

WARNER PLAZA

21821 VENTURA BLVD,
WOODLAND HILLS, CA 91364

**F&B/SHOP SPACE
OPPORTUNITIES AVAILABLE**

Perform Properties
FORMERLY SHOPCORE PROPERTIES | ROIC



Jones Lang LaSalle Brokerage, Inc. Real Estate
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WOODLAND HILLS' PREMIER SHOPPING DESTINATION

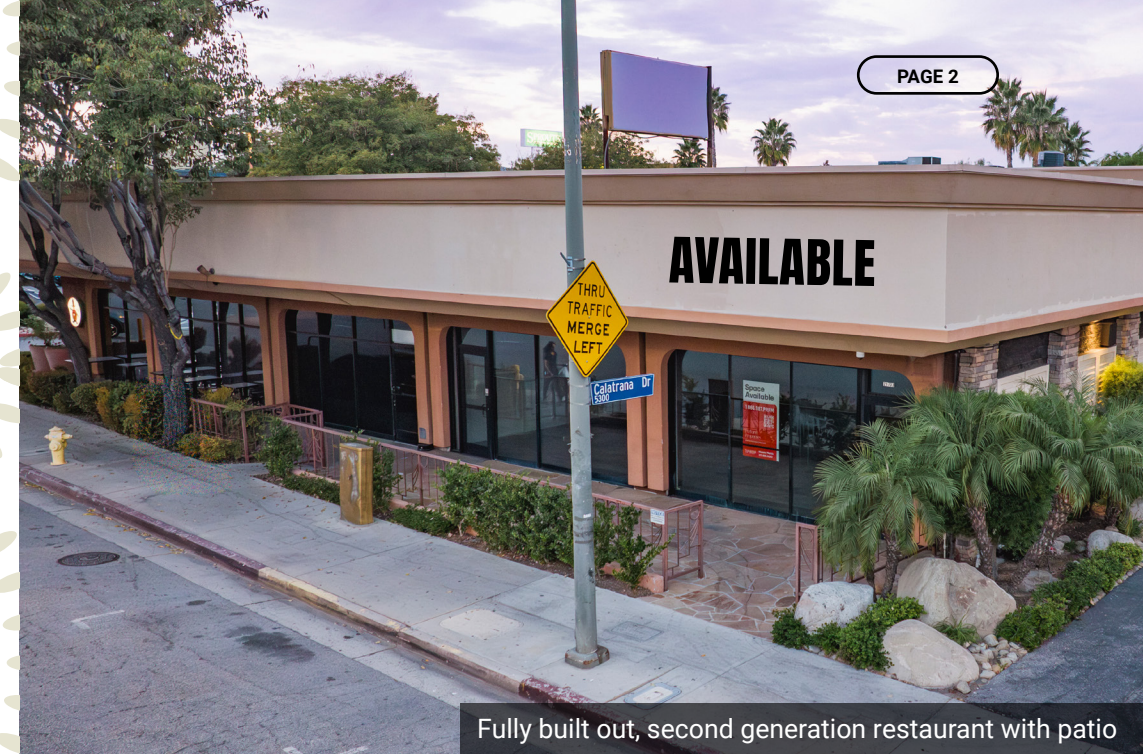


PROPERTY HIGHLIGHTS

POWER CENTER SERVING WOODLAND HILLS & SURROUNDING AREAS

- **Prime Woodland Hills Location on Ventura Blvd**, the trade area's major thoroughfare with nearly 45,000 vehicles per day
- **Strong Annual Traffic** The center attracts over 1.5 million visits annually, with most repeat visitors coming from a 3-mile radius
- **Quality Grocery Anchor** Sprouts Farmers Market provides consistent foot traffic and appeals to health-conscious consumers
- **Diverse Fitness and Wellness Mix** High-end health-oriented service tenants Orange Theory Fitness, Hydration Room, and Bebalanced, create a wellness destination
- **Established Medical Services** Medical cotenants Carbon Health, Topanga Dental, and Hear USA provide services that generate steady, repeat traffic
- **Attractive Dining Options** Food and beverage tenants include Urban Plates, Coffee Bean & Tea Leaf, Western Bagel, and Paris Baguette.
- **Available Leasing Opportunities** Four retail spaces are currently available including a fully built-out, second generation restaurant with bar & patio on Ventura Blvd

Source: Esri, 2025



Fully built out, second generation restaurant with patio

FEATURED TENANTS

SPROUTS
FARMERS MARKET

**URBAN
PLATES**

Orangetheory®

COSMO PROF



**EUROPEAN
WAX
CENTER®**



LOCATION



	1 MILE	2 MILES	3 MILES
Population	22,707	77,859	156,049



Daytime Population	40,632	100,781	183,455
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Households	10,136	33,760	60,198
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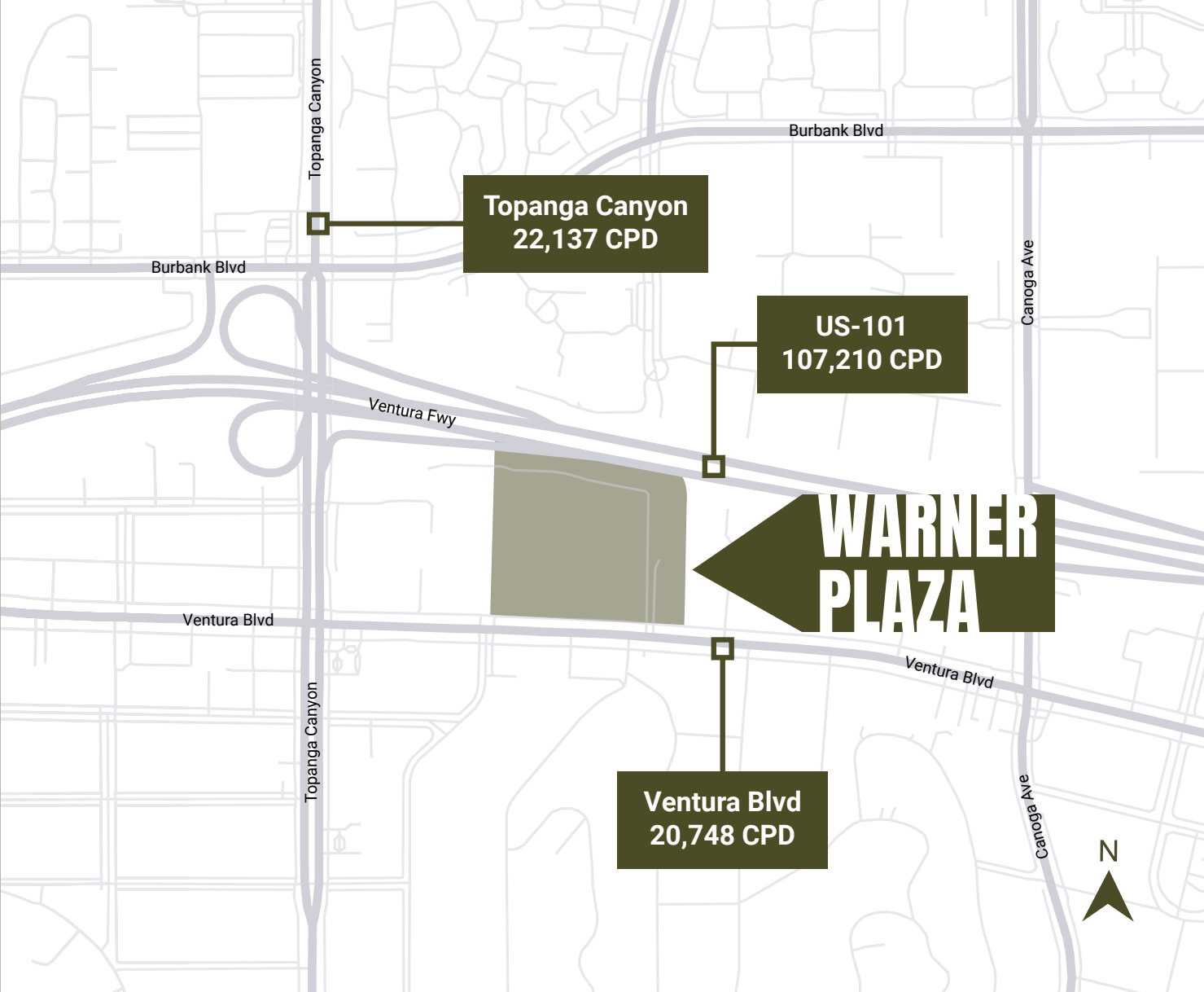
Avg. HH Income	\$151,487	\$155,589	\$158,494
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Med. HH Income	\$113,564	\$113,647	\$112,025
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Source: Esri, 2025

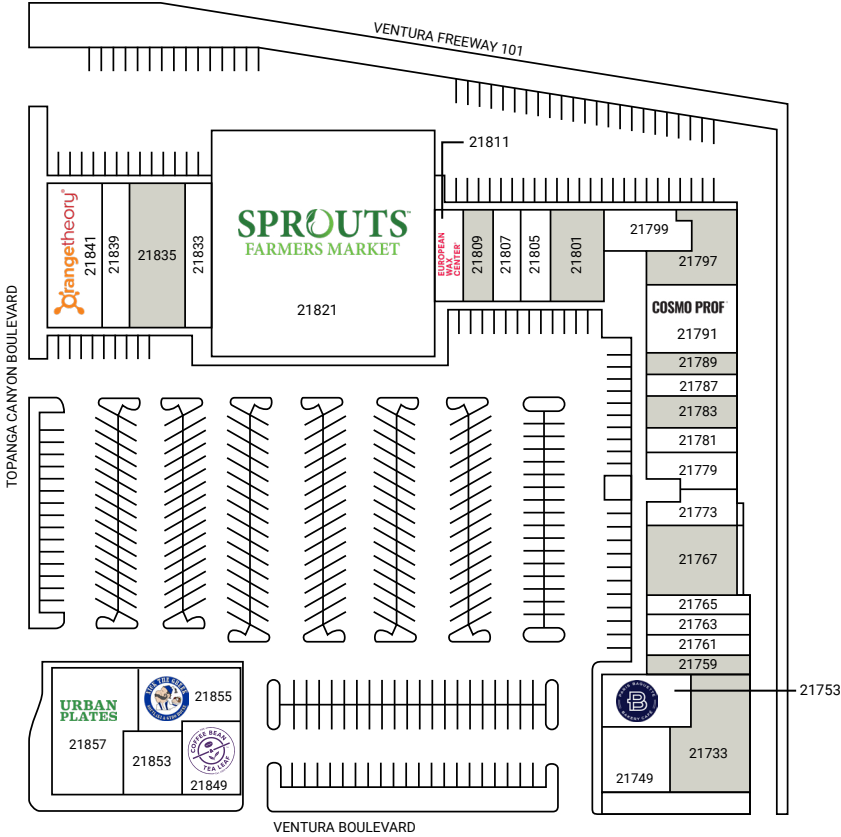
DEMOGRAPHICS



SITE PLAN

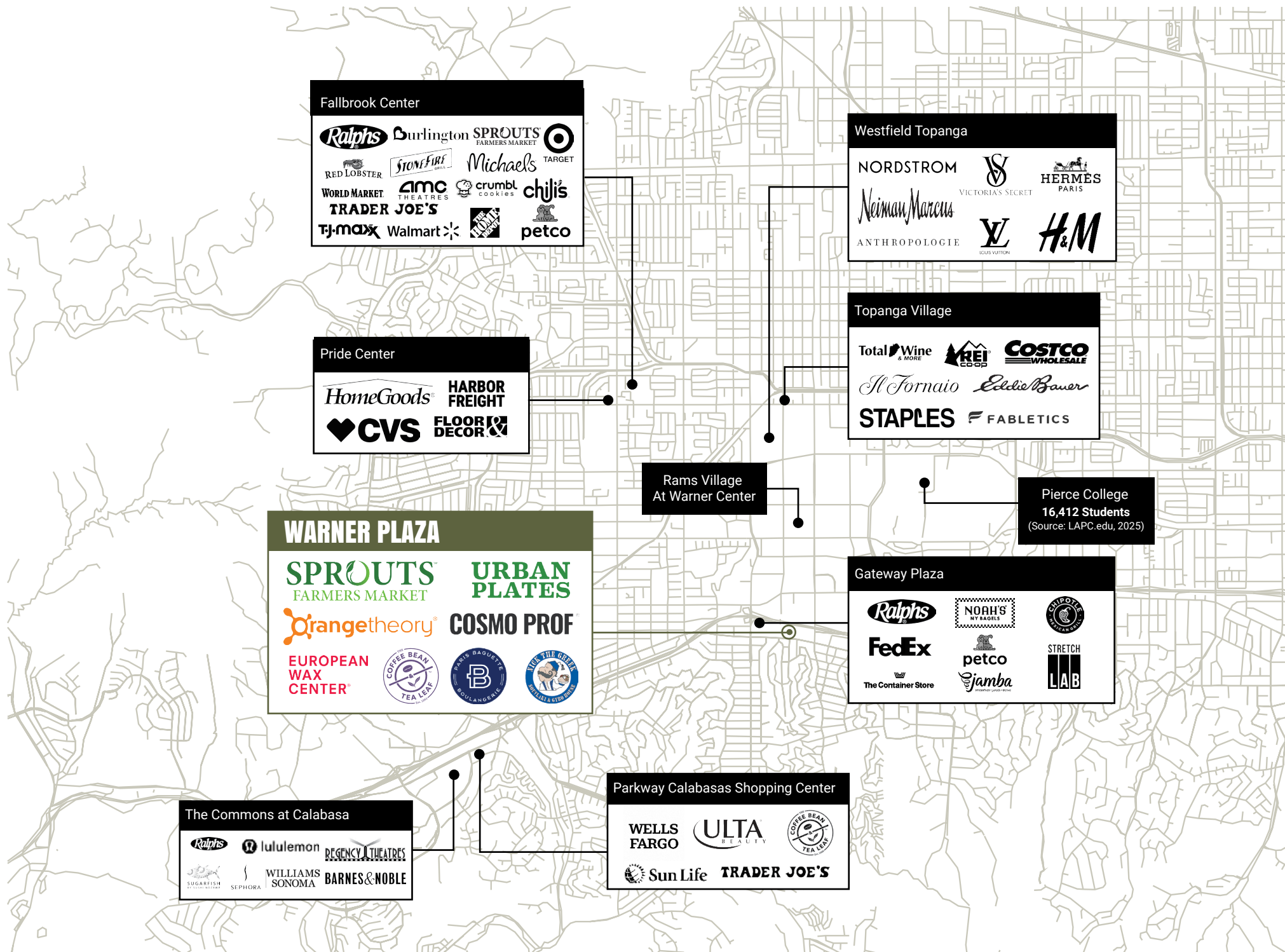
UNIT	TENANT	SF
21733	Available	2,800 SF
21749	Western Bagel	2,400 SF
21753	Paris Baguette	2,600 SF
21759	Available	1,050 SF
21761	Hydration Room	1,050 SF
21763	Boss Brows LA	1,050 SF
21765	Pokitomik	1,050 SF
21767	Available	2,950 SF
21773	Sam's Cigarettes	1,452 SF
21779	Pilates Plus	1,400 SF
21781	Postal Annex	900 SF
21783	Available	1,800 SF
21787	Hear USA	900 SF
21789	Available	900 SF
21791	Cosmoprof	2,900 SF
21797	Available	2,200 SF

21799	Anantra Thai	1,800 SF
21801	Available	2,400 SF
21805	VIP Nails	1,200 SF
21807	Removery	1,200 SF
21809	Available	1,200 SF
21811	European Wax Center	1,200 SF
21821	Sprouts Farmers Market	25,600 SF
21833	Saigon Brother Pacific Noodle	2,000 SF
21835	Available	4,019 SF
21839	Topanga Dental	2,000 SF
21841	Orangetheory Fitness	4,000 SF
21849	Coffee Bean & Tea Leaf	1,800 SF
21853	Corner Grille	1,700 SF
21855	Nick The Greek	2,700 SF
21857	Urban Plates	4,317 SF
264	Roic	176 SF





AERIAL MAP



Fallbrook Center

Ralphs Burlington SPROUTS FARMERS MARKET TARGET
RED LOBSTER STONE FIRE MICHAEL'S
WORLD MARKET AMC THEATRES crumbl chilis
TRADER JOE'S petco
TJ-maxx Walmart

Westfield Topanga

NORDSTROM VICTORIA'S SECRET HERMÈS PARIS
Neiman Marcus ANTHROPOLOGIE LV H&M

Pride Center

HomeGoods HARBOR FREIGHT
CVS FLOOR DECOR

Topanga Village

Total Wine & More REI CO-OP COSTCO WHOLESALE
Il Fornaio Eddie Bauer
STAPLES F FABLETICS

Rams Village
At Warner Center

Pierce College
16,412 Students
(Source: LAPC.edu, 2025)

WARNER PLAZA

SPROUTS FARMERS MARKET URBAN PLATES
Orangetheory COSMO PROF
EUROPEAN WAX CENTER COFFEE BEAN TEA LEAF PARIS BAGUETTE BAKERY THE QUEEN SUGARFISH SUSHI & KIMONO

Gateway Plaza

Ralphs NOAH'S NY BAGELS EQUIPOT
FedEx petco STRETCH LAB
The Container Store Jamba

The Commons at Calabasa

Ralphs lululemon REGENCY THEATRES
SUGARFISH SUSHI & KIMONO SEPHORA WILLIAMS SONOMA BARNES & NOBLE

Parkway Calabasas Shopping Center

WELLS FARGO ULTA BEAUTY COFFEE BEAN TEA LEAF
Sun Life TRADER JOE'S





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GET IN TOUCH

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