

6021-6041  
Topanga Canyon Blvd



Rare Woodland Hills  
FREESTANDING RETAIL OPPORTUNITY

1-MINUTE DRIVE FROM  
DIRECTLY ACROSS THE STREET FROM FUTURE  
HOME OF THE





7,000 SF - 16,000 SF  
AVAILABLE

## PROPERTY DESCRIPTION

Pegasus is pleased to offer 6021 - 6041 Topanga Canyon Blvd. in Woodland Hills, CA for lease. The Property is situated along Topanga Canyon Blvd. (± 56,000 VPD) with easy access to US-101 (Ventura Freeway) which carries close to 211,000 vehicles per day (VPD). **This availability is immediately adjacent to Westfield Topanga & The Village (anchored by Neiman Marcus, Nordstrom, and Target) and is in close proximity to multiple national retailers, including Costco and AMC Theatres.** Westfield Topanga & The Village receives over 10 million visits annually, placing it in the 97th percentile nationally by visits according to Placer.ai.

**Notably, Stan Kroenke, owner of the LA Rams football team, has purchased the 34-acre site directly across the street from the subject Property which will serve as the future practice and team headquarters at the site.** In addition, the site will also be home to significant mixed-use development. Additionally, the subject property is situated a minute away from Warner Center, with over 2 Million square feet of office space across its five tower campus ([learn more here](#)).

The Property further benefits with its close proximity to Los Angeles Pierce College (less than 2 miles away, with an enrollment of over 20,000 students). The surrounding affluent neighborhood of Woodland Hills features average household incomes nearing \$120,000 annually, within a 3-mile radius.

**Westfield** WESTFIELD TOPANGA & THE VILLAGE TOP-RANKED SHOPPING CENTER IN THE US (97<sup>TH</sup> PERCENTILE)

NORDSTROM Neiman Marcus macy's  H&M    
TESLA Cartier  WILLIAMS-SONOMA target

THE VILLAGE AT WESTFIELD TOPANGA

 Staples  SusieCakes pressed juicery.  
 REI CO-OP  healthy spot  drybar  Eureka!

THE Q  
347-UNIT APARTMENT COMMUNITY

 LA FITNESS  THE HOME DEPOT

 Fleming's  
PRIME STEAKHOUSE & WINE BAR

Crate&Barrel

 COSTCO WHOLESALE

 LA RAMS  
OFFICIAL FUTURE SITE OF LOS ANGELES RAMS

 amazon fresh  Office DEPOT  citibank

TOPANGA CANYON BLVD ± 56,000 VPD


 LAND ROVER

HONDA

 7 ELEVEN

 Chevron



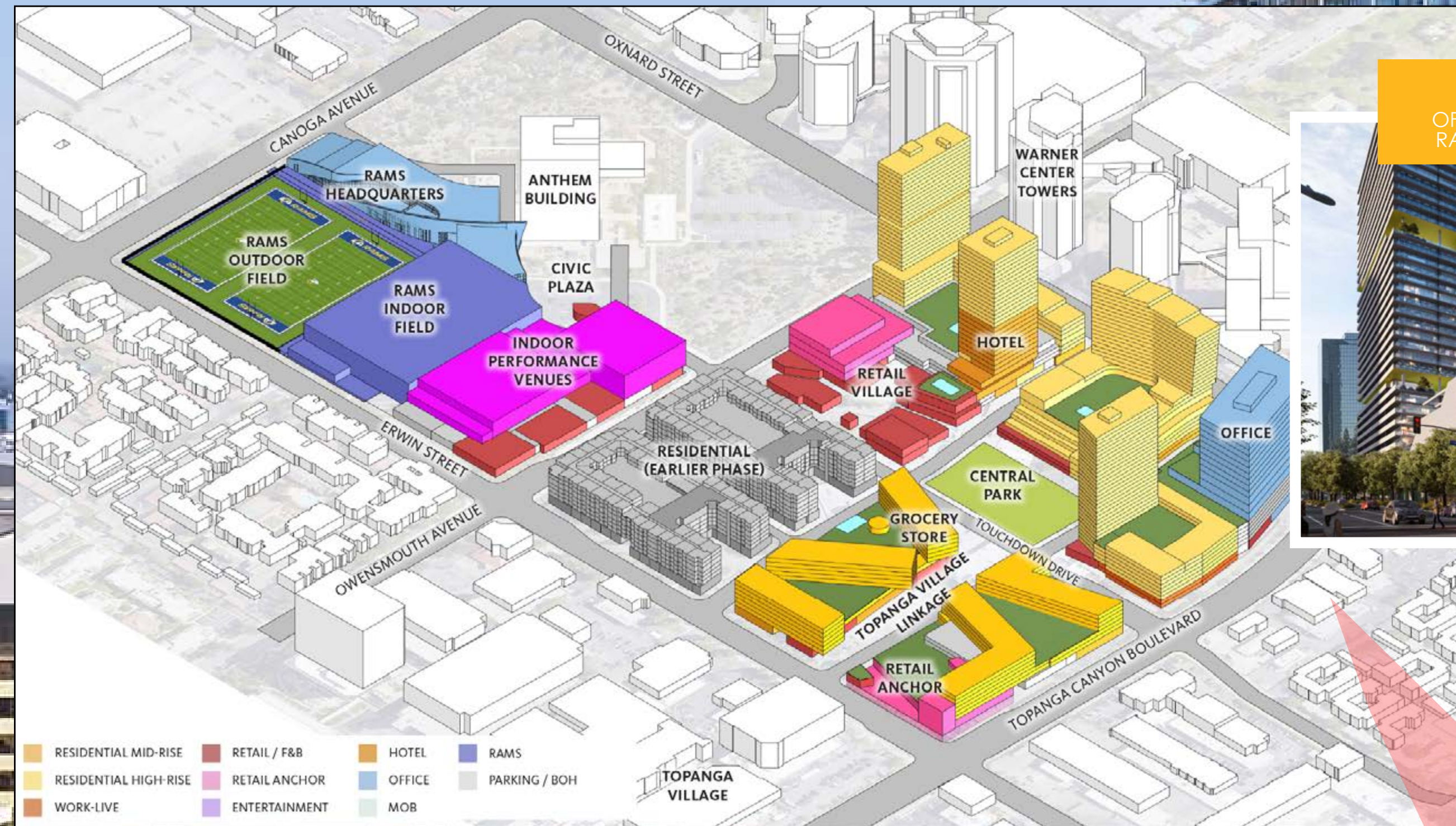
 reece plumbing  
COMING SOON

 WELLS FARGO

# RAMS VILLAGE AT WARNER CENTER

The Kroenke Organization announced its plans for a 52-acre neighborhood in Warner Center in Woodland Hills, CA. This is part of the near 100-acres acquired by the Kroenke Organization in 2022 and will include the permanent headquarters for the Los Angeles Rams. This proposed mixed-use development also will feature residential, retail, parkland, and office uses, as well as plentiful open spaces and indoor entertainment venues.

The Rams Village at Warner Center will transform two of Warner Center's largest underutilized parcels into a new neighborhood within the Warner Center community. It will include acres of pedestrian oriented open spaces, residences, community-oriented retail, restaurants, hotel, office space, and the Los Angeles Rams corporate headquarters and training facility.



**LARAMS**  
OFFICIAL FUTURE SITE OF LOS ANGELES  
RAMS AND MIXED-USE DEVELOPMENT



# In Great Company

corebridge  
financial

REGAL



UCLA

KPMG

COLDWELL  
BANKER

EQUINOX

usbank

TIME

WELLS  
FARGO

MERRILL  
Lynch  
A BANK OF AMERICA COMPANY

GUGGENHEIM



INTUIT

ACTIVISION

MIRAMAX

REACHLOCAL



NKSFB

CHASE

NETFLIX

BANK OF WEST

BANK OF AMERICA

RIOT  
GAMES

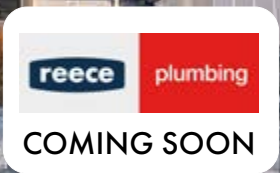
## WARNER CENTER

Warner Center Towers stands as one of Southern California's largest and most esteemed office complexes, nestled in the heart of the master-planned Warner Center community. Offering nearly 2 million square feet of premier Woodland Hills office space for lease across five high-rise office towers, this expansive campus provides a prestigious environment for businesses. Most tower suites boast panoramic views of the San Fernando Valley and the surrounding mountains, enhancing the workspace experience. The high-rise campus setting is adorned with newly landscaped plazas and stunning water features, creating an inviting outdoor atmosphere for tenants.



234,000 VPD

WARNER CENTER  
2 MILLION SF OF OFFICE



**LARAMS**  
OFFICIAL FUTURE SITE  
OF LOS ANGELES  
RAMS AND MIXED-USE  
DEVELOPMENT

SUMMIT AT WARNER CENTER:  
760-UNIT APARTMENT COMMUNITY

JOPANGA CANYON BLVD: 56,000 VPD

# PROPERTY HIGHLIGHTS

± 7,000 - 16,000 SF building is positioned immediately adjacent to Westfield Topanga & The Village (#122 /33,024 Shopping Centers in the United States) with over 10 million visits annually according to Placer.ai

Situated in the exceptional west San Fernando Valley neighborhood of Woodland Hills, CA, positioned along one of the busiest retail corridors in the west valley

Excellent frontage along Topanga Canyon Blvd.

Easy access, via Topanga Canyon Blvd., to US-101 (Ventura Freeway)

Signage availability

Benefits from reciprocal parking with the neighboring tenants for a total of 86 parking spaces

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION (2024)	32,380	194,158	379,858
AVERAGE HOUSEHOLD INCOME	\$111,680	\$120,690	\$118,819
HOUSEHOLDS	15,041	70,128	134,149
DAYTIME EMPLOYMENT	36,328	104,980	197,055





## PROPERTY DESCRIPTION

**ADDRESS**

6021 TOPANGA CANYON BLVD,  
WOODLAND HILLS, CALIFORNIA

**APN**

2146-025-004

**SUBJECT GLA**

± 6,560 - 16,000

**LOT SIZE**

1.64 AC

**PARKING**

86 TOTAL PARKING STALLS

**RATE**

NEGOTIABLE

**LEASE TERM**

10 YEARS



# LEASING TEAM

**ANDREW COHEN**  
Executive Vice President | Leasing  
acohen@pegasusam.com  
LIC # 01996379 (CA)

**EMMET PIERSON**  
Senior Associate | Leasing  
epierson@pegasusam.com  
LIC # 02048600 (CA)

**JOSH DEMBO**  
Associate | Leasing  
jdembo@pegasusam.com  
LIC # 02242456 (CA)

**DANIEL WOZNICA**  
Associate | Leasing  
dwoznica@pegasusam.com  
LIC # 02211034 (CA)



**Pegasus Asset Management Inc.**  
1901 Avenue of the Stars, Suite 630  
Los Angeles, CA 90067  
(310) 691-1350  
www.pegasusam.com  
CA DRE # 02119442

The information contained in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Asset Management and should not be made available to any other person or entity without the written consent of Pegasus Asset Management. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Asset Management has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Leasing Package has been obtained from sources we believe to be reliable; however, Pegasus Asset Management has not verified, and will not verify, any of the information contained herein, nor has Pegasus Asset Management conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.