

# 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](mailto: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](mailto: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@triestproperties.com](mailto:glubin@triestproperties.com)  
[P] (310) 863-0784  
[A] Triwest Properties, Inc.  
5023 N Parkway Calabasas  
Calabasas, CA 91302

# Property Description

21045 Califa St | Woodland Hills, CA 91367

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



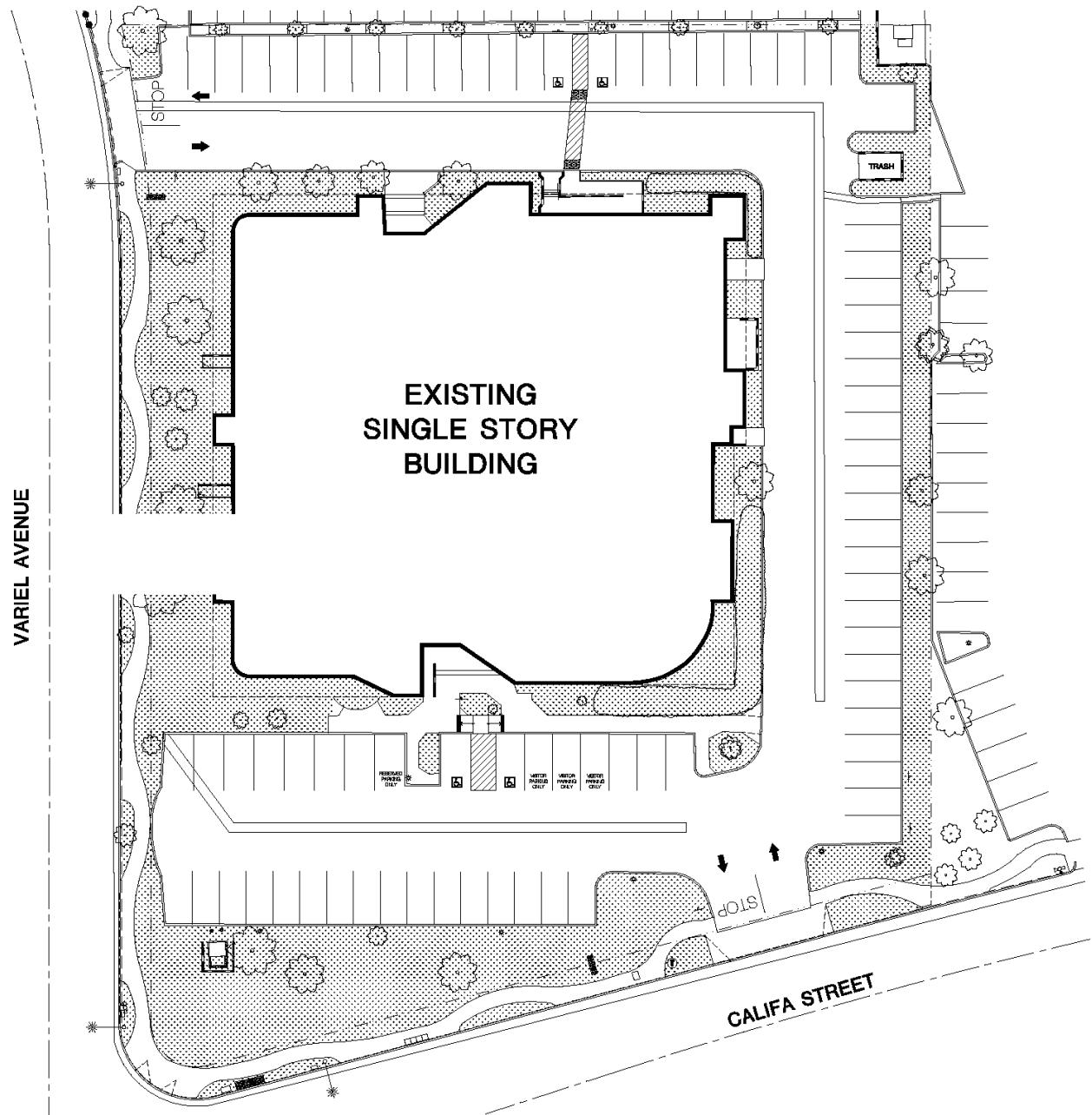
# Photos

21045 Califa St | Woodland Hills, CA 91367



# Site Plan

21045 Califa St | Woodland Hills, CA 91367



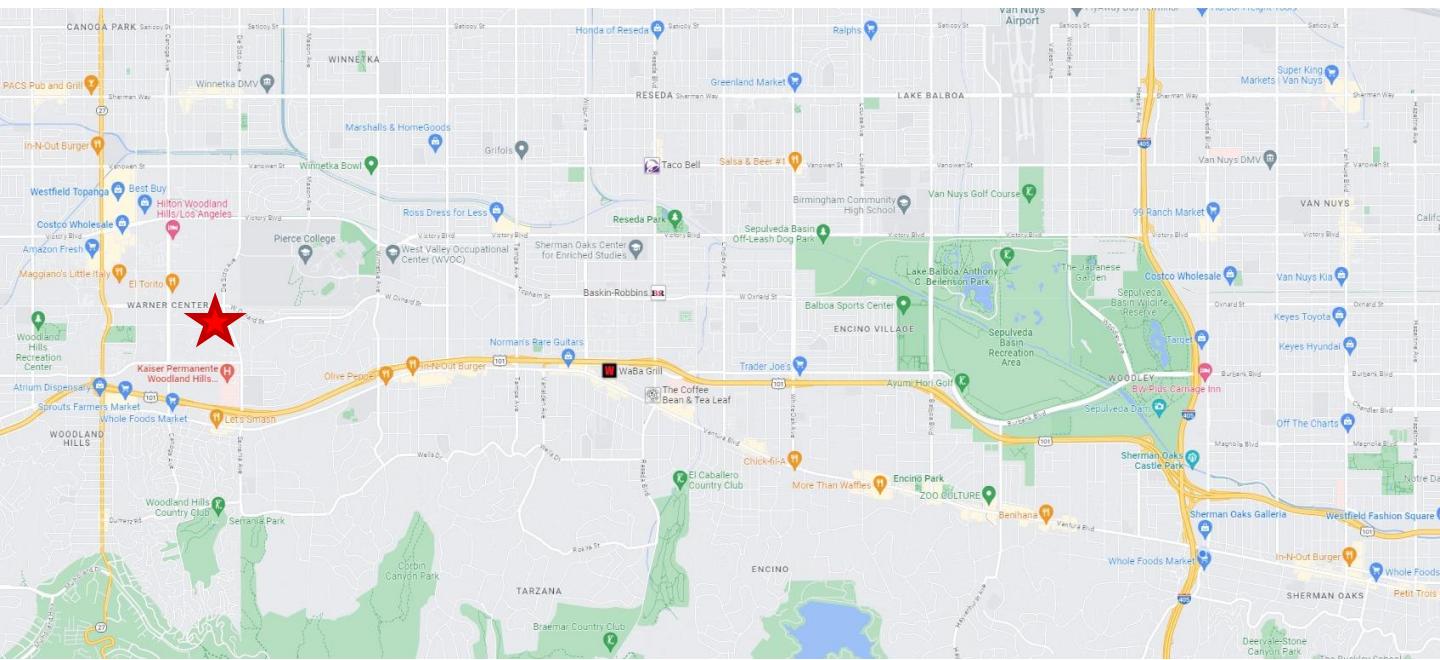
# Maps

21045 Califa St | Woodland Hills, CA 91367



# TAMARACK REAL ESTATE SERVICES

## Location Map

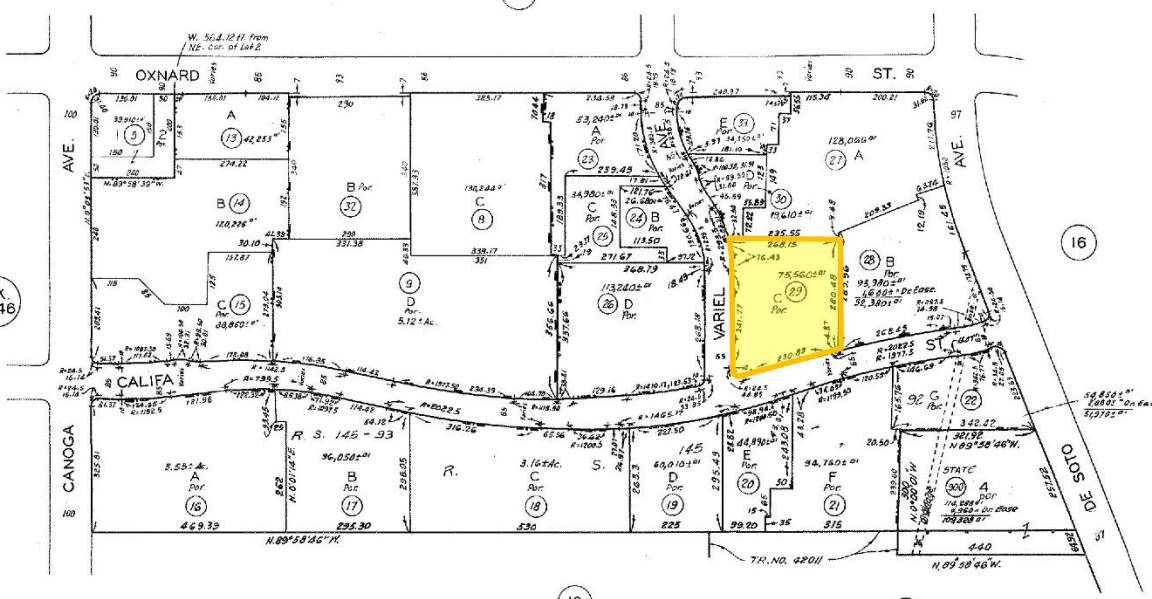


2149 2  
200'

1996

# Plat Map

780208502  
131024802  
4007716307  
880314501-84  
25092203005002-E3



16

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