

For Sale



23,782 SF Vacant Office Building on 75,664 Sq. Ft. of Commercial Zoned Land

21045 Califa St | Woodland Hills, CA 91367



FOR SALE

\$12,500,000

Property Highlights

- 75,664 SF Lot (1.74 AC)
- 4.5 FAR with No Height Limit
- Prime Development Opportunity in Warner Center!
- Commerce District
- Potential Uses Include: Hotel, Mixed Use, Office, Retail, Medical/Healthcare, Multi-Residential



DAVID KAUFMAN Lic # 01217537

[E] david@tamarackres.com

[P] (310) 877-8600

[A] Tamarack RES, Inc.

15300 Ventura Boulevard, Suite 200

Sherman Oaks, CA 91403

COREY SPOUND Lic # 01142655

[E] corey@tamarackres.com

[P] (310) 625-6825

[A] Tamarack RES, Inc.

15300 Ventura Boulevard, Suite 200

Sherman Oaks, CA 91403

GARY LUBIN Lic # 01322412

[E] glubin@triwestproperties.com

[P] (310) 863-0784

[A] Triwest Properties, Inc.

5023 N Parkway Calabasas

Calabasas, CA 91302

Property Description

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Sales Price	\$12,500,000
Building Size	23,782 SF
Lot Size	75,664 SF (1.74 AC)
Building Height	Single Story (15')
Year Built	1979
Space Use	Commercial
Condition	Unentitled & Vacant
FAR Height Limit	4.5 to 1 Unlimited
Zoning	Warner Center Specific Plan / Commerce District



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

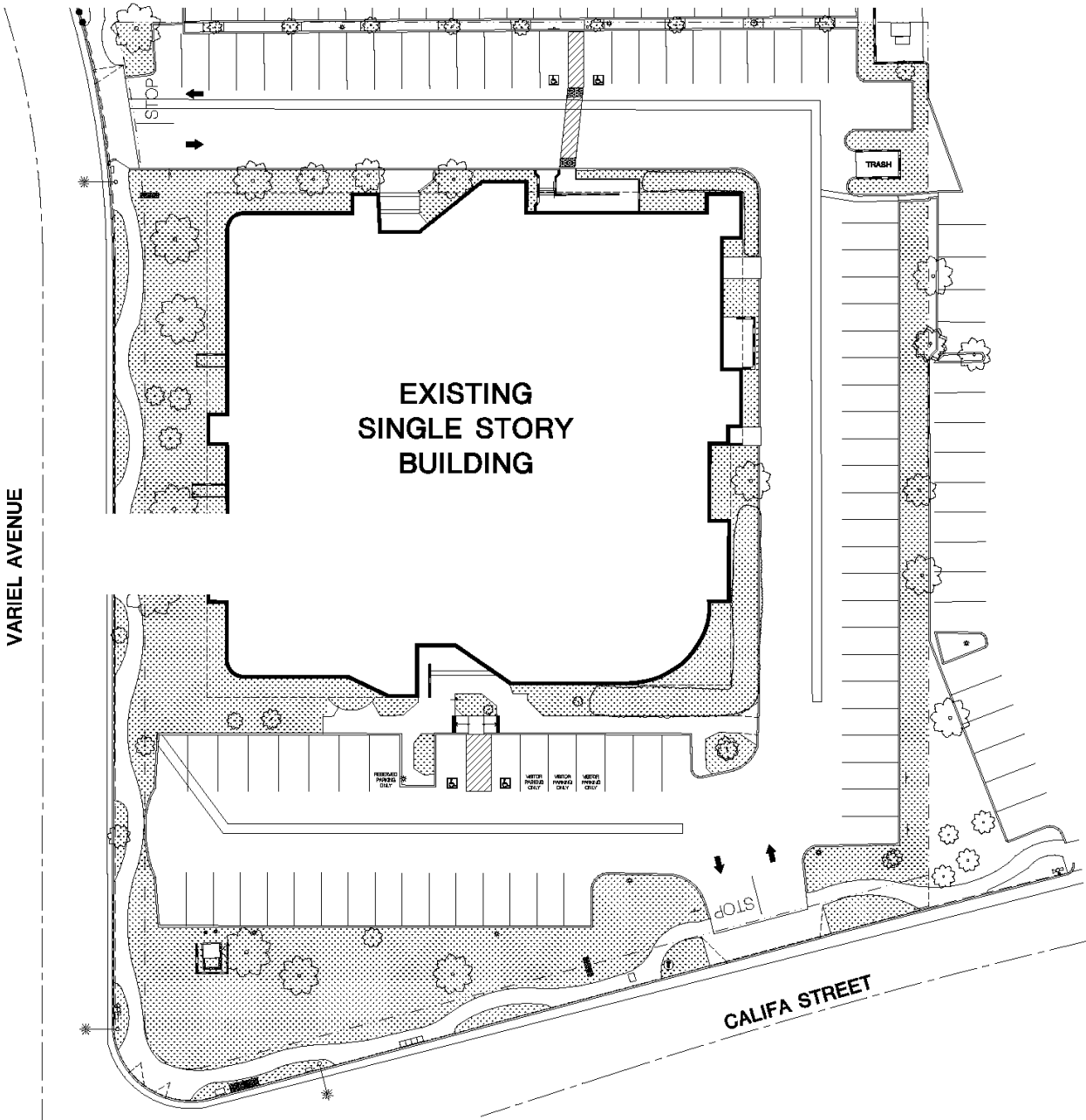
Photos

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Site Plan

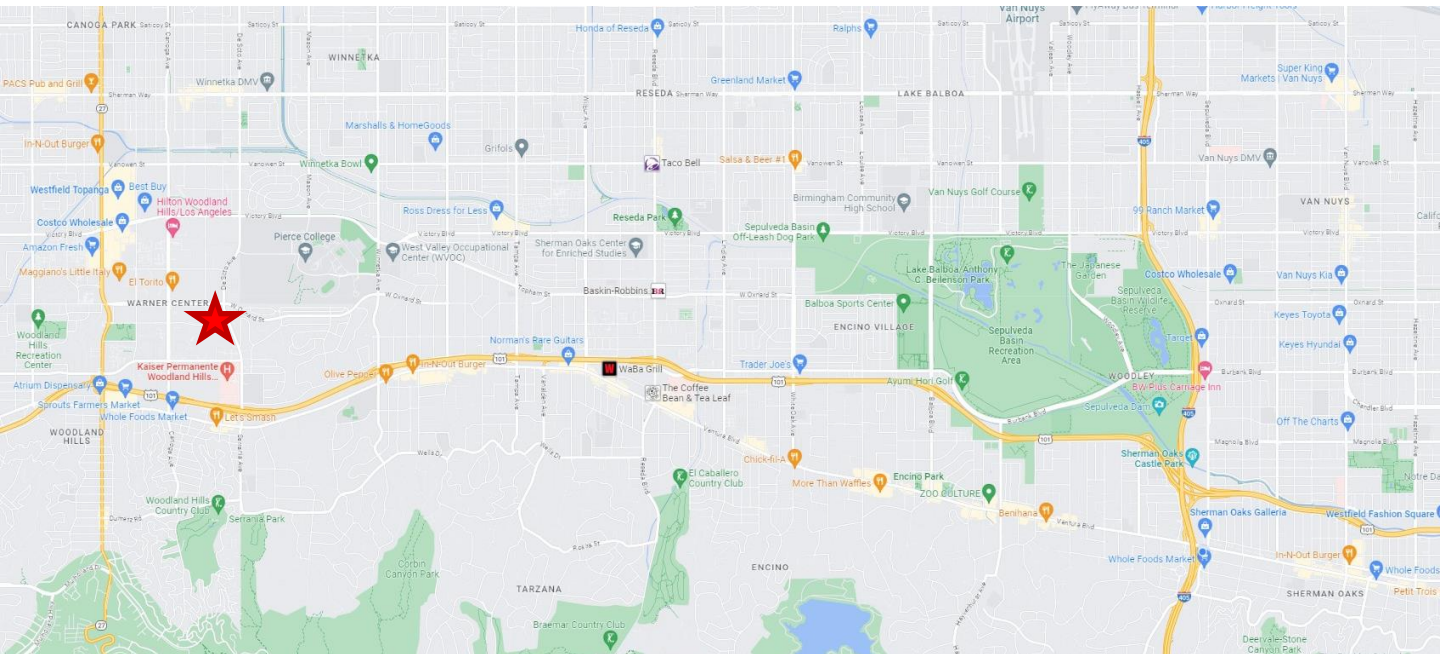
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Maps

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Location Map

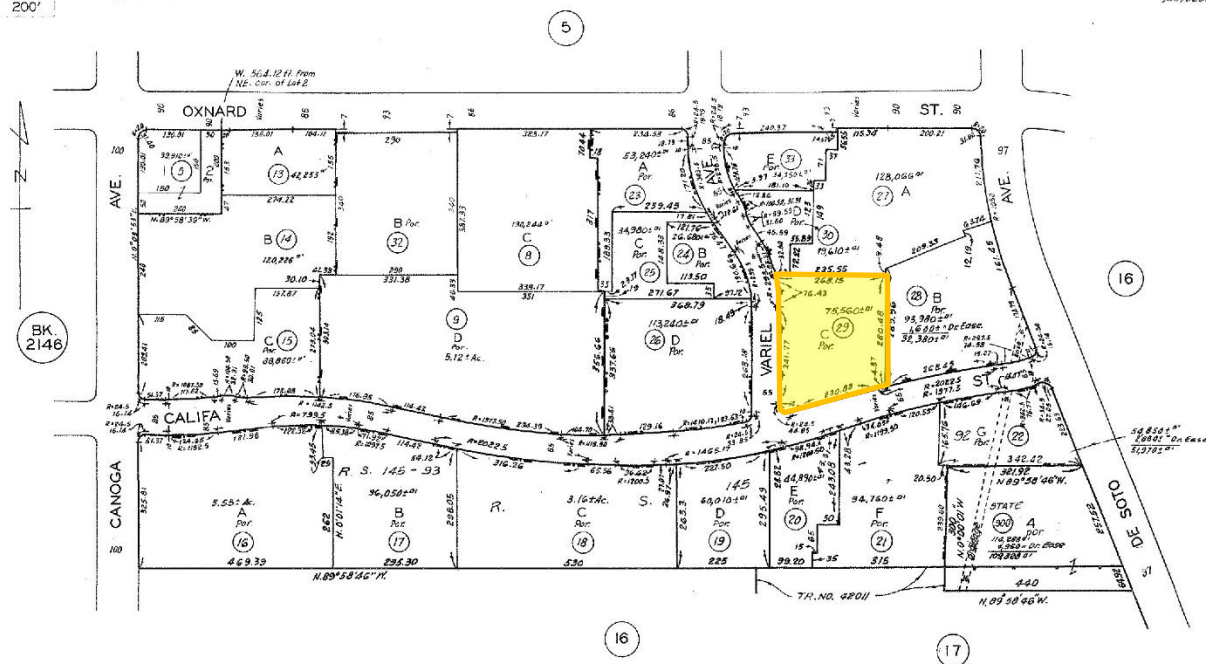


2149 2
200'

1996

Plat Map

74020852
191024302
08716367
085114501-04
9509103005-002-23



PARCEL MAP . . . P.M. 23 - 78
TRACT NO. 27894 . . . M.B. 794 - 31 - 32
PARCEL MAP . . . P.M. 88 - 76 - 80
PARCEL MAP . . . P.M. 117 - 84 - 85

PARCEL MAP . . . P.M. 127 - 32 - 33
PARCEL MAP . . . P.M. 128 - 13 - 14
PARCEL MAP . . . P.M. 128 - 17 - 18

ASSESSOR'S MAP
OF COUNTY OF LOS ANGELES