



PREMIER AMERICA

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Canoga Avenue

Woodland Hills, CA 91367

Marcus & Millichap  
BRANDON MICHAELS  
GROUP



EXCLUSIVELY LISTED BY

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**WEST HILLS**

**CANOGA PARK**

**WOODLAND HILLS**

**WOODLAND HILLS RECREATION CENTER**

**WARNER CENTER PARK**

**THE MET APARTMENTS**

**HINES WARNER CENTER**  
1.35 MILLION SF OF CLASS A OFFICE

**WARNER CENTER TOWERS**  
1.9 MILLION SF OF CLASS A OFFICE

**Westfield TOPANGA MALL**  
1,900,000 SF RETAIL CENTER

**THE TRILLIUM TOWERS**  
660,669 SF OF OFFICE TOWERS

**FUTURE MIXED-USE DEVELOPMENT**  
852 Unit Apartment Building & 204 Key Hotel

**UPTOWN AT WARNER CENTER**  
6.035 MILLION SF MIXED-USE

**ORANGE LINE BUSWAY**



PREMIER AMERICA  
Tomoya

**Canoga Avenue**  
Woodland Hills, CA 91367







**CANOGA PARK**

**WINNETKA**

**UPTOWN AT WARNER CENTER**  
6.035 MILLION SF MIXED-USE

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1.9 MILLION SF OF CLASS A OFFICE

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Tomoya  
**Canoga Avenue**  
Woodland Hills, CA 91367

**Westfield THE VILLAGE**  
455,000 SF RETAIL CENTER

**Westfield TOPANGA MALL**  
1,900,000 SF RETAIL CENTER

**BEST BUY**

**FARMERS INSURANCE**

**Jake's Fifth Avenue**  
NORDSTROM RACK  
LAIFITNESS.

**FUSION WARNER CENTER**  
APARTMENTS

**alura**  
APARTMENT HOMES

**Hilton**

**TRIANA**  
APARTMENTS

**THE HOME DEPOT**

**ASCENT**  
AT WARNER CENTER

**THE POINT**  
AT WARNER CENTER

**THE MONTECITO**

**THE Q VARIEL**

**MOTIF**  
APARTMENT HOMES

**THE Q DE SOTO**

**PANAVISION**

**VELA OX**  
APARTMENTS

**EL TORITO**

**StarQuest**  
SELF STORAGE

**PIERCE COLLEGE**

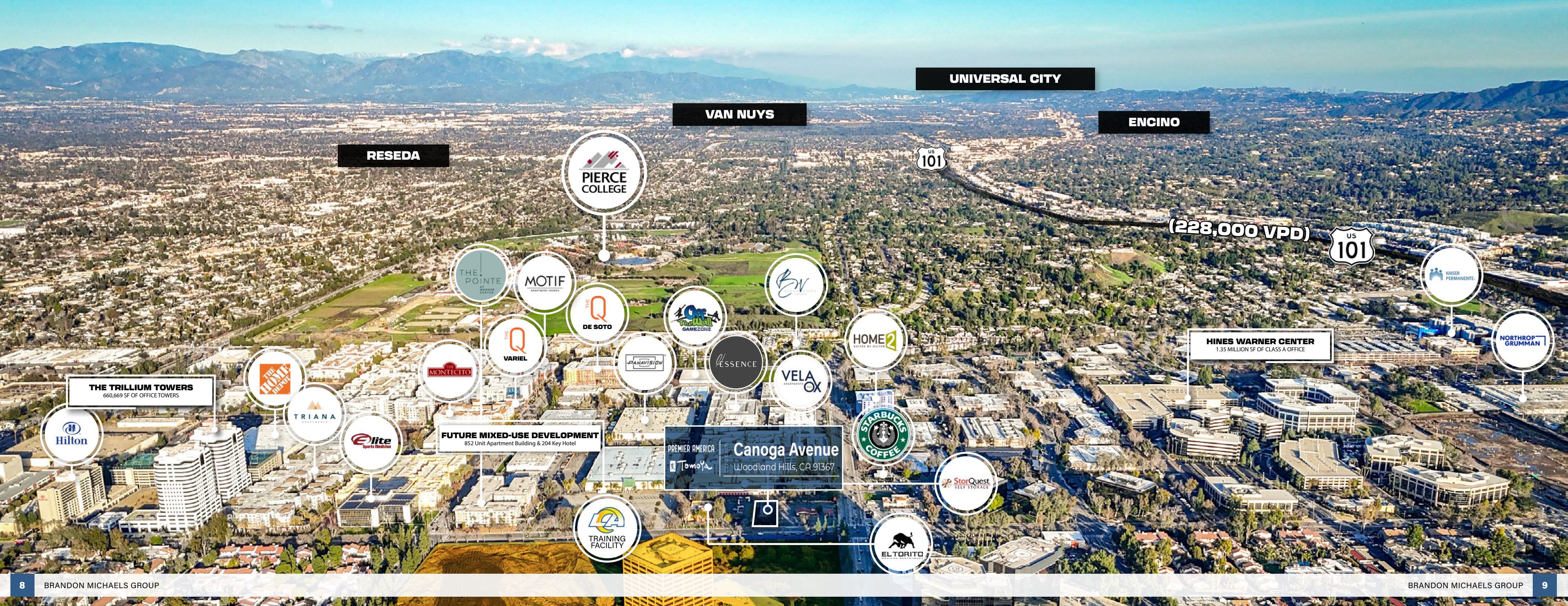
**BV**

**LA TRAINING FACILITY**

**LA TRAINING FACILITY**

**MARRIOTT**





RESEDA

VAN NUYS

UNIVERSAL CITY

ENCINO

PIERCE COLLEGE

THE POINT AT WARNER CENTER

MOTIF APARTMENT HOMES

THE Q DE SOTO

Off The Wall GAMEZONE

BV

THE Q VARIEL

PANAVISION

ESSENCE

VELA OX APARTMENTS

HOME2 SUITES BY HILTON

KAISER PERMANENTE

NORTHROP GRUMMAN

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FUTURE MIXED-USE DEVELOPMENT  
852 Unit Apartment Building & 204 Key Hotel

PREMIER AMERICA Tomoya  
Canoga Avenue  
Woodland Hills, CA 91367

LA TRAINING FACILITY

STARBUCKS COFFEE

StorQuest SELF STORAGE

EL TORITO



# EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 6020 Canoga Avenue, a 4,896 square foot two tenant freestanding NNN retail property occupied by Tomoya Sushi & Izakaya and Premier America Credit Union. The property is situated on 0.36 acres of land (15,838SF) ideally located directly across from the future Los Angeles Rams practice facility and headquarters and a massive mixed-use development in the rapidly expanding Warner Center of Woodland Hills, CA.

6020 Canoga Ave is improved with a 4,896 SF building currently 100% occupied by Tomoya Sushi & Izakaya and Premier America Credit Union on NNN leases. The tenants have a long track record of success at this location with more than thirteen (13) and twenty-three (23) year operating history, respectively. In addition to their thirteen and a half year track record at the site, Tomoya Sushi & Izakaya's just renewed their lease for an additional five years, through July, 2029. The two tenants have an average remaining lease term of 5.2 years, creating a stable and secure income stream in an irreplaceable Warner Center location. The property's monthly rent is \$29,121 (\$5.39/SF) plus NNN, and both tenants have annual 3% rent increases through the duration of their leases.

6020 Canoga Avenue is located one parcel north of the NE signalized corner of Canoga Avenue and Oxnard Street. The subject properties are part of a larger development including the El Torito, which is directly adjacent to the North, the StorQuest, the self-storage property to the rear, and a two-story office property along Oxnard Street. While the subject property benefits from multiple points of ingress and egress along Canoga Avenue and Oxnard Street and shared parking, it is served primarily by the access via Canoga Avenue and 135 shared surfaced parking spaces. The subject property benefits from daily traffic counts of more than 34,000 vehicles per day and is situated directly in front of a major bus route.

6020 Canoga Avenue is ideally located in the heart of the Warner Center in the Downtown district. The property is situated directly across the street from the former Westfield Promenade and Anthem Blue Cross office tower, recently purchased by Los Angeles Rams owner Stan Kroenke. These sites are planned for massive redevelopment involving a new practice facility and headquarters for the Los Angeles Rams football team and a large mixed-use development. The former Westfield Promenade is entitled for a \$1.5 billion renovation which included retail, Class A office, two hotels, 14,000 residential units, and an entertainment and sports center.

**\$5,500,000**

PRICE

**6.35%**

CAP RATE

**6.54%**

CAP RATE 2025

**4,896 SF**

BUILDING SF

**15,838 SF**

LOT SIZE

**1978**

YEAR BUILT

**100%**

OCCUPANCY

**\$1,123**

PRICE/SF BUILDING

**\$347**

PRICE/SF LAND

**CANOGA AVE & OXNARD ST**

CROSS STREETS

**135 SPACES**

SHARED PARKING SPACES

**(WC)DOWNTOWN-SN**

ZONING

**34,662 VPD**

TRAFFIC COUNTS





# DESIRABLE RETAIL IN SUPPLY CONSTRAINED WARNER CENTER

- **Freestanding Two Tenant NNN Retail in Prime Warner Center, CA Location** - A 4,896 square foot, two (2) tenant retail property ideally located in the high demand, high growth West San Fernando Valley submarket of Warner Center, CA directly across the street from the future Los Angeles Rams facility and massive mixed-use development
- **100% Occupied on NNN Leases** - Leased to Tomoya Sushi & Izakaya and Premier America Credit Union on NNN leases
- **Seasoned Tenancy** - Average history of occupancy of 18.2 years; Tomoya Sushi has occupied the property since 10/15/2010 (13.4 years) and Premier America Credit Union since 4/17/2001 (22.9 years)
- **Well Performing Submarket** - The immediate submarket boasts vacancy rates below 5% with strong absorption and limited competing retail space
- **Monthly Rent and Regular Increases** - Tomoya Sushi & Izakaya and Premier America Credit Union are paying a combined \$29,121 per month (\$5.39/SF), with each tenant having 3% annual rent increases
- **Secure and Stable Cash Flow** - Tomoya Sushi & Izakaya recently exercised a five (5) year lease extension through July 2029 and Premier America Credit Union has a lease in place through April 2029 with one (1) remaining option to extend for an additional five



# EXCEPTIONAL ASSET FUNDAMENTALS

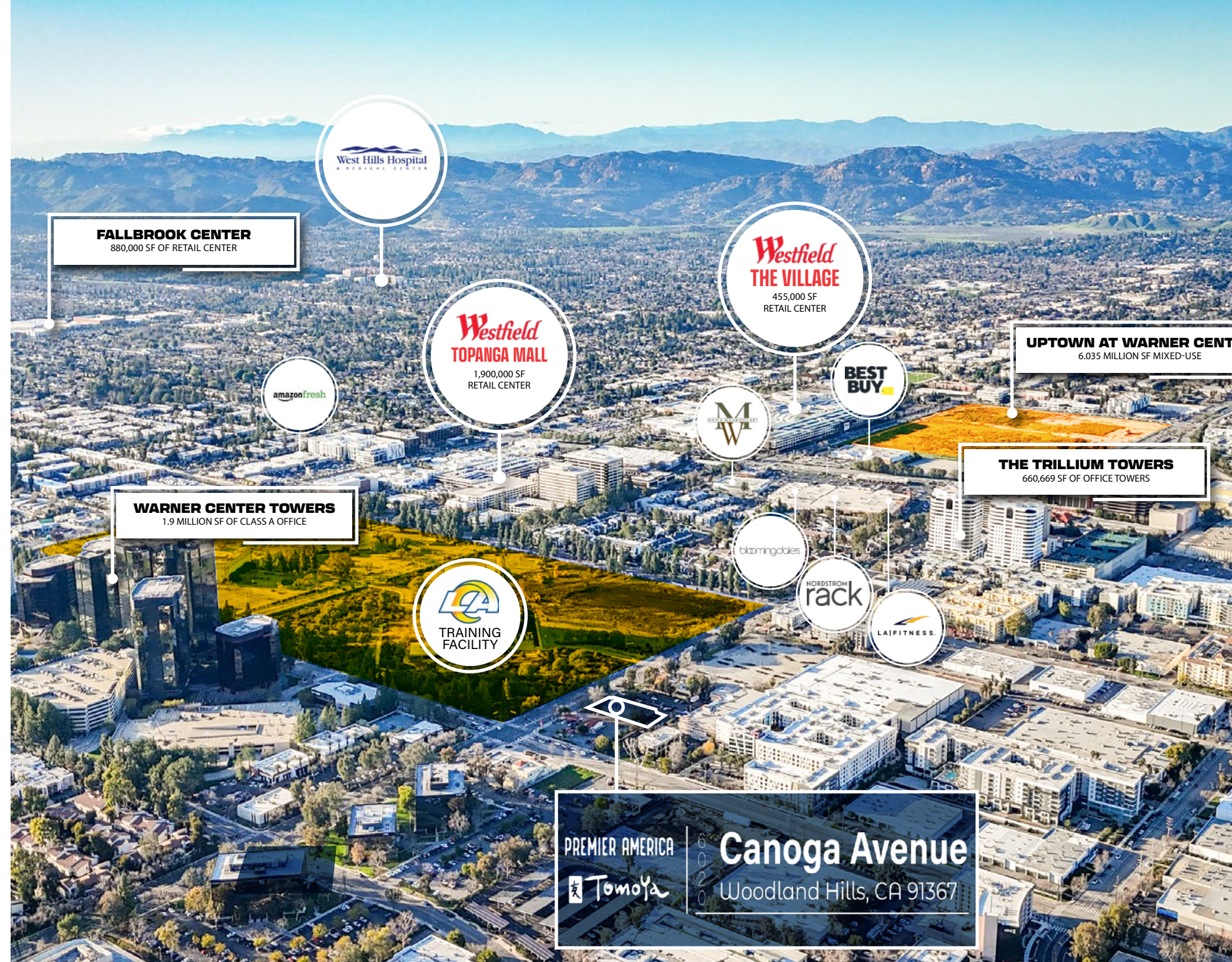
- **Highly Trafficked Intersection** - Daily traffic counts in excess of 34,000 VPD
- **Ample Shared Parking** - 135 shared surfaced parking spaces
- **Excellent Visibility and Frontage** - Approximately 80' of frontage along Canoga Avenue across the former Anthem Blue Cross office tower, expected to be the future site of the Los Angeles Rams football team headquarters
- **Ease of Entry** - Part of a larger development including the adjacent El Torito to the north, StorQuest self-storage property to the rear and two story office property along Oxnard Street allowing multiple points of ingress and egress along both Canoga Avenue and Oxnard Street
- **Regional Retail Hub** - Positioned one (1) mile southeast of the Westfield Topanga and adjacent to the Village shopping mall, a combined 2.3 million SF Westfield shopping experience
- **Proximate to the Metro Orange Line** - Less than 1.25 miles from the Metro Orange line, the predominate public transit option east-west across the Valley



# EXPANDING WARNER CENTER

THE PERFECT MIX OF LIVE, WORK, AND PLAY

- **Directly Across the Street from the Future Los Angeles Rams Facility and a Massive Mixed-Use Development** - Stan Kroenke purchased the Westfield Promenade and former Anthem Blue Cross office tower, directly across Canoga Avenue, which is expected to be one of the largest redevelopments in Southern California with plans to include a new practice facility for the Los Angeles Rams football team and a massive mixed-use development
- **Significant Immediate Development** - More than 3,500 units delivered since the inception of the Warner Center specific plan in 2013 with an additional 5,700 units under construction or in planning
- **Rapid Projected Growth in the Warner Center Specific Plan Area** - Projected growth expected to reach 37 million square feet of business and residential buildings, 14 million square feet of non-residential building area, 20,000 residential units, and 80,000 new jobs
- **Adjacent to Some of the Country's Largest Developments** - Uptown at Warner Center, less than 1.0 mile to the north, is receiving a \$3 billion capital infusion to complete a groundbreaking mixed-use development
- **The Economic Hub of the San Fernando Valley** - Located within walking distance to Class A Warner Center office buildings encompassing over six million square feet space. Approximately



# STRONG AREA DEMOGRAPHICS

- **Dense Nearby Population** - Population of more than 34,900 people within one mile of the subject property, 152,700 people within three miles, and 440,200 people within five miles
- **Average Household Incomes** - Immediate submarket boasts an average household income within one, three, and five miles is \$96,200, \$111,300, and \$107,200, respectively
- **Median Household Incomes** - Median income within one, three, and five miles \$70,700, \$83,700, and \$79,700, respectively
- **Household Density** - There are over 15,000 households within one mile of the subject property, and over 54,600 households within three miles
- **High Median Home Values** - The median home value in the immediate area is \$718,000
- **Educated Community** - More than 44% of the population within a 3-mile radius have a Associate Degree or higher
- **Businesses and Consumer Spending** - More than 4,750 businesses within a 1-mile radius of the property with a combined annual spending of \$550 million





# LEASE ABSTRACT

**TENANT:** Premier America Credit Union

**GAURANTOR:** Premier America Credit Union,  
a California Corp.

**LEASE TYPE:** NNN

**LEASE START:** 4/17/2001

**LEASE EXPIRATION:** 4/14/2029

**TIME AT CENTER:** 22.9 Years

**TERM REMAINING:** 5.1 Years

**INCREASES:** 3% Annually

**NEXT INCREASE:** 4/15/2024

**OPTIONS:** 1 x 5yr, FMV



# TENANT PROFILE

**PREMIER AMERICA**  
CREDIT UNION

[www.premieramerica.com](http://www.premieramerica.com)

Premier America Credit Union, established in 1952, is a member-owned financial institution focused on providing personalized banking solutions and fostering financial empowerment within its community. Operating under a not-for-profit model, the credit union prioritizes the financial well-being of its members and offers a comprehensive range of banking products and services, including savings accounts, loans, mortgages, and investment options. With a commitment to transparency, integrity, and community involvement, American Premier Credit Union seeks to build trusted relationships, promote financial literacy, and contribute to the economic prosperity of the communities it serves for generations to come.

<b>OWNERSHIP</b>	Private
<b>HEADQUARTERS</b>	Chatsworth, CA
<b>LOCATIONS</b>	21
<b>EMPLOYEES</b>	200-500





# LEASE ABSTRACT

<b>TENANT:</b>	Tomoya Sushi and Izakaya
<b>GAURANTOR:</b>	Personal
<b>LEASE TYPE:</b>	NNN
<b>LEASE START:</b>	10/15/2010
<b>LEASE EXPIRATION:</b>	7/14/2029
<b>TIME AT CENTER:</b>	13.4 Years
<b>TERM REMAINING:</b>	5.3 Years
<b>INCREASES:</b>	3% Annually
<b>NEXT INCREASE:</b>	7/15/2024
<b>OPTIONS:</b>	1 x 5yr. FMV



# TENANT PROFILE



Tomoya Sushi & Izakaya, established in 2010, is a premier Japanese dining establishment known for its exceptional sushi and authentic izakaya experience. With a dedication to culinary excellence and customer satisfaction, the restaurant offers an extensive menu featuring traditional Japanese dishes expertly prepared by skilled chefs. Combining a warm and inviting ambiance with a commitment to community engagement, Tomoya Sushi & Izakaya strives to provide an unparalleled dining experience that celebrates the artistry and heritage of Japanese cuisine.

<b>OWNERSHIP</b>	Private
<b>HEADQUARTERS</b>	Woodland Hills, CA
<b>LOCATIONS</b>	1







**CALABASAS**



**HIDDEN HILLS**

**WEST HILLS**

**WARNER CENTER PARK**

**WOODLAND HILLS RECREATION CENTER**

**FALLBROOK CENTER**  
880,000 SF OF RETAIL CENTER



**WARNER CLUB VILLAS**

**CITYVIEW**

**WARNER CENTER TOWERS**  
1.9 MILLION SF OF CLASS A OFFICE

**SUMMIT**  
AT WARNER CENTER

*The Reserve*

**Westfield TOPANGA MALL**  
1,900,000 SF RETAIL CENTER

**FARMERS INSURANCE**

**COSTCO WHOLESALE**

**Westfield THE VILLAGE**  
455,000 SF RETAIL CENTER

**West Hills Hospital**  
A MEDICAL CENTER

**HINES WARNER CENTER**  
1.35 MILLION SF OF CLASS A OFFICE

**RUTH'S CHRIS STEAK HOUSE**

**EQUINOX**

**TRAINING FACILITY**

**FUSION WARNER CENTER APARTMENTS**

**blamingobles**

**rack**

**BEST BUY**

**CANOGA AVE (34,662 VPD)**

**OXNARD ST (26,850 VPD)**

**ERWIN ST (27,444 VPD)**

**ASCENT AT WARNER CENTER**

**THE TRILLIUM TOWERS**  
660,669 SF OF OFFICE TOWERS

**TRIANA**

**LAIFITNESS**

**Hilton**

**FUTURE MIXED-USE DEVELOPMENT**  
852 Unit Apartment Building & 204 Key Hotel

PREMIER AMERICA  
**Canoga Avenue**  
Woodland Hills, CA 91367





# WARNER CENTER 2035 Plan

The WC 2035 Plan considers developments fundamental to supporting regional transportation investments such as the Metro Orange Line to create a vibrant Transit Oriented District (TOD) based upon sustainability, community connectedness, accessible public transit, and promotion of innovative businesses, job diversity, and a safe and friendly pedestrian environment. A developer proposing a project conforming to the Warner Center Specific Plan may process their approvals through the “Project Permit Compliance” process. This process is streamlined; whereas, the City estimates project approvals to be issued within 4-6 months from submission of a deemed completed “submittal package”. This development opportunity will emphasize mixed-use and transit-oriented development, walkability, and sustainability.

Allowed Uses, Specific Plan Bonuses and Incentives can be found at: <http://planning.lacity.org/complan/specplan/pdf/WarnerC.pdf>. The possibilities include mixed-use, live/work units, schools, hotel, office, restaurants, retail, and/or theaters to name a few.



## DEVELOPMENTS WITHIN THE PLAN

The Warner Center Specific Plan process and associated Environmental Review combine to streamline the entitlements process for planned developments. The following items should be taken into consideration for any proposed project within the Specific Plan area:

**ENTITLEMENTS PROCESS** - in lieu of the city’s typical Site Plan Review process for a project resulting the construction of 50 net new dwelling units or 50,000 net new gross square feet, projects within the Warner Center Specific Plan area are subject to Project Permit Compliance, an expedited discretionary approval process administered by the Department of City Planning

**ENVIRONMENTAL REVIEW** - As part of the Warner Center Specific Plan approval process, the City certified a Master EIR contemplating large-scale development within the area. As a result, most projects within the Plan area can be approved under a Negative Declaration (ND) or Mitigated Negative Declaration (MND).

**INCENTIVIZED USES** - The plan provides development bonuses for a number of uses that the city wishes to target in the area. The project can utilize one bonus per incentivized use provided. The incentives & bonuses include:

**URBAN DESIGN GUIDELINES** - Projects within Warner Center are subject to Design Review approval to ensure compliance with the Urban Design Guidelines contained within the specific plan.

A developer proposing a project conforming to the Warner Center Specific Plan can process approvals through the “Project Permit Compliance” process which the City estimates will take 4-6 months for approvals. No separate CEQA approvals are required.

## INCENTIVIZED USES AND DEVELOPMENT BONUSES

Each project that incorporates one or more Incentivized Uses shall be entitled to one development bonus for each Incentivized Use incorporated.

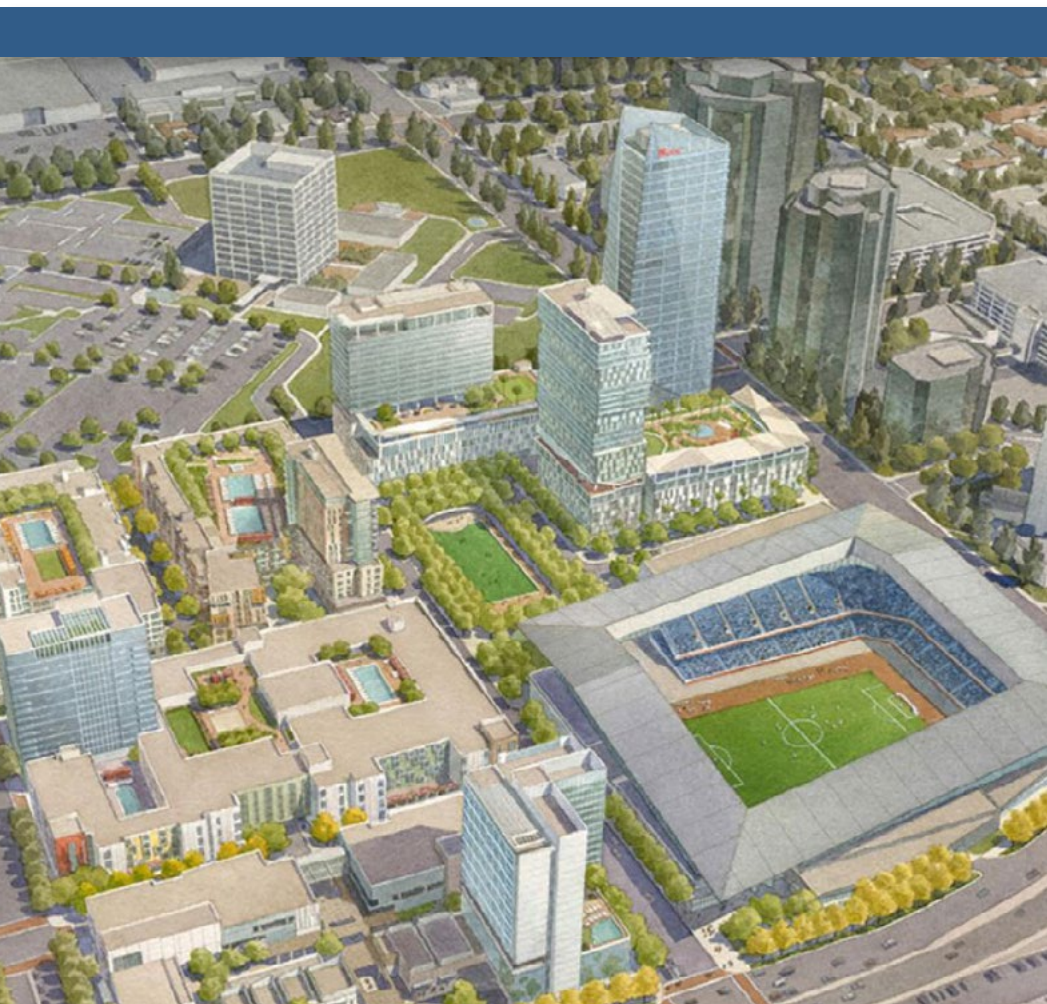
- **INTENSITY BONUS** - An additional 0.5:1 FAR above the base maximum FAR shall be permitted for each Incentivized Use incorporated into a project. For illustrative purposes only, a project that offers two Incentivized Uses and requests two development bonuses in the “Intensity Bonus” category shall be entitled to an additional 1:1 FAR (i.e. aggregate of two 0.5:1 FAR bonuses) above the base maximum FAR. Notwithstanding the foregoing, no project in any District shall exceed a FAR of 6.0:1.
- **MOBILITY FEES REDUCTION BONUS** - A 3% reduction in a project’s Mobility Fees shall be permitted for each Incentivized Use incorporated into a project that offers two Incentivized Uses and requests two development bonuses in the “Mobility Fees Reduction Bonus” category shall be entitled to a 6% (i.e. aggregate of two 3% reductions) reduction in a project’s Mobility Fees. Notwithstanding the foregoing, no project in any District shall be entitled to more than 12% in reduction of the Mobility Fee.
- **INCENTIVIZED USES BONUS FOR RESIDENTIAL DEVELOPMENT IN COLLEGE, COMMERCE, DOWNTOWN, AND UPTOWN DISTRICTS** - Projects located within the College District, the Commerce District, the Downtown District, or the Uptown Districts are permitted a Residential Bonus for up to two incentivized uses. Each incentivized use can be used to ascend the Graduated FAR Table use mix by one level. For example: a project in the Uptown District that is within the “>2.0 Up to 2.25” FAR level, which permits a minimum of 40% Non-Residential and a maximum of 60% Residential uses within the project, that implements two incentivized uses within the project, would be eligible to utilize the project mix percentages within the “>2.5 Up to 2.75” FAR level, which permits a minimum of 30% Non-Residential and a maximum of 70% Residential uses within the project. Notwithstanding the foregoing, no project in any District shall exceed a FAR of 6.0:1.



# WARNER CENTER 2035 Plan

Approved by the Los Angeles City Council and effective December 25, 2013, the Warner Center 2035 Plan ("WC 2035 Plan" or the "Plan") is a development blueprint for Warner Center that emphasizes mixed-use and transit-oriented development, walkability and sustainability. The WC 2035 Plan encompasses approximately 1,100 acres, or 1.7 square miles, and is bound by the Los Angeles River to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and the west side of Topanga Canyon Boulevard to the west.

The WC 2035 Plan provides urban design guidelines including increasing the Floor Area Ratios (FAR), height and density for commercial and mixed-use lots. The Plan is targeted at a net increase of 14 million square feet of new, non-residential area, including 12.5 million square feet of office uses and 2.3 million square feet of retail uses. The Plan also seeks to develop 23.5 million square feet of new residential area or approximately 20,000 units.



## THE KEY ELEMENTS OF THE WC 2035 PLAN

- Increased development potential in terms of maximum permitted floor area ratios (generally up to 4.5:1) and building heights (generally unrestricted).
- Promoting structural development with centers of greater residential density and commercial/industrial activity.
- Provision of green building standards including diminished energy utilization and collection and filtration of rainwater.
- Promoting ground floor retail, flexible community space and other pedestrian-oriented uses, with a focus on cultivating active, complete streets.
- Creating a place where people can live, work and play and where day-to-day needs can be met locally by walking, bicycling or utilizing public transit.
- Establishing connectivity networks, including new streets and pedestrian adapted pathways within the established districts.
- Creating a network of accessible open spaces to encourage public gathering and pedestrian activity.
- Establishing an urban environment that is generously landscaped with large parkways, medians, a 5 acre park area and open spaces pertinent to each individual building.
- Continuation of the industrial tradition in the area by establishing green and clean professional, scientific, and technical businesses, including engineering, environmental consulting, or research and development companies.

# WARNER CENTER 2035 Plan

The WC 2035 Plan divides Warner Center into eight districts, each with its own development guidelines: Uptown, River, North Village, Downtown, Commerce, Park and Topanga. Uptown at Warner Center is positioned in the Uptown district.

## THE UPTOWN DISTRICT

Envisioned for large-scale office, residential & hotel uses.

## THE RIVER DISTRICT

Will consist of properties along the river and add new pedestrian and bicycle paths.

## THE NORTH VILLAGE DISTRICT

Served by the Canoga and De Soto Metro Stations, will combine residential with transit-oriented development.

## THE COLLEGE DISTRICT

Served by the De Soto and new Oxnard Street Orange Line stop, will focus on live-work projects and smaller developments.

## THE COMMERCE DISTRICT

Served by the Oxnard Street Station, will become a secondary job center to the Downtown District.

## THE PARK DISTRICT

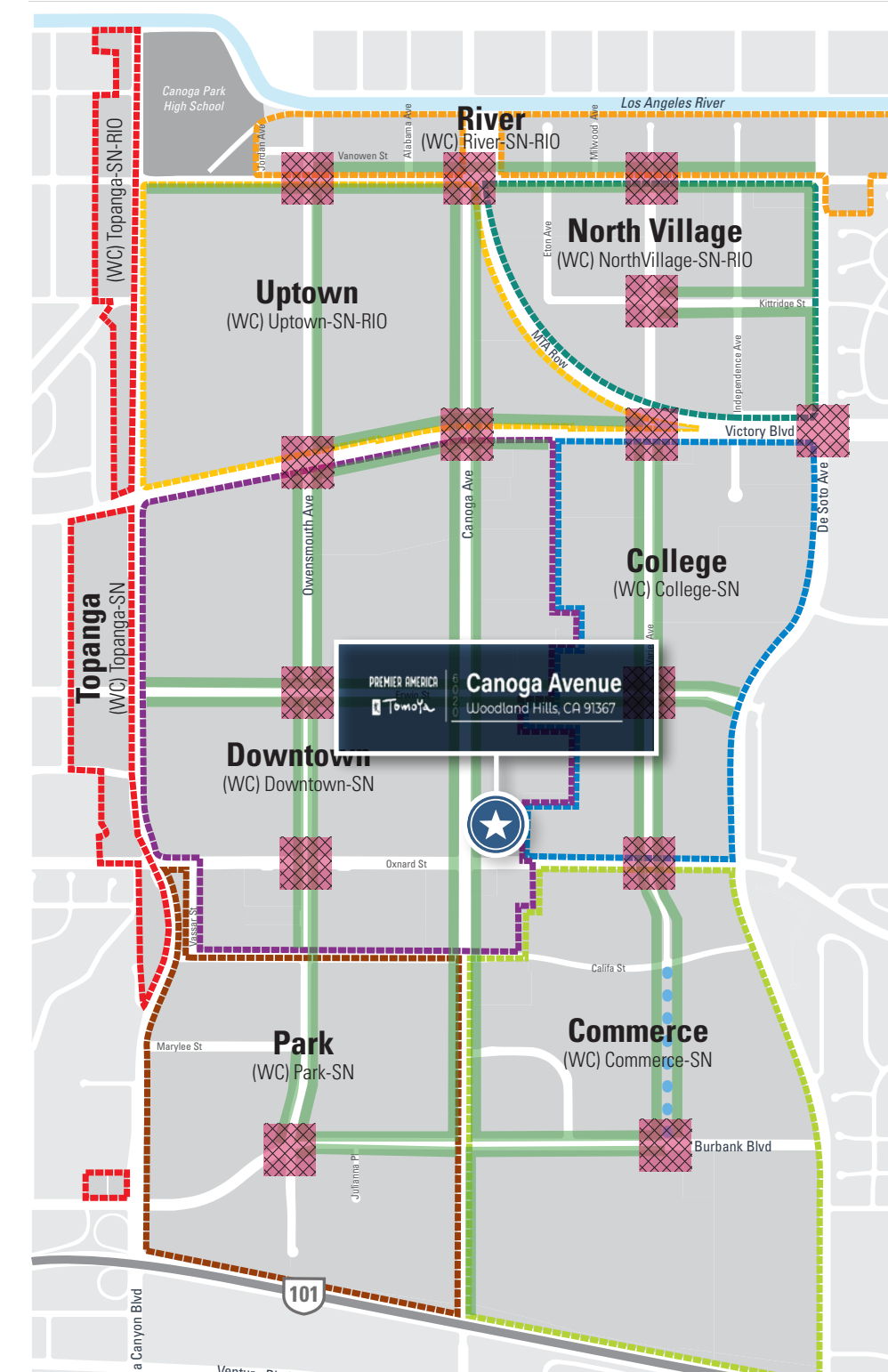
Which includes the Warner Center Park, will allow townhomes and flats.

## THE TOPANGA DISTRICT

Will only allow non-residential uses.

## THE DOWNTOWN DISTRICT

Will focus on entertainment uses and encourage mixed-use development.





# DOWNTOWN DISTRICT DEVELOPMENT

## PERMITTED USES: (INCLUDING BUT NOT LIMITED TO:)

- Work-Live Units
- Multiple Residential Dwelling Units
- Entertainment Uses (specifically encouraged in this District)
- Restaurants, Bars, Cafes
- Retail and General Merchandise
- Supermarket
- Hotels/Motels
- Offices

## DENSITY: UNLIMITED

## FLOOR AREA RATIO: BY-RIGHT 5.0:1

Floor Area Requirements based on proposed FAR:

GRADUATED FAR TABLE		
FAR	Min. Non-Residential Floor Area	Max. Residential Floor Area
≤1.0	100%	0%
> 1.0 – 1.25	92%	8%
> 1.25 – 1.5	84%	16%
> 1.5 – 1.75	76%	24%
> 1.75 – 2.0	68%	32%
> 2.0 – 2.25	60%	40%
> 2.25 – 2.5	52%	48%
> 2.5 – 2.75	44%	56%
> 2.75 – 3.0	36%	64%
> 3.0	25%	75%

## HEIGHT: UNLIMITED

- For any residential project, mixed-use project with a residential component, or a Work-Live project, the floor level of the highest residential dwelling unit must be at least 100 feet above the adjacent grade

## SETBACKS:

- Minimum 12 feet, Maximum 15 feet
- Minimum 30% of Setback to be Landscaped

## GROUND FLOOR LIMITATIONS:

- No residential use permitted on ground floor
- Non-habitable uses to be used in conjunction with residential uses are permitted, including Work portion of Work-Live Unit
- Ground floor parking permitted when a minimum 80% of the ground floor frontage on any side of an above-grade parking structure adjacent to a public street or public open space includes ground floor non-residential uses subject to design and materials standards

## PUBLICLY ACCESSIBLY OPEN SPACE (PAOS):

- Minimum 15% of net site area (after dedications)
- Requirements: contiguous, internally and externally integrated, accessible to public from 6 AM-10 PM, 7 Days/Week, open to the sky, 50% landscaped, provide 1 seat per 500 SF of PAOS
- 100% of an Emergency Vehicle Access Lane may be counted towards PAOS, upon meeting certain requirements
- May be located above the ground floor, upon meeting certain requirements

## PARKING STANDARDS:

- Residential: Minimum 1 space/unit, Maximum 2 spaces/unit
- Guest Parking: 0.25 space/unit for 100 unit or less project; optional for more than 100 unit project
- May increase maximum residential parking by 12.5%, if meets certain requirements
- Commercial: Minimum 2 spaces/1,000 SF, Maximum 4 spaces/1,000 SF
- Office: Minimum 1 space/1,000 SF, Maximum 4 spaces/1,000 SF

## STREET STANDARDS: CANOGA AVENUE

- 52-foot Half Right-of-Way
- 40-foot Half Roadway
- No dedication anticipated based on apparent existing Right-of-Way dedication of 80 feet, to be verified with a survey or engineer (sidewalk easement dedication may be required)

## INCENTIVIZED USES AND BONUSES:

- Each Incentivized Use provided yields one Development Bonus, and a Project may combine Development Bonuses of the same bonus type if multiple Incentivized Uses are provided.
- Qualifying Uses: 7,500-SF Grocery Store, Fully Subterranean Parking, Five (or more) Ground Floor Local-Serving Retail, 5,000-SF Community-Serving Use, 50% More Publicly Accessible Open Space (above regular requirement), and LEED Gold or Equivalent Projects
- Accessible to public during regular business hours
- Minimum 40 hours of operation/week
- Provide an incentivized use in perpetuity
- Development Bonuses: 0.5:1 Additional FAR (up to maximum 6.0:1 FAR), 3% Reduction in Mobility Fees (up to 12% maximum reduction), or Increase Maximum Residential Floor Area by one "Level" in the Graduated FAR Table in the FAR Section above (up to maximum 6.0:1 FAR, and only available to apply to two Incentivized Uses).

## ACTIVE STREET FRONTAGE: CANOGA AVENUE

Ground floor parking permitted when a minimum 80% of the ground floor frontage on any side of an above-grade parking structure adjacent to a public street or public open space includes ground floor non-residential uses subject to design and materials standards

- Limited to ground floor non-residential uses to a minimum depth of 25 feet from the building frontage along the Active Street, minimum 15-foot floor-to-floor height, and subject to certain design standards
- Certain residential uses are permitted, including the Work portion of Work-Live Units, which must be accessed individually and directly from abutting street
- Maximum fence or wall height of 42 inches

## URBAN DESIGN STANDARDS/GUIDELINES:

- There are various Design Standards pertaining to articulation and materials for the building façade (especially the ground floor), and for parking, lighting, and landscaping, which must be satisfied. The Specific Plan also contains Urban Design Guidelines, compliance with which is highly encouraged but not required. All Projects are subject to review by the City's Urban Design Studio.



# WARNER CENTER

Warner Center in Los Angeles is a dynamic neighborhood known for its thriving business hub, diverse residential communities, upscale shopping, and vibrant community.

Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rises, apartments, and shopping centers. It is home to approximately 20,000 residents and employs more than 50,000 people. This western San Fernando Valley neighborhood is bordered by Woodland Hills to the south, east, and west, and Canoga Park and Winnetka to the north. Known as the central business district of the San Fernando Valley, the district combines a mix of office buildings, hotels, world class restaurants, shopping centers, and business parks. With the advent of the Warner Center 2035 Plan in 2013, Warner Center is quickly becoming one of the fastest growing sub-markets in the country. The Warner Center 2035 Plan is a development blueprint for Warner Center that emphasizes mixed-use and transit-oriented development, walkability, and sustainability.



# WARNER CENTER



**2.3 MILLION SF**

of high-end retail and entertainment including Westfield's Promenade, Westfield Topanga, and The Village



**80,000**

new jobs projected by 2037



**37 MILLION SF**

of new business and residential buildings added to Warner Center by 2037

**OVER 8,000**

quality residences and growing



**\$102K**

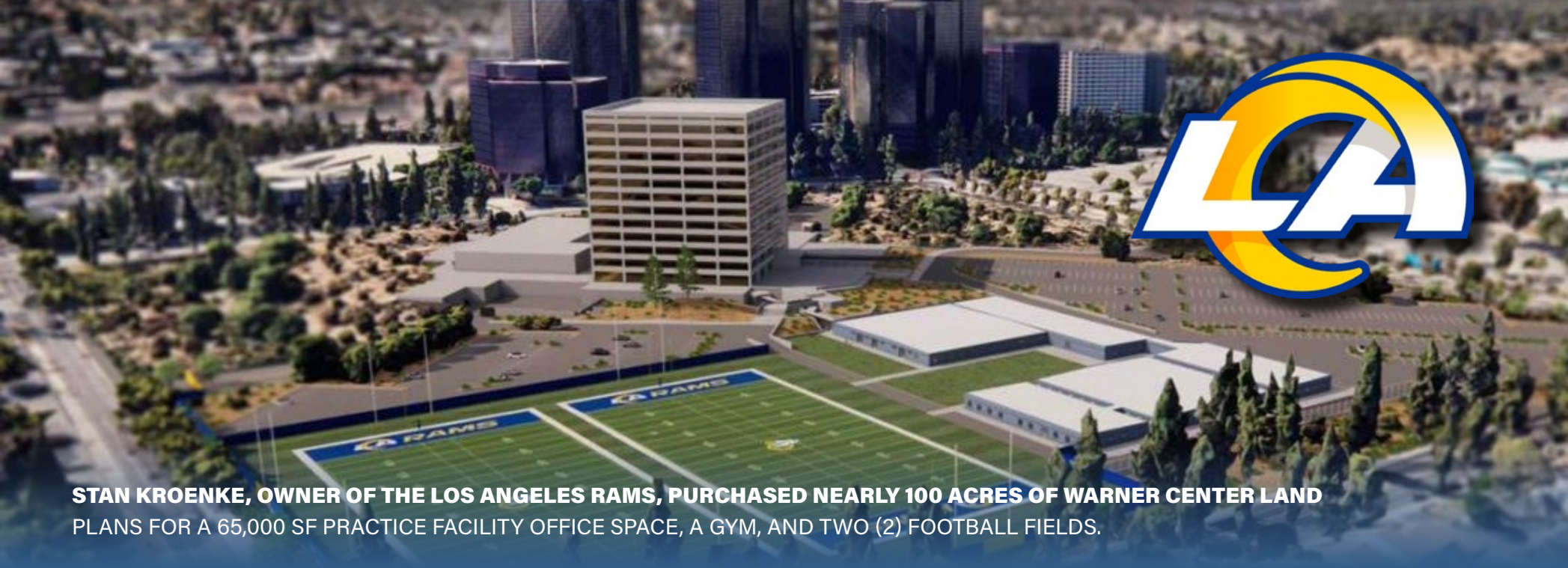
Estimated average median household income in Woodland Hills



**60%**

of Woodland Hills' residents have a bachelor's degree or higher.





**STAN KROENKE, OWNER OF THE LOS ANGELES RAMS, PURCHASED NEARLY 100 ACRES OF WARNER CENTER LAND**  
 PLANS FOR A 65,000 SF PRACTICE FACILITY OFFICE SPACE, A GYM, AND TWO (2) FOOTBALL FIELDS.

# LOS ANGELES RAMS

& Stan Kroenke

Stan Kroenke's, owner and chairman of the Los Angeles Rams, recent purchase of nearly 100 acres of Warner Center land has resulted in the highly anticipate move of Los Angeles Rams practice facility with reportedly more in store.

Body: 2022 was a momentous year for Los Angeles Rams owner and chairman, Stan Kroenke. Following a purchase of nearly 100 acres of land in the rapidly expanding Warner Center area, including the Westfield Promenade shopping center, Westfield Topanga shopping center, and former Anthem Blue Cross office tower nearby, plans have been announced to move the Los Angeles Rams practice facility. For the time being, plans include occupying a portion of the former Anthem Blue Cross parking lot with several modular buildings for office space, a gym, and two outdoor football fields.



**PLANS FOR A 65,000 SF PRACTICE FACILITY INCLUDING:**  
 OFFICE SPACE, A GYM, AND TWO (2) FOOTBALL FIELDS



PREMIER AMERICA  
 Tomoya  
 6020  
**Canoga Avenue**  
 Woodland Hills, CA 91367



# THE PREMIER BUSINESS HUB OF SAN FERNANDO VALLEY

Warner Center's central location and excellent freeway access make the sub-market a desirable and burgeoning office hub. Due to its outstanding living accommodations, desirable lifestyle amenities, and convenient access to public transportation, Woodland Hills/Warner Center has become a leading commercial center as well as a desirable place to live for residents.

**WARNER CENTER EMPLOYS A DIVERSE RANGE OF SECTORS AND IS HOME TO MANY HIGH PROFILE EMPLOYERS:**



# THE OFFICE TOWERS OF WARNER CENTER

THE TRILLIUM



The Trillium is among the most prestigious office campuses in Woodland Hills combining for 660,669 square feet of Class-A office space. The Trillium features an attractive stone and tinted glass exterior, accentuated by lavish interior finishes and on-site amenities.

LNR WARNER CENTER



Built in stages between 2001 and 2005, LNR Warner Center is comprised of four five-story buildings and one three-story building containing approximately 808,274 square feet in total. Tenants include Health Net, UMG Recordings and Viking River Cruises.

WARNER CENTER TOWERS



Warner Center Towers is a 1,937,959 square foot office campus comprised of six prestigious office towers strategically located in the heart of Warner Center. Warner Center Towers is one of Los Angeles' largest office campuses and offers a park-like setting with landscaped plazas, attractive fountains, high-end amenities, and breathtaking views.



# DEVELOPMENT PIPELINE

#	STATUS	PROPERTY NAME	ADDRESS	DEVELOPER	UNITS	STORIES	START	FINISH
1	Existing	The Q Topanga	6263 Topanga Canyon	Balaciano Group	347	7	2018	2021
2	Existing	The Q Variel	6200 Variel Ave	Balaciano Group	245	4	2017	2020
3	Existing	Motif	21021 W Erwin St	Dinerstein Companies	395	5	2012	2015
4	Existing	Chroma	6709 Independence Ave	Fairfield Residential	275	5	2020	2023
5	Existing	Bell Warner Center	21050 Kittridge St	The Hanover Co	395	7	2019	2020
6	Existing	Vela on OX	21221 Oxnard St	Fairfield Residential	379	5	2016	2018
7	Existing	Mira	21425 Vanowen St	CityView	174	6	2017	2020
8	Existing	Skye at Warner Center	20944 W Vanowen St	Quillin Construction	38	6	2018	2023
9	Existing	Essence	6041 Variel Ave	BCEG International Investment	274	7	2018	2021
10	Existing	The 6800	6800 Variel Ave	Balaciano Group	18	5	2017	2019
11	Existing	The Variel	6233 N Variel Ave	South	334	8	2020	2022
12	Existing	Vert	6606 N Variel Ave	Evolution Strategic Partners	277	7	2017	2020
13	Proposed	-	6400 N Canoga Ave	Sandstone Properties	650	35	2024	2024
14	Proposed	-	21300 W Califa St	Balaciano Group	194	5	2024	2024
15	Proposed	District at Warner Center	6100 Canoga Ave	Kaplan Companies	880	-	2024	2025
16	Proposed	Victory Place	21201 W Victory Blvd	-	221	3	2024	2025
17	Proposed	-	20950 Warner Center Ln	Adler Properties	1,009	-	2024	2025
18	Proposed	-	6464 Canoga Ave	Emser Tile	276	5	2024	2024
19	Proposed	Westfield Promenade	6100 Topanga Canyon	Unibail-Rodamco-Westfield	1,432	4	2024	2024
20	Proposed	-	21515 Vanowen St	-	193	8	-	-
21	Const	149 Canoga	6801 Canoga Ave	Panoptic Development	203	8	2023	2025
22	Const	The Q De Soto	6109 N De Soto Ave	Balaciano Group	376	7	2022	2024
23	Const	Wisteria @Warner Center	5500 Canoga Ave	Spieker Senior Development Partners	486	6	2023	2025
<b>TOTAL</b>					<b>9,070</b>			

**3,151 UNITS**  
RECENTLY DELIVERED

**4,855 UNITS**  
PROPOSED

**1,065 UNITS**  
UNDER CONSTRUCTION



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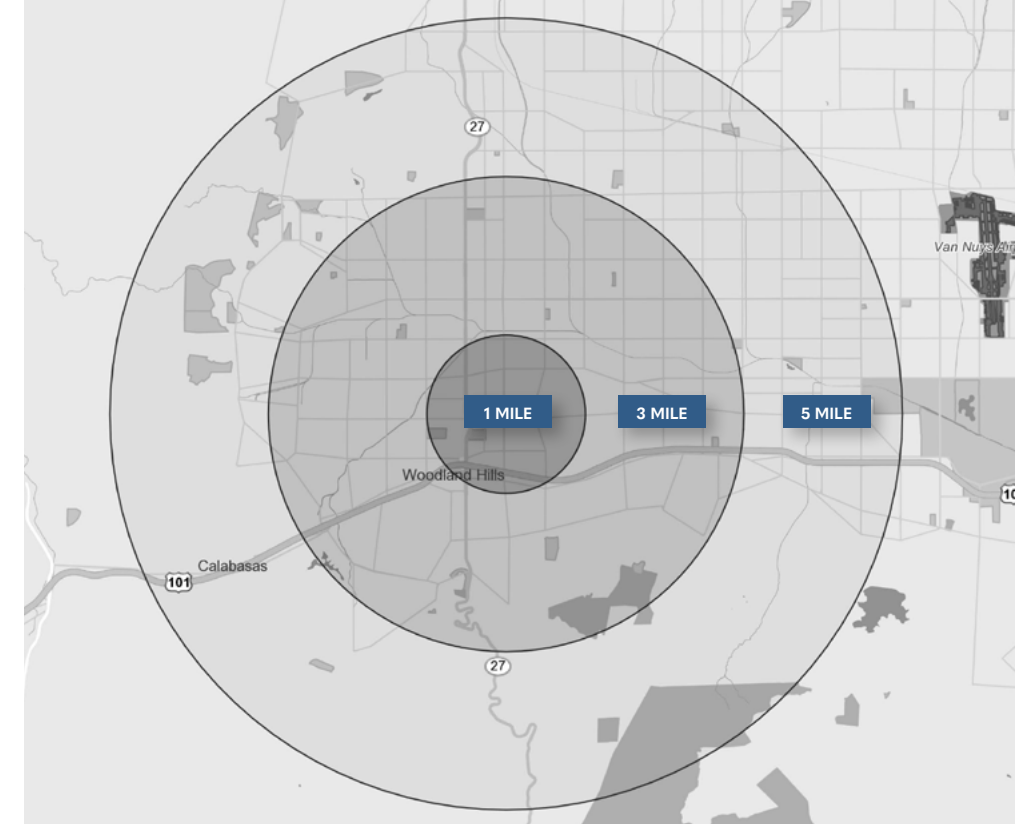


# DEMOGRAPHICS WARNER CENTER

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	37,559	198,204	397,327
 Households	18,181	70,492	139,141
 Average Household Income	\$96,376	\$115,045	\$114,009
 Median Household Income	\$77,776	\$88,927	\$86,837

# DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	37,559	198,204	397,327
Households	18,181	70,492	139,141
Average Household Size	2	2.7	2.8
Annual Growth 2010-2022	4.4%	0.4%	0.2%
Median Age	39.9	40.6	40.9
Owner Occupied Households	4,182	35,312	73,798
Renter Occupied Households	14,911	34,485	63,048
Average Household Income	\$96,376	\$115,045	\$114,009
Median Household Income	\$77,776	\$88,927	\$86,837
Businesses	4,775	14,273	27,606



PREMIER AMERICA  
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# RENT ROLL

UNIT	TENANT	SF	FLOOR	% OF PROPERTY	LEASE START	LEASE EXPIRATION	INCREASES	OPTIONS
6020A	Tomoya Sushi and Izakaya*	2,500	1	46.3%	10/15/2010	7/14/2029	3% Annually	1 x 5yr, FMV
6020C/B	Premier America Credit	2,900	1	53.7%	4/17/2001	4/14/2029	3% Annually	1 x 5yr, FMV
<b>TOTALS</b>		<b>5,400</b>		<b>100%</b>				

UNIT	TENANT	RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
6020A	Tomoya Sushi and Izakaya*	\$16,071.00	\$6.43	13.4 Year(s)	5.4 Year(s)	NNN	\$16,553.13	\$6.43	NNN
6020C/B	Premier America Credit	\$13,050.00	\$4.50	22.9 Year(s)	5.1 Year(s)	NNN	\$13,441.50	\$4.64	NNN
<b>TOTALS</b>		<b>\$28,652.92</b>	<b>\$5.31</b>	<b>18.2 Year(s)</b>	<b>5.3 Year(s)</b>		<b>\$29,994.63</b>	<b>\$5.55</b>	

\*Tomoya Restaurant's current rent reflects the rent as per the three percent (3.00%) rent increase scheduled for 7/15/2024

## OCCUPANCY

	100.0%
Vacancy	0.0%
# of Units	2
Occupied Units	2
Occupied SF	5,400
Vacant SF	0
Average Unit SF	2,700

## LEASE EXPIRATION

	SF	%
MTM	0	0.0%
2024	0	0.0%
2025	0	0.0%
2026	0	0.0%
2027+	5,400	100.0%

## OCCUPANCY HISTORY

	SF	%
< 1 Year	0	0.0%
1 - 3 Years	0	0.0%
3 - 5 Years	0	0.0%
5 - 10 Years	0	0.0%
> 10 Years	5,400	100.0%

# OPERATING DATA

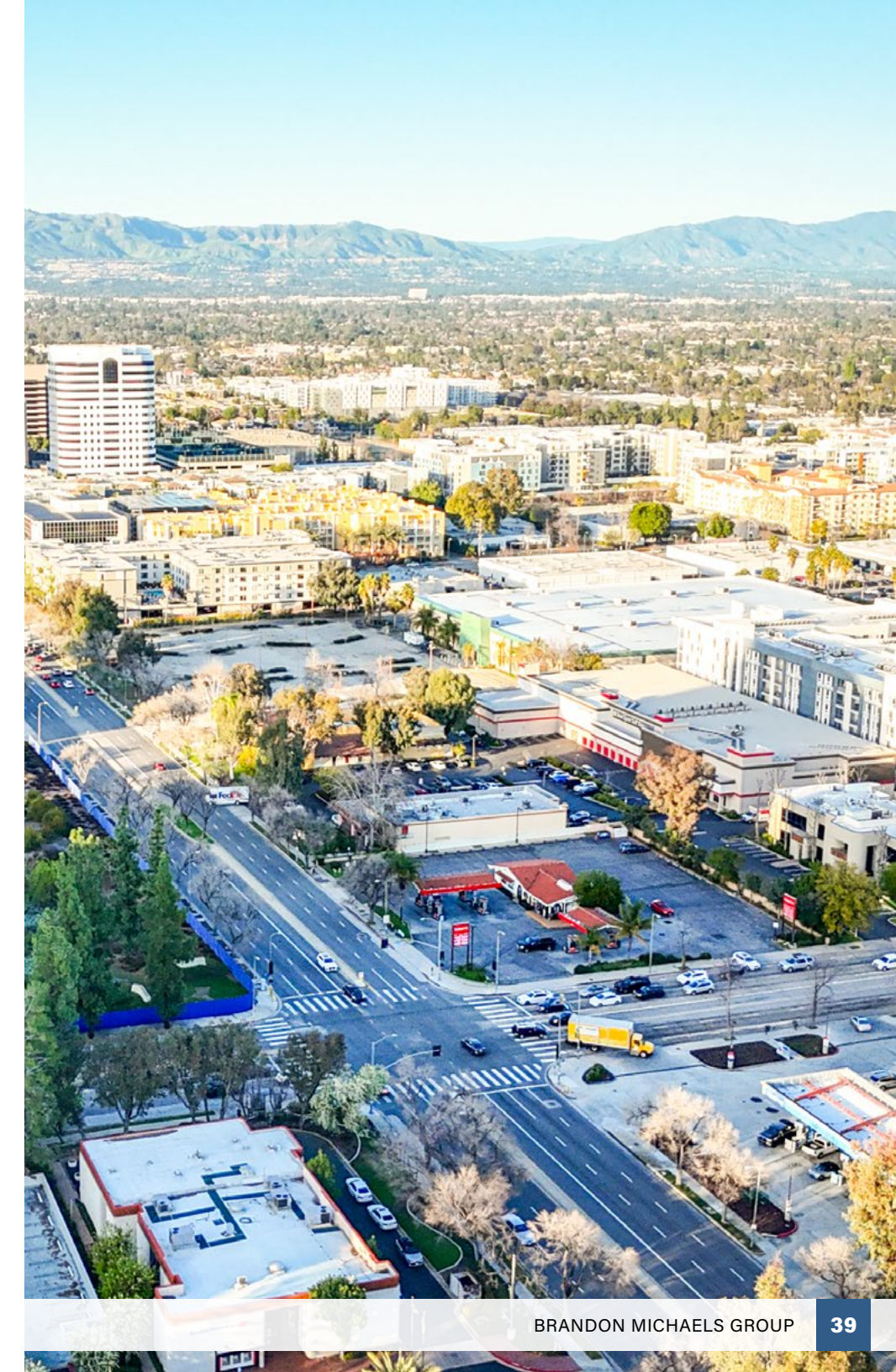
## OPERATING EXPENSES

	PER YEAR	PER SF
Property Taxes @ 1.25%	\$68,750	\$14.04/SF
Management	\$13,978	\$2.86/SF
Insurance	\$2,247	\$0.46/SF
Insurance - Building	\$2,410	\$0.49/SF
Landscape	\$5,980	\$1.22/SF
Exterminating	\$979	\$0.20/SF
Parking Lot Sweeping	\$2,466	\$0.50/SF
Rubbish Removal	\$6,132	\$1.25/SF
Security	\$2,066	\$0.42/SF
Electricity	\$652	\$0.13/SF
Electricity - Bldg	\$761	\$0.16/SF
Water/Sewer	\$3,987	\$0.81/SF
R&M	\$870	\$0.18/SF
Electrical Repairs	\$870	\$0.18/SF
Plumbing Repairs	\$652	\$0.13/SF
<b>TOTAL EXPENSES</b>	<b>\$112,147</b>	<b>\$22.91</b>
<b>EXPENSES/SF/MONTH</b>		<b>\$1.91</b>

\*Operating Expenses represent 6020 Canoga Avenue's pro-rata share of combined Operating Expenses for 6020 & 6040 Canoga Avenue

## OPERATING INCOME

	CURRENT	PRO-FORMA
Scheduled Lease Income	\$349,452	\$359,936
CAM Reimbursement	\$112,147	\$112,147
Effective Gross Income	\$461,599	\$472,082
Expenses	\$112,147	\$112,147
<b>NET OPERATING INCOME</b>	<b>\$349,452</b>	<b>\$359,936</b>







# Canoga Avenue

Woodland Hills, CA 91367

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