WARNER PLAZA

21821 VENTURA BLVD | WOODLAND HILLS, CA 91364

Perform Properties

Property Details

Owned GLA
110,918 SF

Availability
21 Suites | 24,894 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

For more information, contact: Courtney Brodie | 213-698-7102 | cbrodie@performproperties.com

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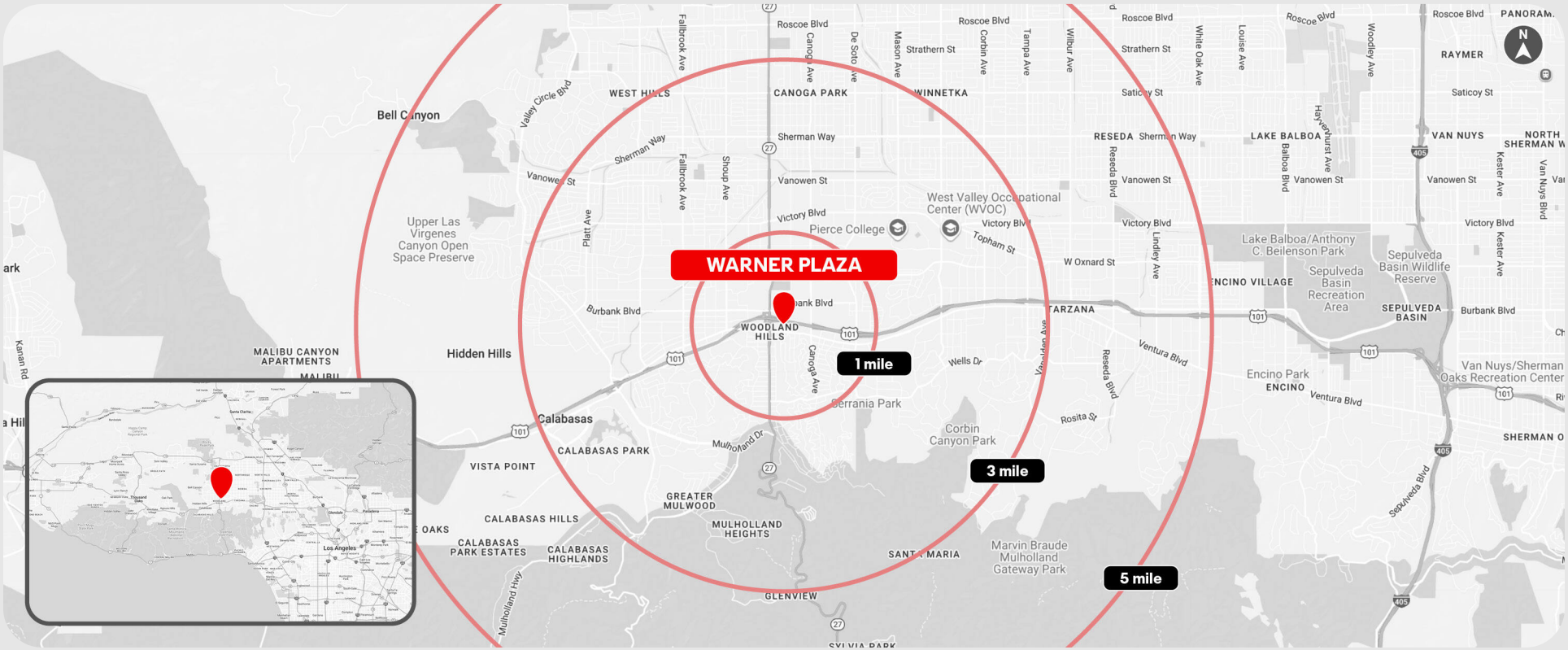
Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	23,219	38,146	9,805	$164,034	$124,490
3-MILE RADIUS	147,226	193,377	54,824	$161,651	$124,511
5-MILE RADIUS	357,360	366,902	126,856	$157,388	$120,474



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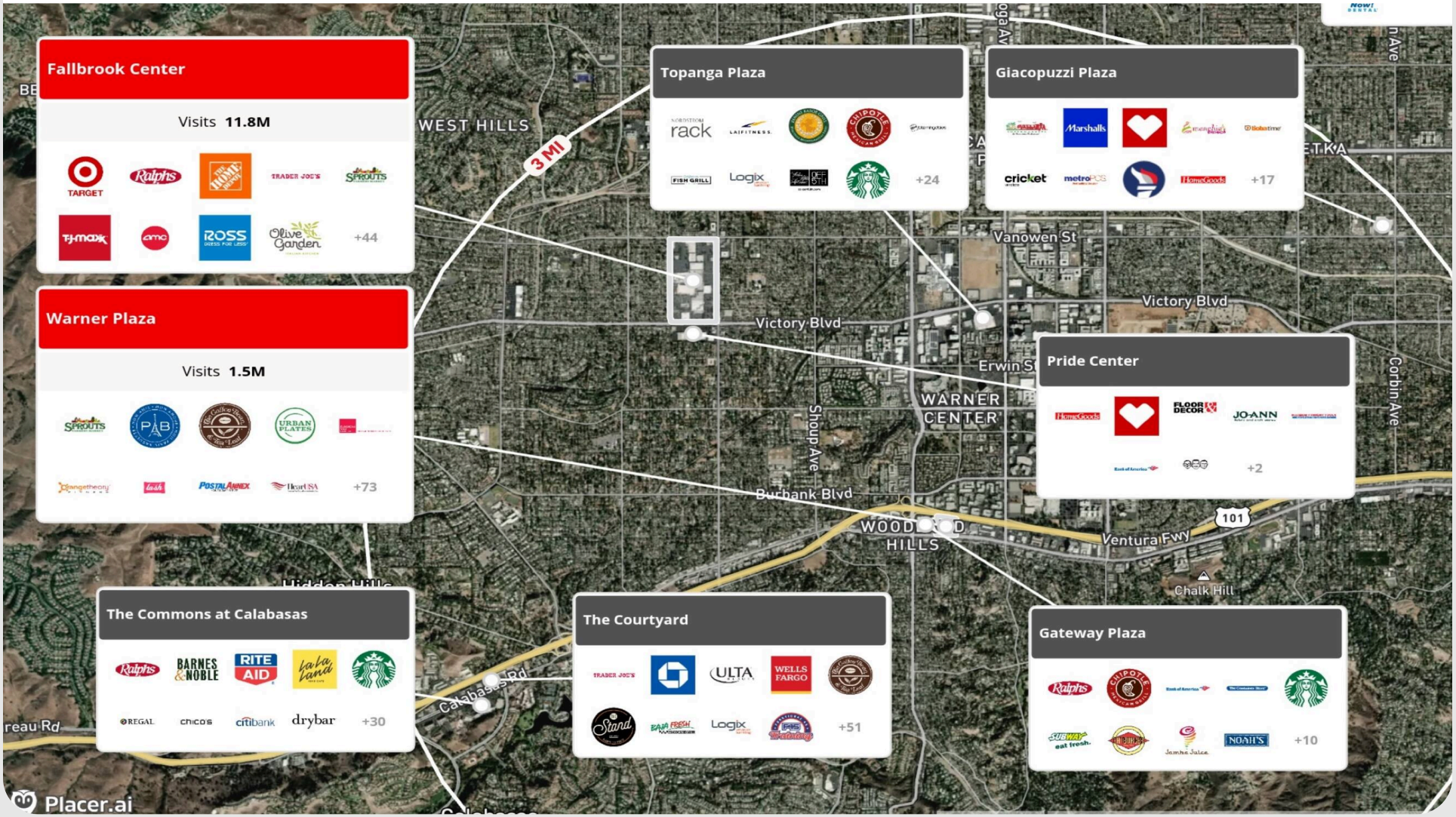
Market Aerial



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First Floor

Suite	Tenant	GLA (SF)
21835	AVAILABLE	4,019
21767	AVAILABLE	2,950
21733	AVAILABLE	2,800
21801	AVAILABLE	2,400
21797	AVAILABLE	2,200
21783	AVAILABLE	1,800
21809	AVAILABLE	1,200
21759	AVAILABLE	1,050
21785	AVAILABLE	
21821	SPROUTS FARMERS MARKET	25,600
21857	URBAN PLATES	4,317
21841	ORANGETHEORY FITNESS	4,000
21791	COSMOPROF	2,900
21855	NICK THE GREEK	2,700
21753	PARIS BAGUETTE	2,600
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
21807	REMOVERY	1,200
21805	VIP NAILS	1,200
21765	POKITOMIK	1,050
21763	BOSS BROWS LA	1,050
21761	HYDRATION ROOM	1,050
21789	OTHELLOS PLANT BASED KITCHEN	900
21787	HEAR USA	900
21781	Postal Annex	900

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Second Floor

Suite	Tenant	GLA (SF)
204	AVAILABLE	2,343
200	AVAILABLE	672
208	AVAILABLE	595
255	AVAILABLE	540
243	AVAILABLE	531
217	AVAILABLE	480
212	AVAILABLE	312
242	AVAILABLE	288
271	AVAILABLE	186
269	AVAILABLE	176
267	AVAILABLE	176
266	AVAILABLE	176
216	CALIFORNIA CARE 4 U	3,530
224	CAPLUCK	2,448
201	RICHARDS DELI	1,453
263	PRACTICE MANAGEMENT SOLUTIONS	1,080
239	LENDEX MORTGAGE	1,080
260	BERLEY / ISENBERG ASSOCIATES	816
249	MARK CUMMINS CPA	693
261	PRACTICE MANAGEMENT SOLUTIONS	540
259	JAREL ENTERPRISES	540
257	JAYCO INSURANCE	540
253	EMPLOYMENT LAW ASSIST	540
247	REVIVIFY HOME HEALTH	540
237	RAY HUDSON	540
245	Mark Stolyar	536
252	SIGNATURE HOMES LA	497
215	3S PRIME ENGINEERING	480
213	R. J. ENGINEERING	480
262	EXCELLENT RATE INSURANCE	435
258	UNITED PLUS FINANCIAL	435
256	A1 DISCOUNT PHARMACY CORP	435
254	SHEFA MARKETING INC	403
214	CALIFORNIA MUTUAL REALTY	336
246	LASHED ANGEL	312
244	A PLUS MEDICAL SUPPLIES	288
240	ZARA'S ALTERATIONS	288
238	MY MED HOME CARE	288
265	LUIZA ABRAHAMYAN	176
264	ROIC	176

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Get in Touch with Us

Leasing

Courtney Brodie
213-698-7102
cbrodie@performproperties.com

Pop-up & Short-term Leasing

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

Property Management

Olivia Bogdanski

OBogdanski@performproperties.com

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