

Woodland Hills - 1.21 Acres

Entitled for 32 Room Hotel and 221 Apartments

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Woodland Hills - 1.21 Acres



Document DropBox: [Land/Los Angeles County/ Woodland Hills - Variel 1.2 Acres](#)

Description: Fully entitled and completed, permit ready, plans by iconic architect AC Martin, for a high end luxury mixed-use project with 221 apartment plus a 32 room extended stay type hotel. Located in Warner Center, the leading Central Business District and employment center in the West San Fernando Valley.

Neighborhood: The Warner Center 2035 Specific Plan promotes transit oriented (Metro G Line), mixed-use commercial and housing creating a vibrant walkable lifestyle for the existing high wage sector, creative class, while leveraging the areas existing strengths. The former Warner Center Promenade is undergoing a \$10 billion mixed use redevelopment with retail, entertainment and housing plus the Los Angeles Rams new headquarters and practice facilities.

Location: [6036 N. Variel Avenue, Woodland Hills, CA](#)

Access: From the 101 freeway, exit De Soto Avenue.

Jurisdiction: City of Los Angeles

Zoning: Mixed Use Zoning within the Warner Center Specific Plan. This zoning is highly flexible and streamlines entitlements.

APN: 2149-005-022

Acres: 1.21 Acres (52,722 SF)

Site Condition: Existing 22,600 sq ft Industrial Building.

Utilities: LADWP, Sewer - City of Los Angeles. Gas - SoCalGas.

Nearby Rental Comp: [The Q Desoto Luxury Living Apartments](#)

School District: Los Angeles Unified School District: Hart Street Elementary, Woodland Hills Academy Middle School, William Howard Taft Charter High School

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Permit-Ready Luxury Mixed-Use Development Opportunity in Warner Center

Rare opportunity to acquire a **fully entitled, permit-ready mixed-use development site** designed by renowned architectural firm AC Martin. The approved plans feature a premier luxury project consisting of **221 upscale apartment residences** and a **32-room extended-stay hotel**, thoughtfully designed to capitalize on the area's strong residential and corporate demand.

Strategically located in Warner Center, the premier Central Business District and largest employment hub in the West San Fernando Valley, the project is positioned at the center of one of Southern California's most significant urban transformation stories. Warner Center is benefiting from **more than \$10 billion in planned and completed public and private investment**, including new residential communities, office developments, retail destinations, transportation infrastructure, and mixed-use projects that are reshaping the district into a true live-work-play environment.

The property also stands to benefit from the continued economic impact of the transformative development surrounding the Los Angeles Rams' headquarters and training complex at Rams Village at Warner Center only one block away. This landmark investment has accelerated business activity, employment growth, hospitality demand, and national visibility for the area, further enhancing Warner Center's position as a premier destination for residents and visitors alike.

With entitlements secured and construction documents complete, this offering provides investors and developers the opportunity to commence construction immediately, significantly reducing entitlement risk, carrying costs, and time to market.

Project Highlights

- Fully entitled and permit-ready development site
- Architectural plans completed by renowned firm AC Martin
- 221 luxury multifamily apartment units
- 32-room extended-stay hospitality component
- Prime location in Warner Center
- Beneficiary of over \$10 billion in public and private investment within Warner Center and the surrounding district
- One block from Los Angeles Rams headquarters and Rams Village at Warner Center development
- Immediate path to construction with minimized development risk
- Exceptional access to major employers, retail, dining, entertainment, and transportation corridors

This turnkey development opportunity offers a compelling combination of scale, location, and certainty within one of Los Angeles' fastest-growing mixed-use districts and most important employment centers.

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Location Map

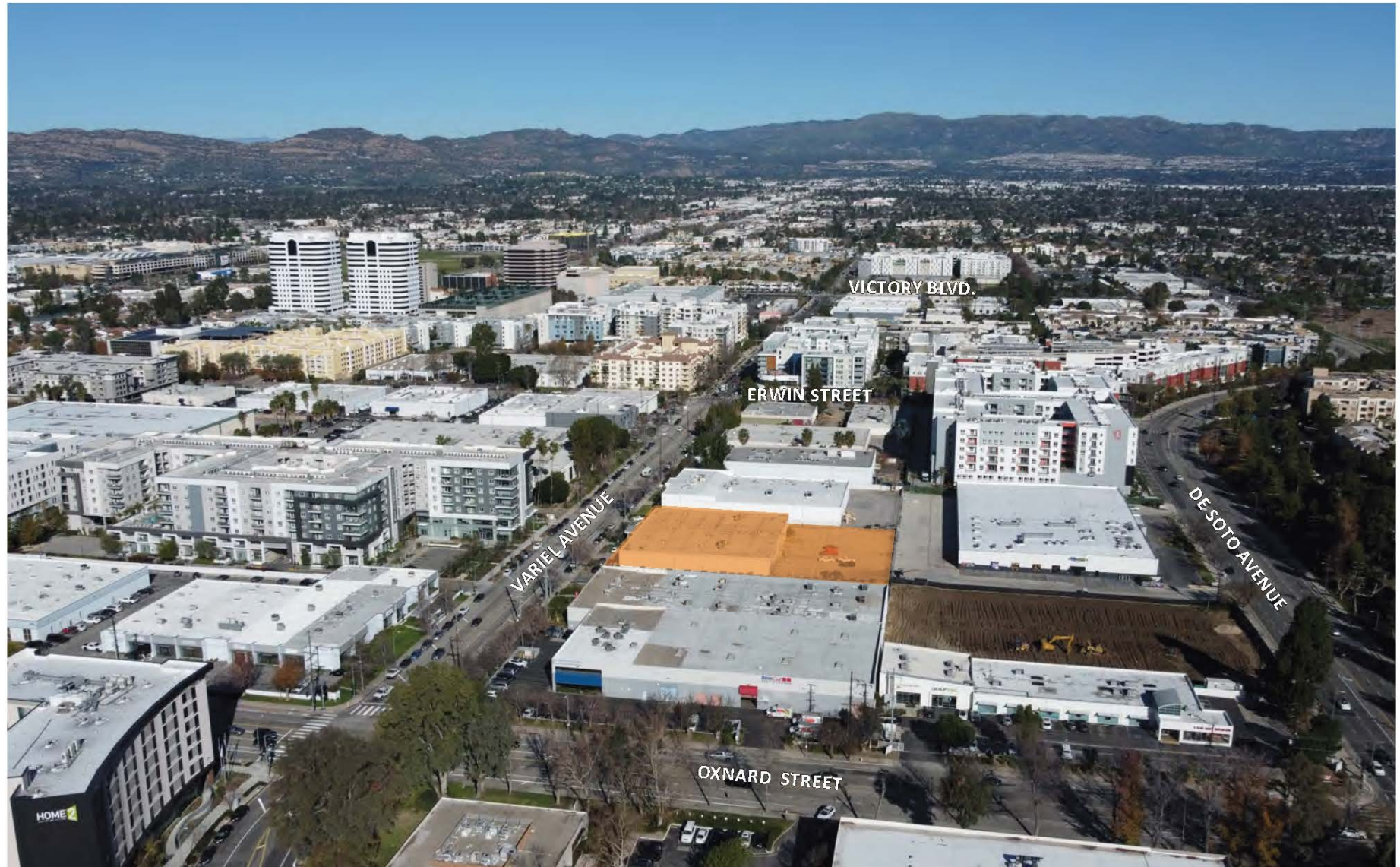
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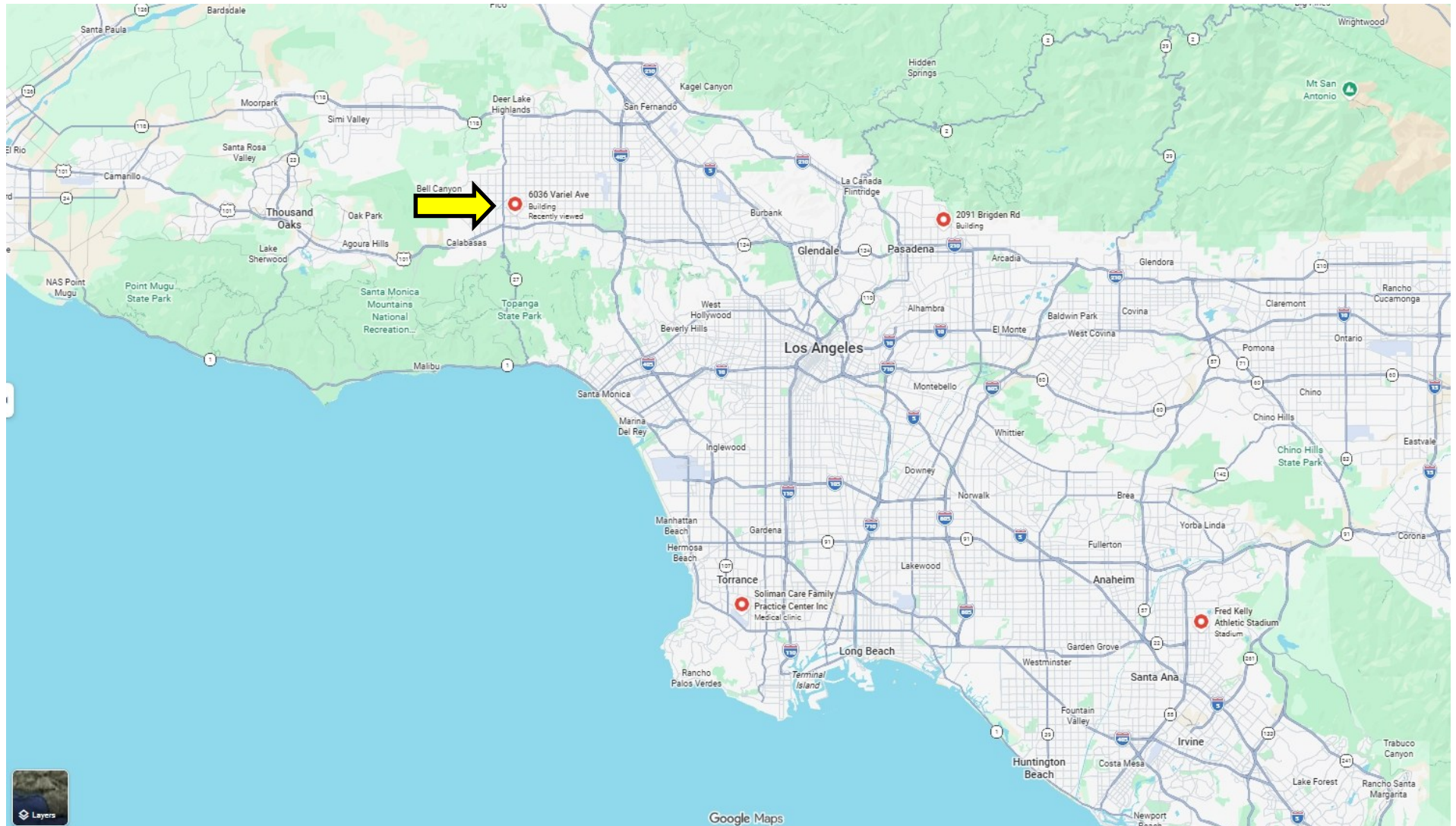
Aerial Map—Northwest View

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Location Map

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Warner Center

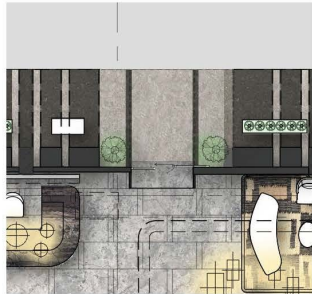
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Public Area - Level One

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SLIDING DOOR @ ENTRY

- PUBLIC AREAS**
- ① NON-RESIDENTIAL RECEPTION
 - ② BAR
 - ③ LOUNGE AREA
 - ④ LEASING OFFICE
 - ⑤ MAIL ROOM
 - ⑥ PACKAGE ROOM
 - ⑦ LIFT LOBBY
 - ⑧ PUBLIC RESTROOM
 - ⑨ OFFICE
 - ⑩ ARRIVAL ENTRY



PUBLIC AREAS

KEY PLAN
Level One

Woodland Hills - 1.21 Acres

Bar & Lounge Plan - 3D Rendering

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PUBLIC AREAS

BAR & LOUNGE
3D Rendering

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Site Survey

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