

# 21015 Oxnard Street



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

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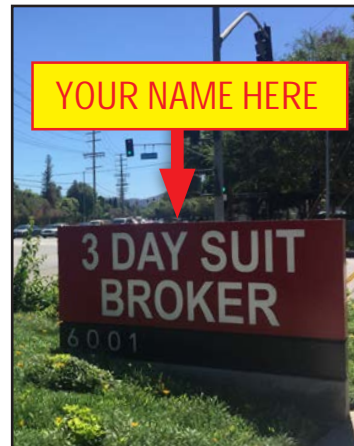
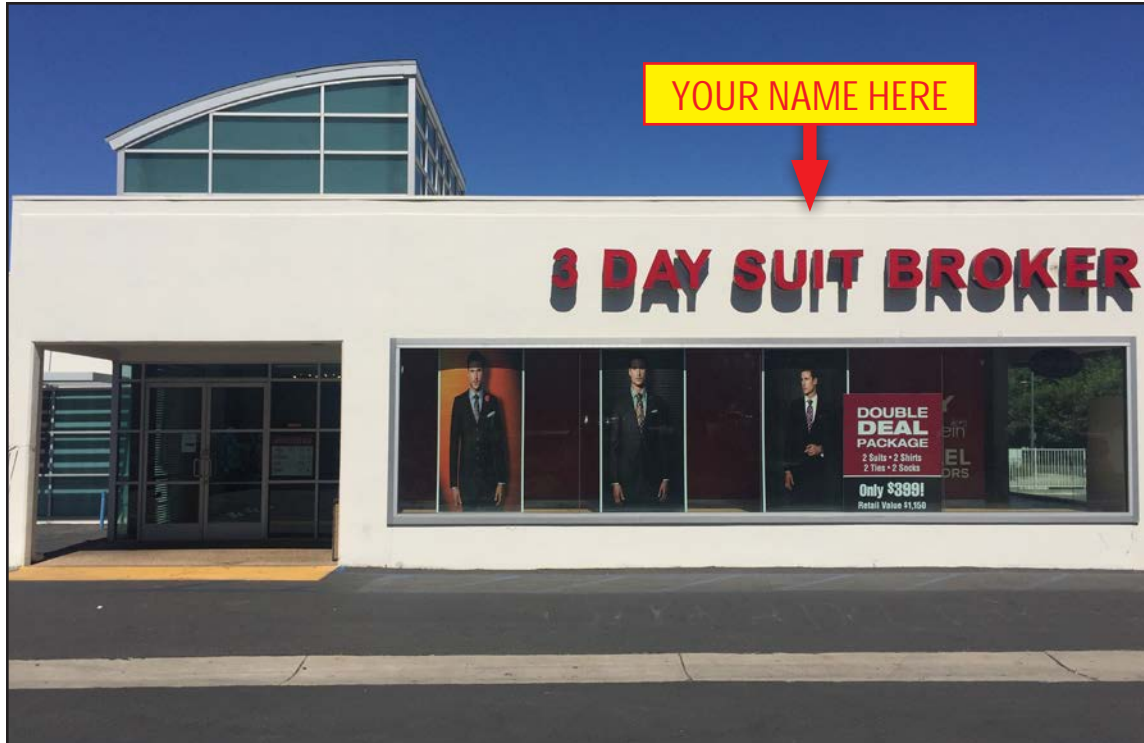


LEE & ASSOCIATES  
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CORP ID #01191898

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Woodland Hills, CA

## Prime Warner Center Retail Space For Lease



### PROPERTY DETAILS

**Lease Rate:** \$3.75/SF NNN

**Parking:** Ample free surface parking

### AVAILABILITY

**Unit 1:** 11,020 SF

### PROPERTY HIGHLIGHTS

- Prime Warner Center Location
- Building Signage Available
- Close Proximity to Proposed & In-Progress Community Developments
- Active Intersection at Oxnard Street & DeSoto Avenue
- Convenient Access to 101 Freeway
- Affluent Demographics

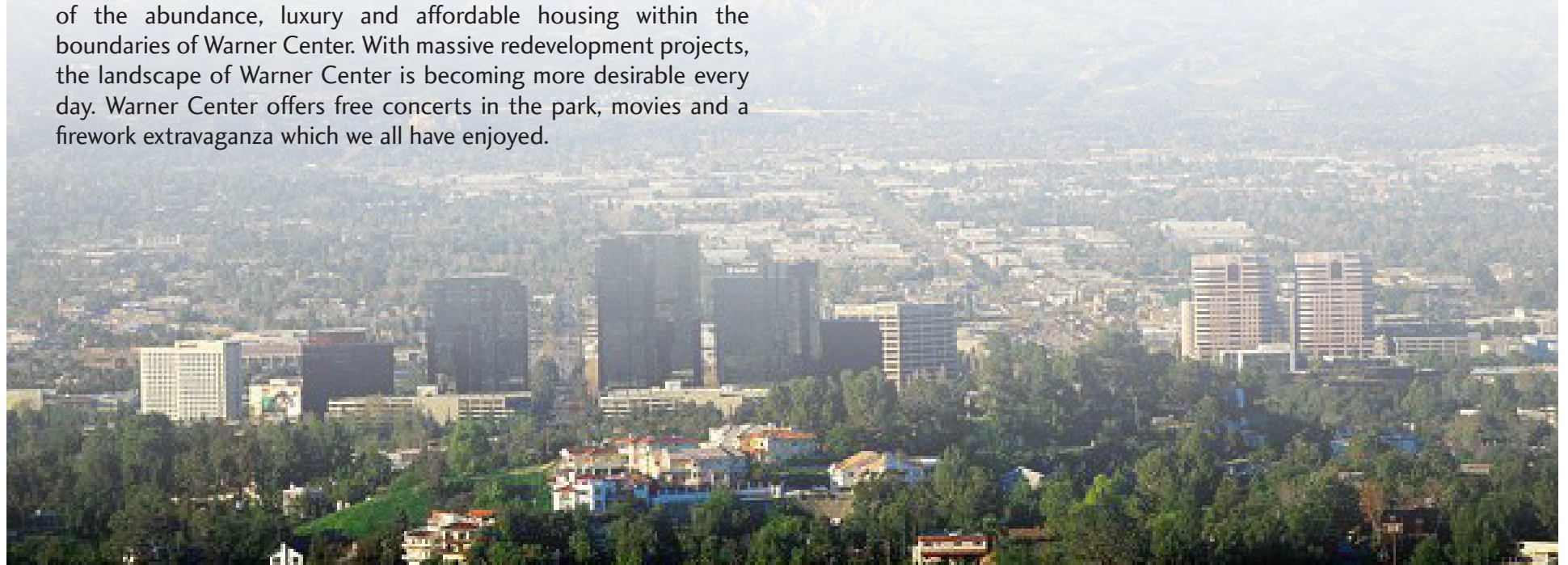
### WARNER CENTER

#### 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.

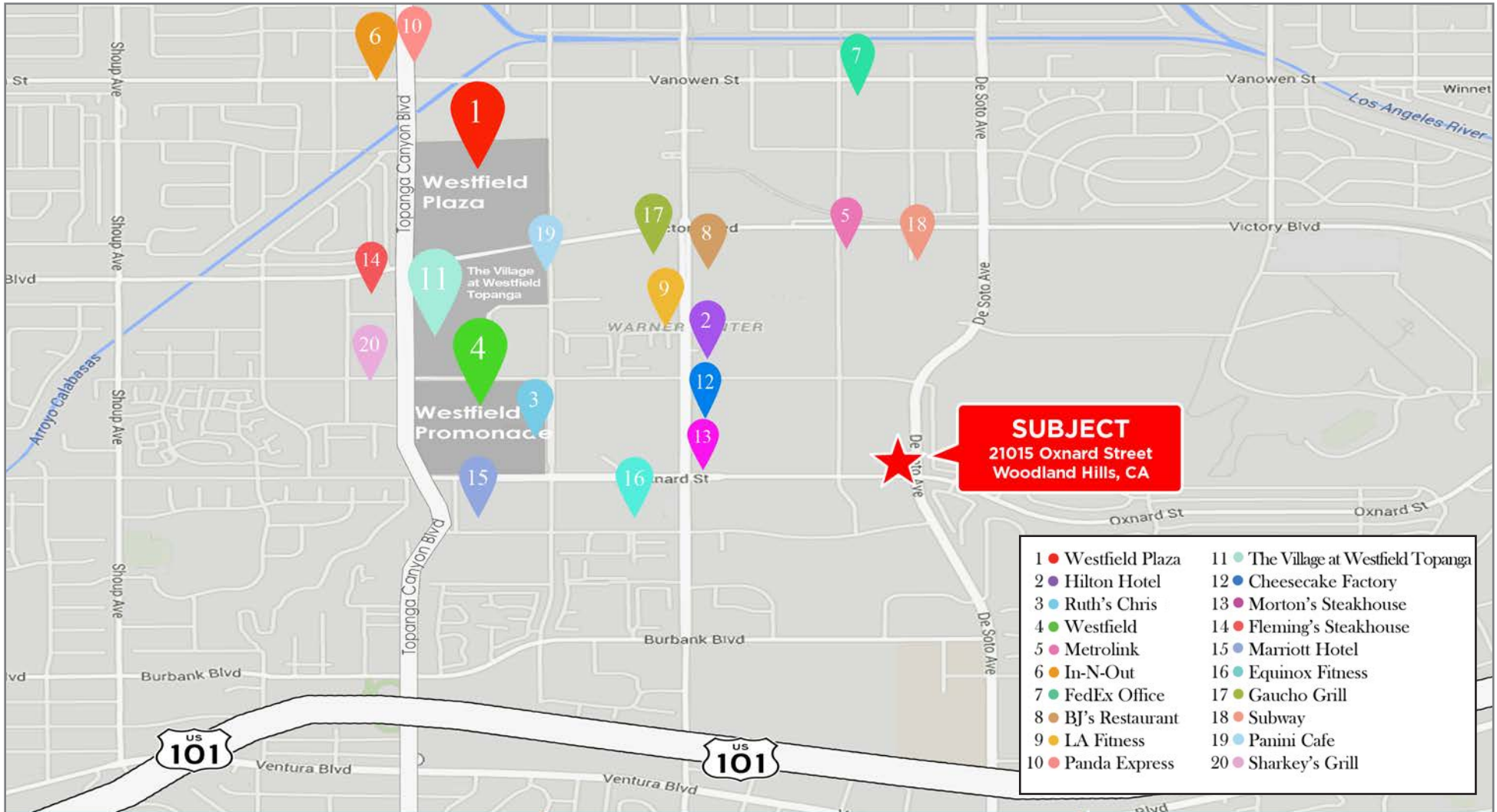


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### WARNER CENTER LOCAL AMENITIES MAP



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### Future Developments (Within Walking Distance)



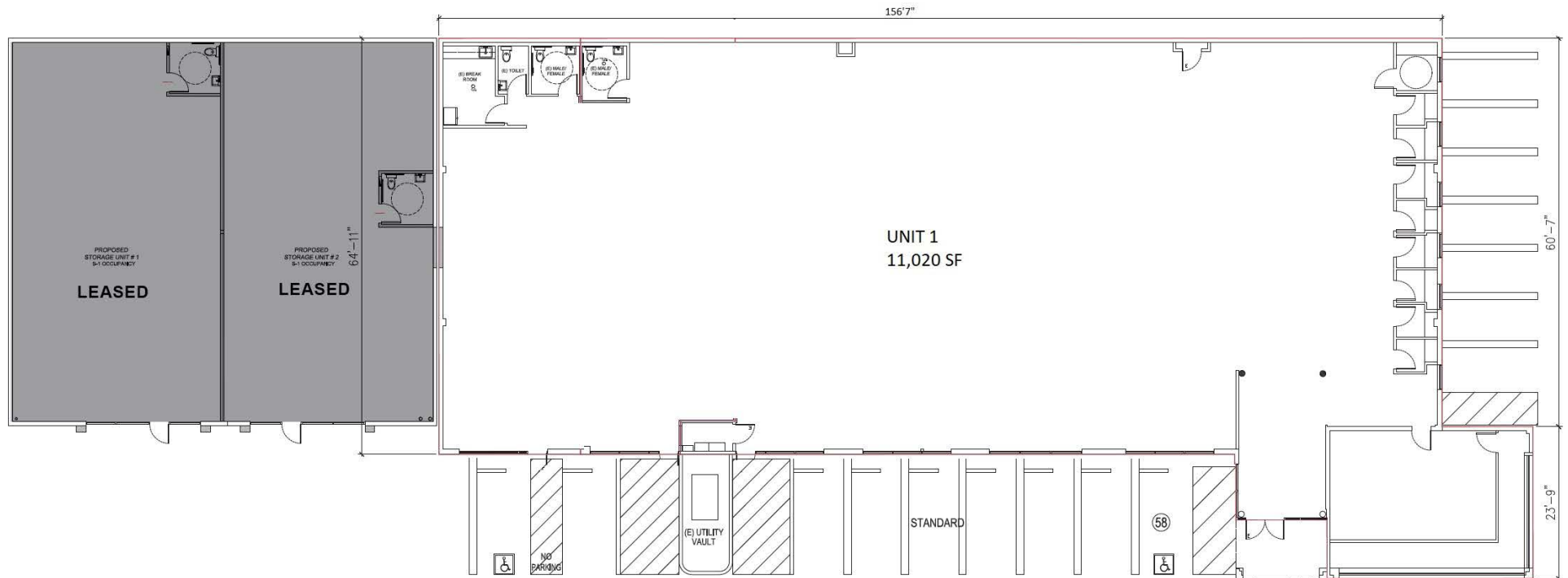
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AERIAL VIEW



SITEPLAN



Not to scale.

