



Topanga Village Plaza

Woodland Hills, CA

**FOR MORE
INFORMATION
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PROPERTY HIGHLIGHTS

PROMINENT LOCATION

- 82,310 SF community center located in the heart of Warner Center.
- Neighboring a large luxury residential development of 410,000 SF.
- Immediately across the street from the new Village at Westfield Topanga.
- Located between Westfield Topanga and the highly anticipated Westfield Promenade
- Estimated traffic count of 17 millions cars per year at intersection of Topanga Canyon Blvd & Erwin St.
- Area has the largest concentration of office space in the San Fernando Valley with a daytime population of 377,346

SITE FEATURES

- New patio/dining terrace areas available
- The most parking friendly environment in the trade area

Topanga Village Plaza

6245 Topanga Canyon, Woodland Hills, CA



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Adjacent Residential Development

Designed to fulfill the spirit of Warner Center Specific plan to attract young professionals and millennials to the market, this proposed mixed use development will create a blend of workplaces and luxury residential living.

PROPERTY HIGHLIGHTS

- Cross access to Topanga Village Plaza
- 300 Luxury Apartments Units
- Rooftop lounge
- Co-working space



Westfield Promenade

PROPERTY HIGHLIGHTS

- 1,400 Luxury Apartment Units
- Two unique hotel offerings for visitors.
- Creative office spaces with adjoining roof deck
- Promenade Square, more than one-acre of outdoor space

Westfield Promenade will transform the 34-acre Promenade property into a walkable, friendly downtown community with offices and entertainment to create an Downtown District in the valley that is sustainable, walkable and community friendly. A versatile entertainment and sports center that accommodate 15,000 will bring entertainment events to the heart of the Valley. The center's seamless design will create a vibrant pedestrian experience along Topanga Canyon Blvd.



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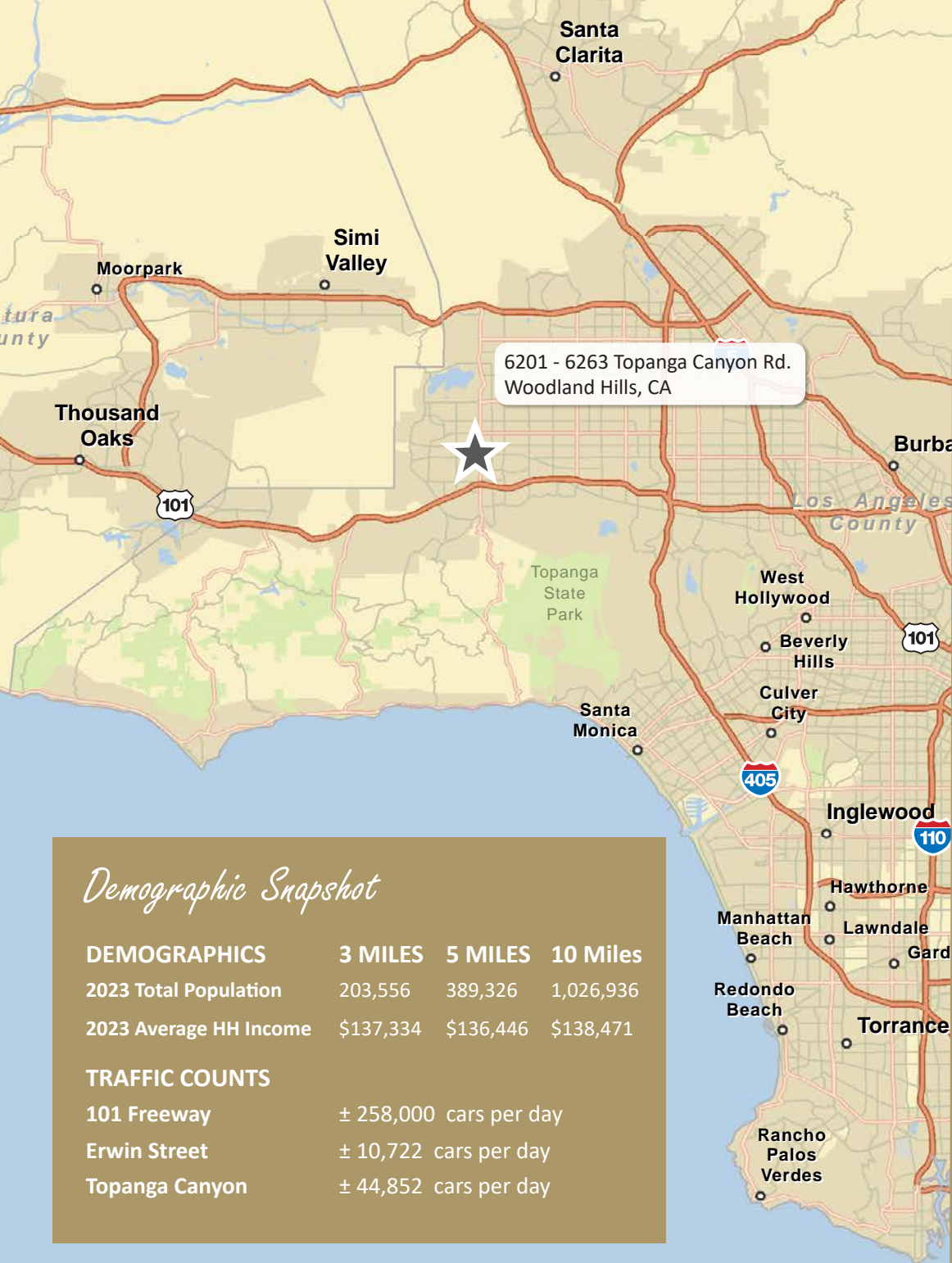
1,446 SF AVAILABLE FOR LEASE

Topanga Village Plaza

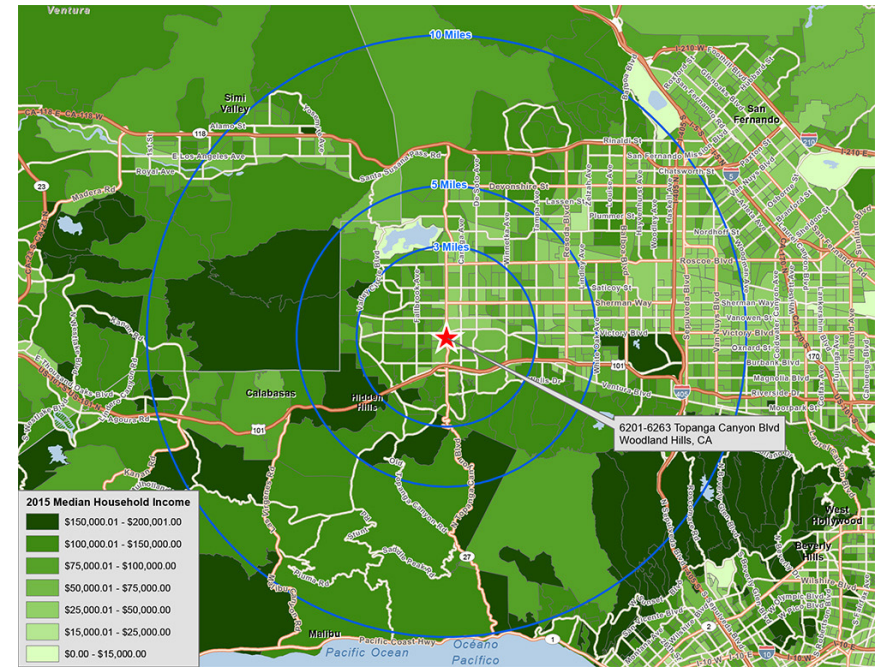
82,310 SF
COMMUNITY
SHOPPING CENTER

ADJACENT TO THE
NEW VILLAGE AT
WESTFIELD TOPANGA

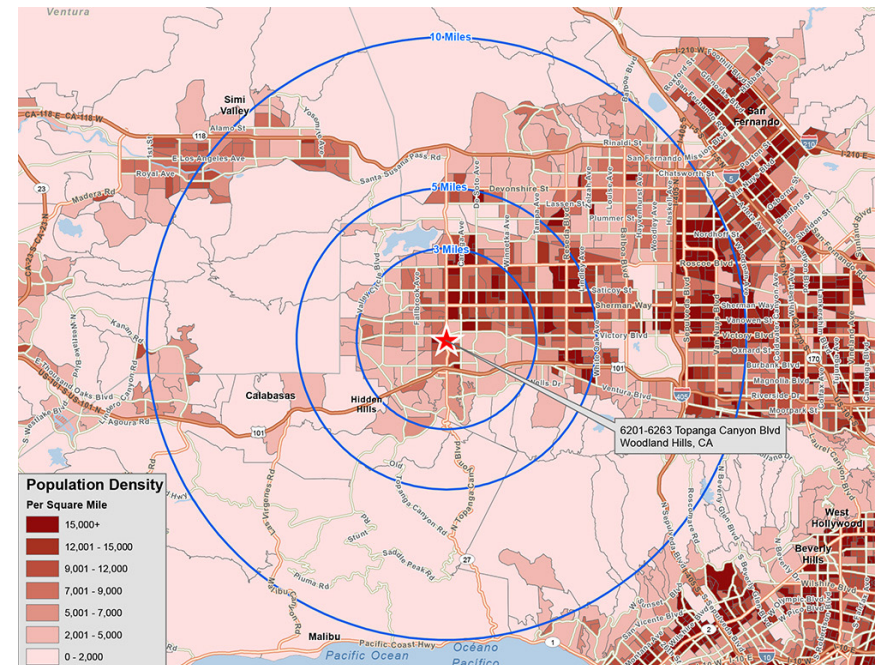




Median Household Income Map

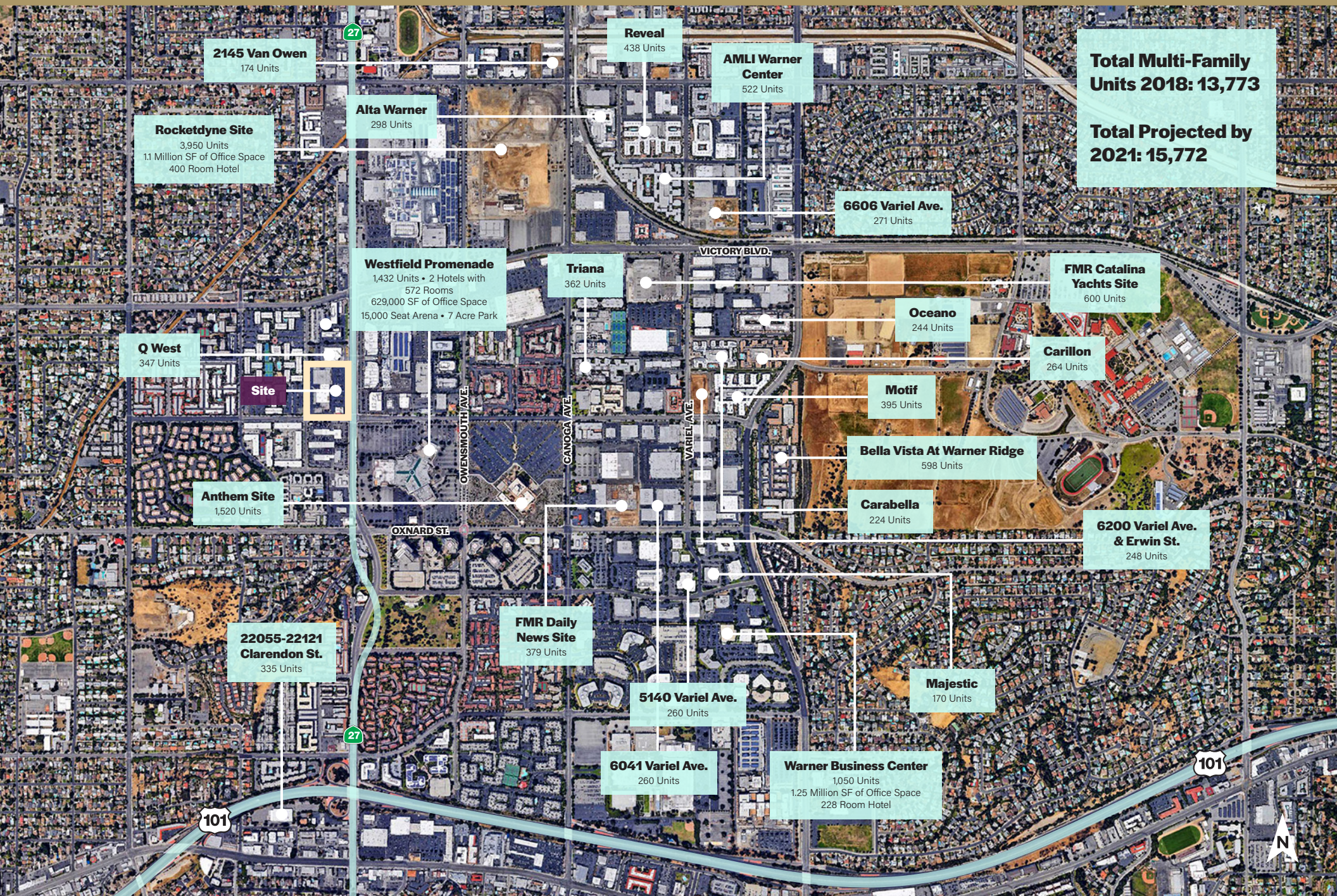


Population Density Map



Topanga Village Plaza

Residential Aerial



2145 Van Owen
174 Units

Rocketdyne Site
3,950 Units
1.1 Million SF of Office Space
400 Room Hotel

Alta Warner
298 Units

Reveal
438 Units

AMLI Warner Center
522 Units

Total Multi-Family Units 2018: 13,773

Total Projected by 2021: 15,772

6606 Variel Ave.
271 Units

Westfield Promenade
1,432 Units • 2 Hotels with 572 Rooms
629,000 SF of Office Space
15,000 Seat Arena • 7 Acre Park

Triana
362 Units

FMR Catalina Yachts Site
600 Units

Q West
347 Units

Site

Oceano
244 Units

Carillon
264 Units

Anthem Site
1,520 Units

Motif
395 Units

Bella Vista At Warner Ridge
598 Units

Carabella
224 Units

6200 Variel Ave. & Erwin St.
248 Units

22055-22121 Clarendon St.
335 Units

FMR Daily News Site
379 Units

5140 Variel Ave.
260 Units

Majestic
170 Units

6041 Variel Ave.
260 Units

Warner Business Center
1,050 Units
1.25 Million SF of Office Space
228 Room Hotel

101

27

101



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Executed Lease
Opening 2Q 2024

Rocketdyne Site
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1.1 Million SF of Office Space
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TOPANGA CANYON BLVD.

27

1,446 SF
AVAILABLE

OWENSMOUTH AVE.

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1,432 Units • 2 Hotels with
572 Rooms
629,000 SF of Office Space
15,000 Seat Arena • 7 Acre Park

Q West
347 Units

