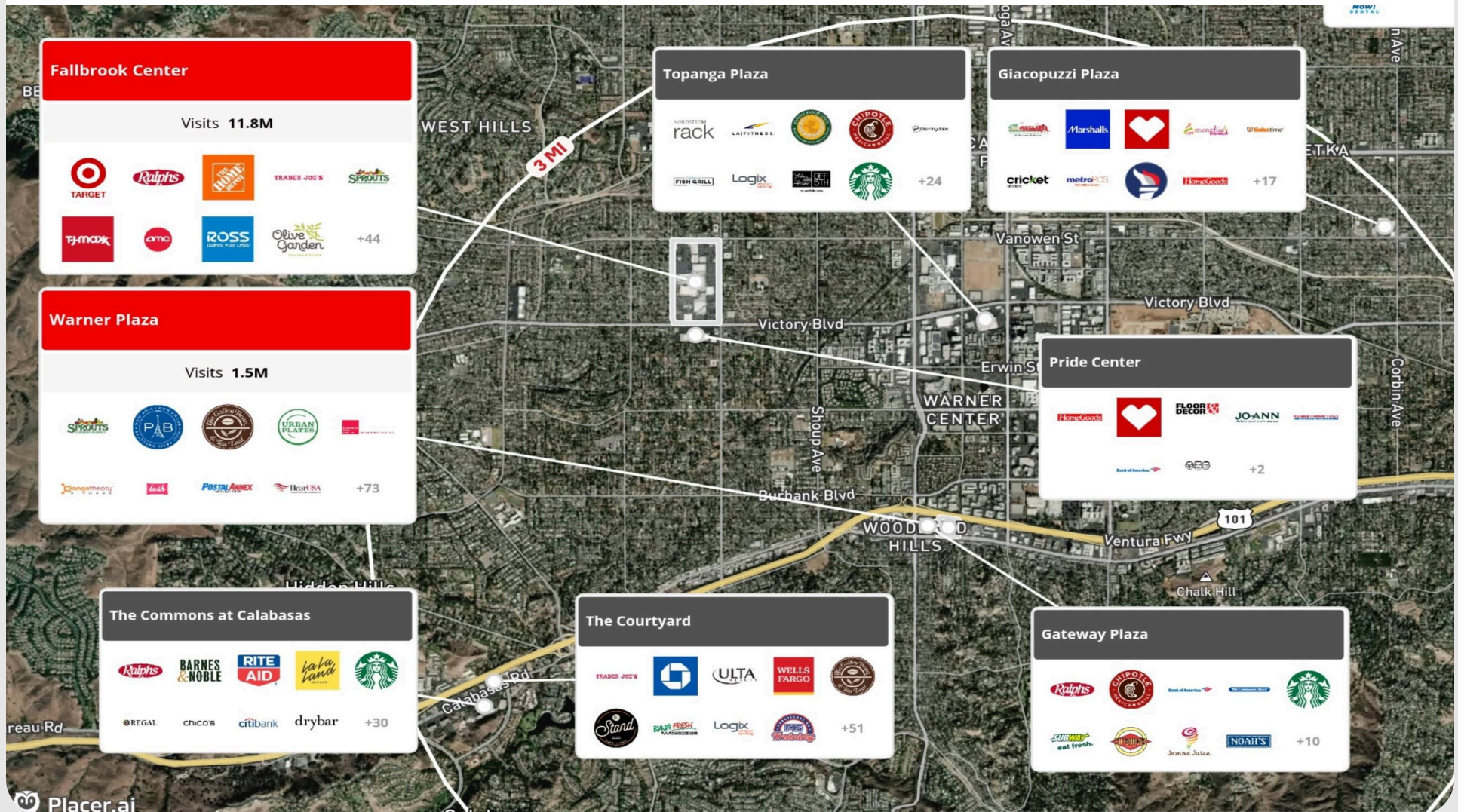
	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	22,351	37,659	9,549	\$146,595	\$117,052
3 MILES	147,079	196,555	55,060	\$140,293	\$110,755
5 MILES	364,236	379,810	129,802	\$135,380	\$105,147



21821 VENTURA BLVD | WOODLAND HILLS, CA 91364

21821 VENTURA BLVD | WOODLAND HILLS, CA 91364

Market Aerial

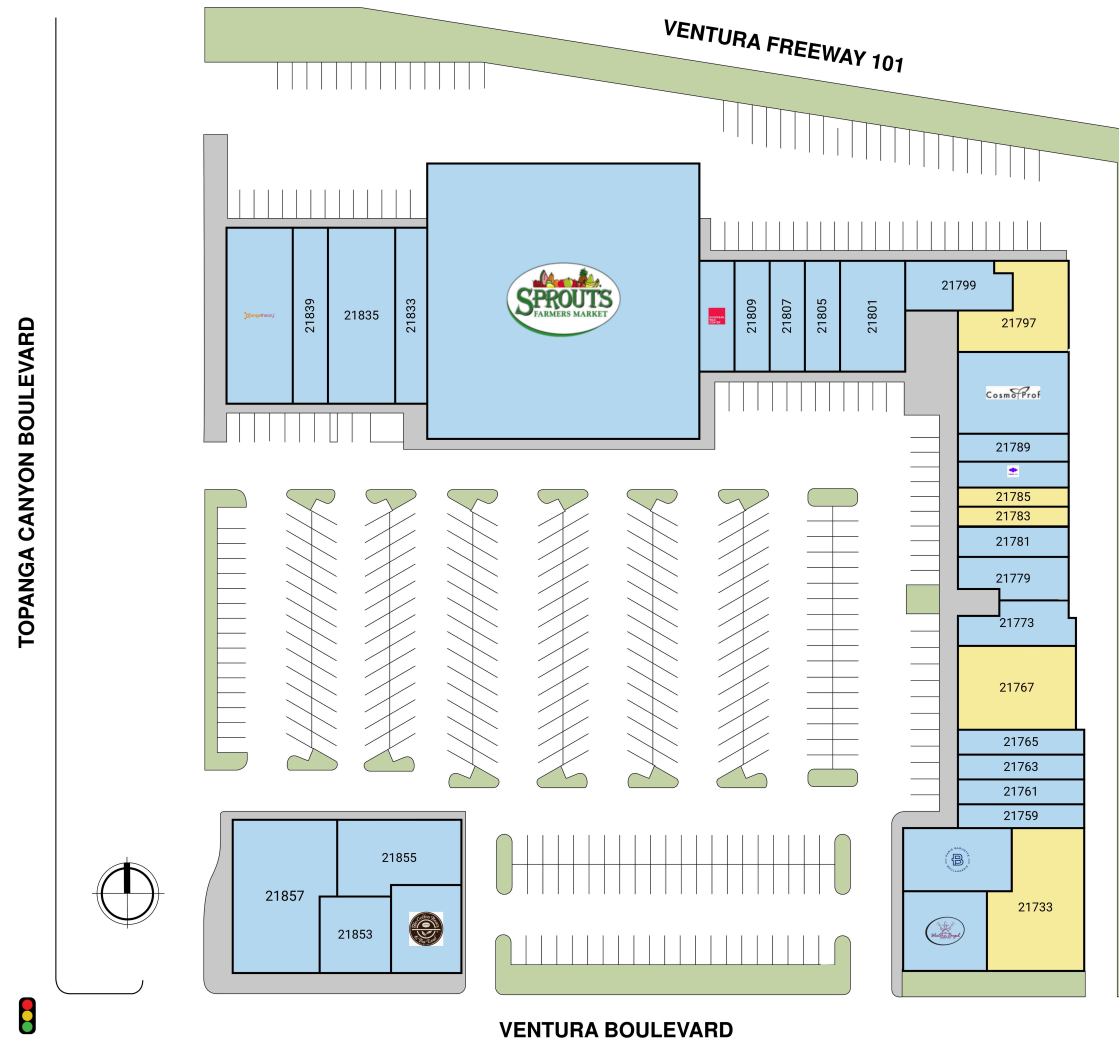


WARNER PLAZA

21821 VENTURA BLVD | WOODLAND HILLS, CA 91364

Perform Properties

Site Plan



Suite	Tenant	GLA (SF)
21767	AVAILABLE	2,950
21733	AVAILABLE	2,800
21797	AVAILABLE	2,200
21783	AVAILABLE	1,800
21785	AVAILABLE	
21821	SPROUTS FARMERS MARKET	25,600
21857	URBAN PLATES	4,317
21835	CARBON HEALTH MEDICAL GROUP	4,019
21841	ORANGETHEORY FITNESS	4,000
21791	COSMOPROF	2,900
21855	NICK THE GREEK	2,700
21753	PARIS BAGUETTE	2,600
21801	CRAZY TOKYO SUSHI	2,400
21749	WESTERN BAGEL	2,400
21839	TOPANGA DENTAL	2,000
21833	SAIGON BROTHERS PACIFIC NOODLE	2,000
21849	COFFEE BEAN & TEA LEAF	1,800
21799	ANANTRA THAI	1,800
21853	CORNER GRILLE	1,700
21773	SAM'S CIGARETTES	1,452
21779	PILATES PLUS	1,400
21811	EUROPEAN WAX CENTER	1,200
21809	BEBALANCED	1,200
21807	REMOVERY	1,200
21805	VIP NAILS	1,200
21765	POKITOMIK	1,050
21763	BOSS BROWS LA	1,050
21761	HYDRATION ROOM	1,050
21759	THE GODDESS OF FLAME	1,050
21789	OTHELLOS PLANT BASED KITCHEN	900
21787	HEAR USA	900
21781	Postal Annex	900
264	ROIC	176

WARNER PLAZA

21821 VENTURA BLVD | WOODLAND HILLS, CA 91364

Perform Properties

Get in Touch with Us

Leasing

Tommy Gibbs
213-698-7102
tgibbs@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team
213-415-3019
specialtyleasing@performproperties.com

Property Management

April Sheffield
858-255-4905
asheffield@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Warner Plaza at performproperties.com/property/warner-plaza

