For Sale

7800
JORDAN AVENUE

SB 1123 STARTER HOME
DEVELOPMENT OPPORTUNITY

CANOGA PARK, CA 91304

CBRE
Boyett Team

7800
JORDAN AVENUE

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01 EXECUTIVE SUMMARY

THE OFFERING

The Boyett Team at CBRE is pleased to present a 16,000 SF development opportunity for sale. The subject property is located in a strong Warner Center adjacent location, north of Saticoy Street and west of Owensmouth Avenue.

Zoned RS-1, this property is eligible for small-lot subdivision under SB 1123, also known as the "Starter Home Revitalization Act" (Buyer to verify). Under this program a developer would be allowed to subdivide the 100' x 160' (16,000 SF) rectangular parcel into up to ten (10) smaller fee-simple parcels for the purpose of building attached or detached single-family on each with an option to add ADUs. A developer would benefit from the low-cost construction profile that typically sells at a higher price per foot than any other asset type. The property will be delivered vacant with no history of past leases.

Situated in a strong Warner Center adjacent location, this offering presents a rare opportunity for any developer to capitalize on an expedited ministerial approval process to build fee-simple single-family product at an attractive land basis.

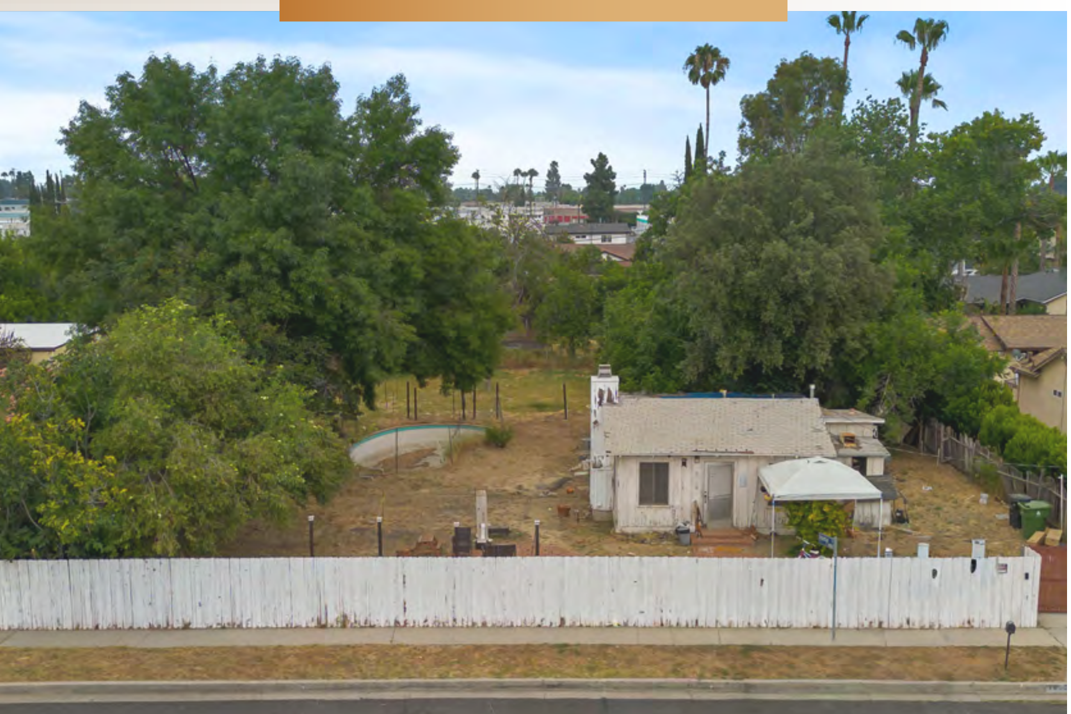
INVESTMENT HIGHLIGHTS

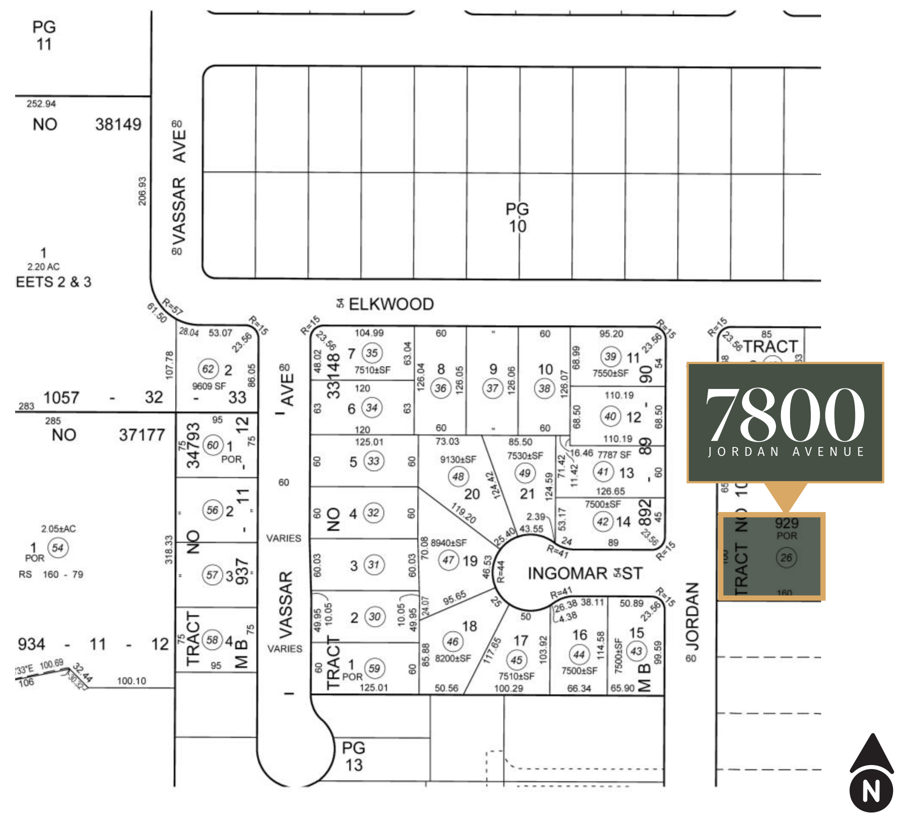
+ Strong Warner Center Adjacent Location
+ 100' x 160' Level Rectangular Parcel Zoned RS-1
+ Rare Development Configuration Offering Exceptional Design Efficiency & Minimal Wasted Land
+ Eligible Under SB 1123 for Up to Ten (10) Fee-Simple Small-Lot Starter Homes (Buyer to Verify) with ADUs on Each
+ Property will be Delivered Vacant with No History of Leases
+ Low-Cost Construction Profile that Typically Trades for a High Price Per Foot
+ Attractive Land Basis at $68.75/SF, or $110,000 Per Potential Fee-Simple Unit
+ Exceptional Frontage for Efficient Small-Lot Subdivision
+ Located Just a Few Blocks North of Massive Redevelopment in & around Topanga Village
+ Dominant Access to Commercial Corridors on Topanga Canyon Blvd, Owensmouth Ave, & Saticoy St

02 PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Address	7800 Jordan Ave, Canoga Park, CA 91304
Market	Warner Center
Price	$1,100,000
Price Per SF	$68.75/SF
Total Lot Size (SF)	16,000 SF
Number of Parcels	1
Zoning	RS-1
APN	2110-012-026





03 WARNER CENTER OVERVIEW

WARNER CENTER OVERVIEW

Warner Center, nestled in the western San Fernando Valley, is a bustling urban oasis characterized by its flourishing business district, diverse housing options, high-end retail offerings, and lively community spirit. As one of LA County's most expansive urban projects, Warner Center encompasses an impressive array of office parks, skyscrapers, residential apartments, and shopping precincts. Encircled by Woodland Hills, Canoga Park, and Winnetka, this thriving neighborhood in western San Fernando Valley hosts roughly 20,000 residents and employs over 50,000 individuals. As the valley's key business hub, the district seamlessly blends a variety of office spaces, hotels, top-tier eateries, shopping centers, and business parks. The introduction of the Warner Center 2035 Plan in 2013, a blueprint for sustainable, mixed-use, transit-oriented development, has positioned Warner Center as one of the nation's rapidly emerging sub-markets, underscoring its commitment to walkability and ecological sustainability.

Stan Kroenke acquired just under 100 acres in Warner Center beginning in 2022, a transformative purchase that has reshaped the trajectory of the Woodland Hills submarket. The Los Angeles Rams have already established their training facility on-site and are actively operating out of the location.

LOS ANGELES RAMS PLAN

Now branded Rams Village at Warner Center, the Kroenke Organization's 52-acre master-planned development represents approximately $10 billion in total investment. Designed by Gensler and aligned with the Warner Center 2035 Specific Plan, the project will include the Rams' permanent 350,000 SF headquarters with a 150,000 SF indoor practice field, approximately 3,000 residential units, nearly two million square feet of retail, office, and hotel space, and two indoor performance venues. Demolition of the former Westfield Promenade mall is already underway, with full site clearance expected by winter 2026.

Positioned at the epicenter of one of the San Fernando Valley's most significant urban redevelopments, this area represents a generational shift for Warner Center, turning an aging retail corridor into a sports-anchored, mixed-use destination backed by institutional-scale capital.

WARNER CENTER EMPLOYERS

The Warner Center in Woodland Hills is a bustling hub for various businesses and industries, providing a wide range of employment opportunities. The center is home to several notable employers, including health insurance giant Anthem Blue Cross, entertainment conglomerate Warner Bros., and luxury hotel chain Hilton. The presence of such high-profile companies indicates the diversity of job roles available, from corporate positions in finance and marketing to creative roles in media and hospitality.

Additionally, the Warner Center is also a hotspot for tech firms and startups, contributing to the growing tech industry in the region. Companies like ReachLocal and BlackLine have their headquarters here, offering roles in software development, digital marketing, and more. The center's strategic location, coupled with its variety of employers, makes it an attractive destination for job seekers looking for both established companies and innovative startups. This mix of traditional and modern industries creates a dynamic, vibrant employment scene at the Warner Center in Woodland Hills.

KAISER PERMANENTE
Amazon
Wells Fargo
infinity ward
CITY NATIONAL BANK AN RBC COMPANY
MARRIOTT
ADP
BANK OF AMERICA
Westfield TOPANGA
EQUINOX
CBRE
FARMERS INSURANCE
Hilton HOTELS & RESORTS
VIKING
TARGET
MERRILL A BANK OF AMERICA COMPANY
health net
Starbucks
NORDSTROM
macy's
Comerica

04 SAN FERNANDO VALLEY OVERVIEW

SAN FERNANDO VALLEY OVERVIEW

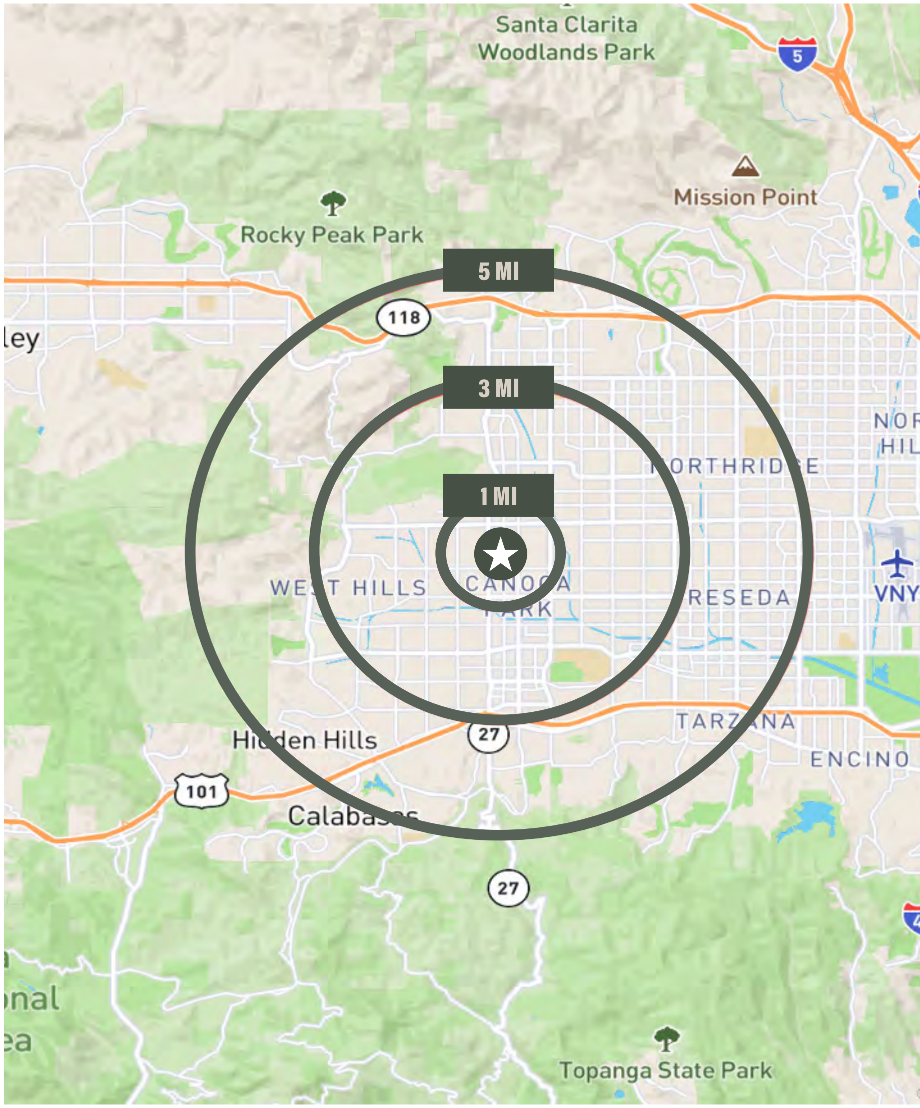
The San Fernando Valley, often referred to as "The Valley," is a prominent region in Southern California. It is primarily situated within the county of Los Angeles, constituting about 260 square miles. The Valley is home to a rich tapestry of neighborhoods and smaller cities, including Burbank, Glendale, Woodland Hills, and Calabasas. Known for its suburban living style, it offers a unique blend of urban and suburban charm, with a mix of high-end homes, apartment complexes, and single-family homes. The region is culturally diverse and brimming with numerous attractions that draw millions of visitors annually.

Among these attractions located in Los Angeles County are the world-renowned Universal Studios, the historic Griffith Observatory, and the Getty Center, a cultural hub housing pre-20th-century European paintings, drawings, and sculptures. It also boasts a wide array of shopping destinations, dining options, and outdoor recreational activities, making it a vibrant place to live and visit.

The San Fernando Valley holds significant importance in the U.S. entertainment industry. It is a major motion picture, television, and music recording studio hub. Major studios such as NBCUniversal, Warner Bros., and Disney are headquartered here. The Valley's contribution to pop culture is undeniable, with numerous movies and TV shows.

DEMOGRAPHICS

	1 MILE		3 MILES		5 MILES	
POPULATION						
2025 Population - Current Year Estimate	39,318		210,870		422,047	
2030 Population - Five Year Projection	39,338		210,905		419,365	
2020 Population - Census	40,825		210,572		425,812	
2010 Population - Census	40,390		196,354		401,244	
2020-2025 Annual Population Growth Rate	-0.71%		0.03%		-0.17%	
2025-2030 Annual Population Growth Rate	0.01%		0.00%		-0.13%	
HOUSEHOLDS						
2025 Households - Current Year Estimate	12,270		76,709		152,403	
2030 Households - Five Year Projection	12,573		78,505		154,825	
2020 Households - Census	12,107		73,599		148,433	
2010 Households - Census	11,554		67,101		138,161	
2020-2025 Compound Annual Household Growth Rate	0.26%		0.79%		0.50%	
2025-2030 Annual Household Growth Rate	0.49%		0.46%		0.32%	
2025 Average Household Size	3.16		2.72		2.72	
HOUSEHOLD INCOME						
2025 Average Household Income	$105,327		$132,148		$146,364	
2030 Average Household Income	$118,807		$148,489		$164,611	
2025 Median Household Income	$77,523		$97,699		$104,393	
2030 Median Household Income	$86,137		$110,779		$119,281	
2025 Per Capita Income	$33,781		$48,043		$52,830	
2030 Per Capita Income	$39,005		$55,222		$60,742	
HOUSING UNITS						
2025 Housing Units	12,739		80,255		159,544	
2025 Vacant Housing Units	469	3.7%	3,546	4.4%	7,141	4.5%
2025 Occupied Housing Units	12,270	96.3%	76,709	95.6%	152,403	95.5%
2025 Owner Occupied Housing Units	4,755	37.3%	36,027	44.9%	79,747	50.0%
2025 Renter Occupied Housing Units	7,515	59.0%	40,682	50.7%	72,656	45.5%
EDUCATION						
2025 Population 25 and Over	26,941		153,482		307,786	
HS and Associates Degrees	13,701	50.9%	69,633	45.4%	133,926	43.5%
Bachelor's Degree or Higher	7,377	27.4%	62,636	40.8%	135,916	44.2%
PLACE OF WORK						
2025 Businesses	2,072		12,605		25,267	
2025 Employees	13,807		110,154		204,284	



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