

NOW LEASING

ESTD.



2026

25,000 SF RETAIL

WISTERIA

SEC BURBANK BLVD & CANOGA AVE
WOODLAND HILLS, CA



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245

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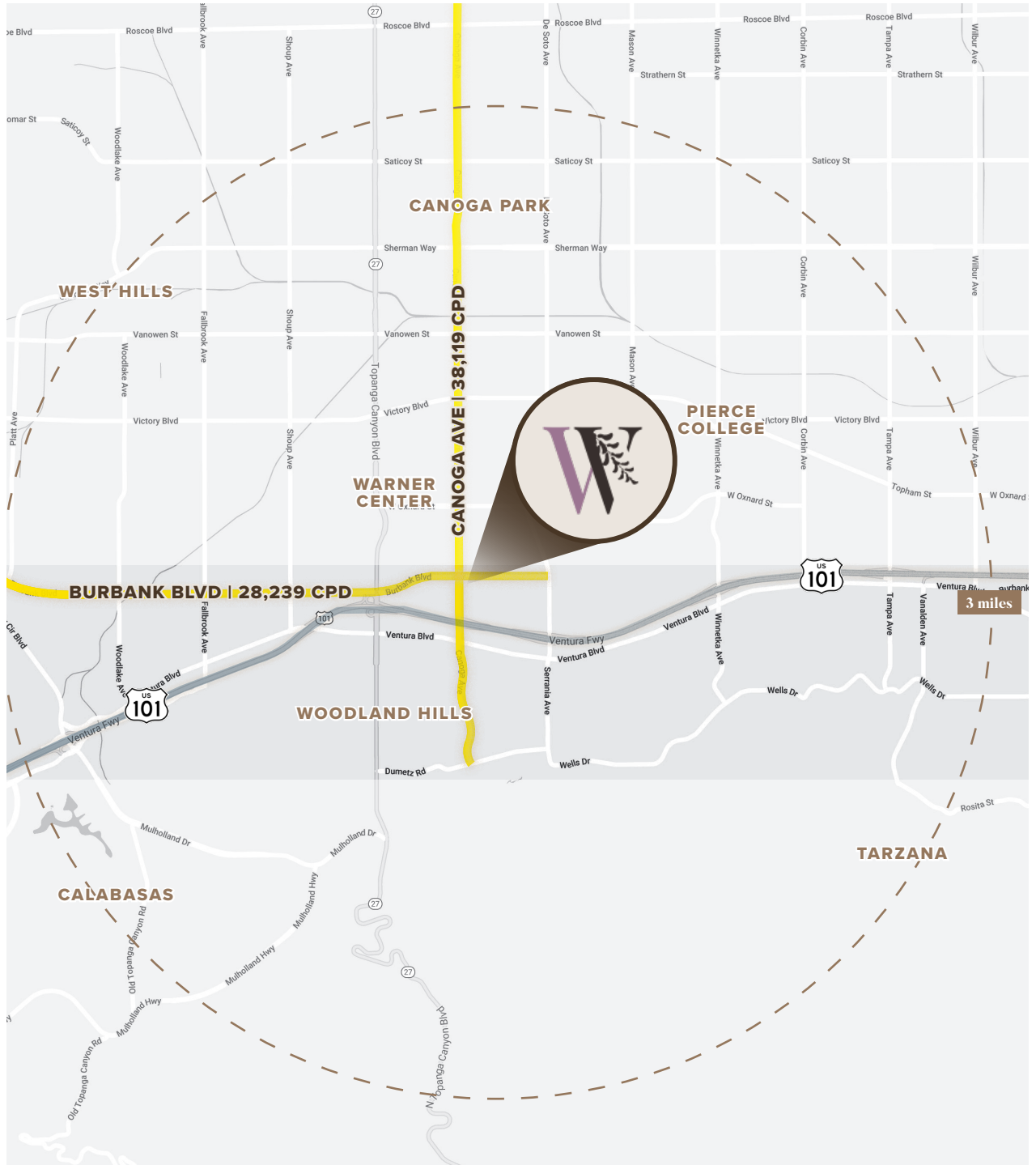
Located at the Gateway to Warner Center.

Address:
SEC Burbank Blvd & Canoga Ave
Woodland Hills, CA 91367

Demographics:	1 mile	2 miles	3 miles
POPULATION	32,829	93,650	187,945
AVERAGE HOUSEHOLD INCOME	\$129,870	\$142,128	\$151,188
DAYTIME POPULATION	42,750	74,908	103,328



Traffic Counts:	
BURBANK BLVD.	28,239 CPD
CANOGA AVE.	38,119 CPD
101 FWY.	247,887 CPD



Restaurants

● Full Service

1. Morton's Steakhouse
2. Maggiano's Little Italy
3. BJ's
4. El Torito
5. Runway Restaurant
6. HQ Gastropub
7. Leo & Lily
8. Monty's Steakhouse
9. HOM Italian Eatery
10. Fleming's Prime Steakhouse
11. Bazille
12. California Pizza Kitchen
13. The Cheesecake Factory
14. EMC Seafood and Raw Bar
15. Il Fornaio
16. JOEY
17. Larsen's Steakhouse
18. Katsu-Ya
19. Wokcano

● Polished Casual

1. The Stand
2. Urban Plates
3. California Chicken Café
4. Lodge Bread
5. Eureka! Gourmet Burgers and Craft Beer
6. ShakeShack
7. TenderGreens
8. Amboy
9. Beignet Box
10. Dtown Pizza
11. Fat Sal's
12. Jay Bird's
13. Katsu Sando
14. Mini Kabob
15. Shrimp Daddy
16. Wanderlust Creamery

● Major Employers

- | | |
|--------------------------|---------------------|
| 1. Farmers Insurance | 4. Anthem BlueCross |
| 2. Universal Music Group | 5. Panavision |
| 3. Health Net | 6. Zenith |

● Hotels

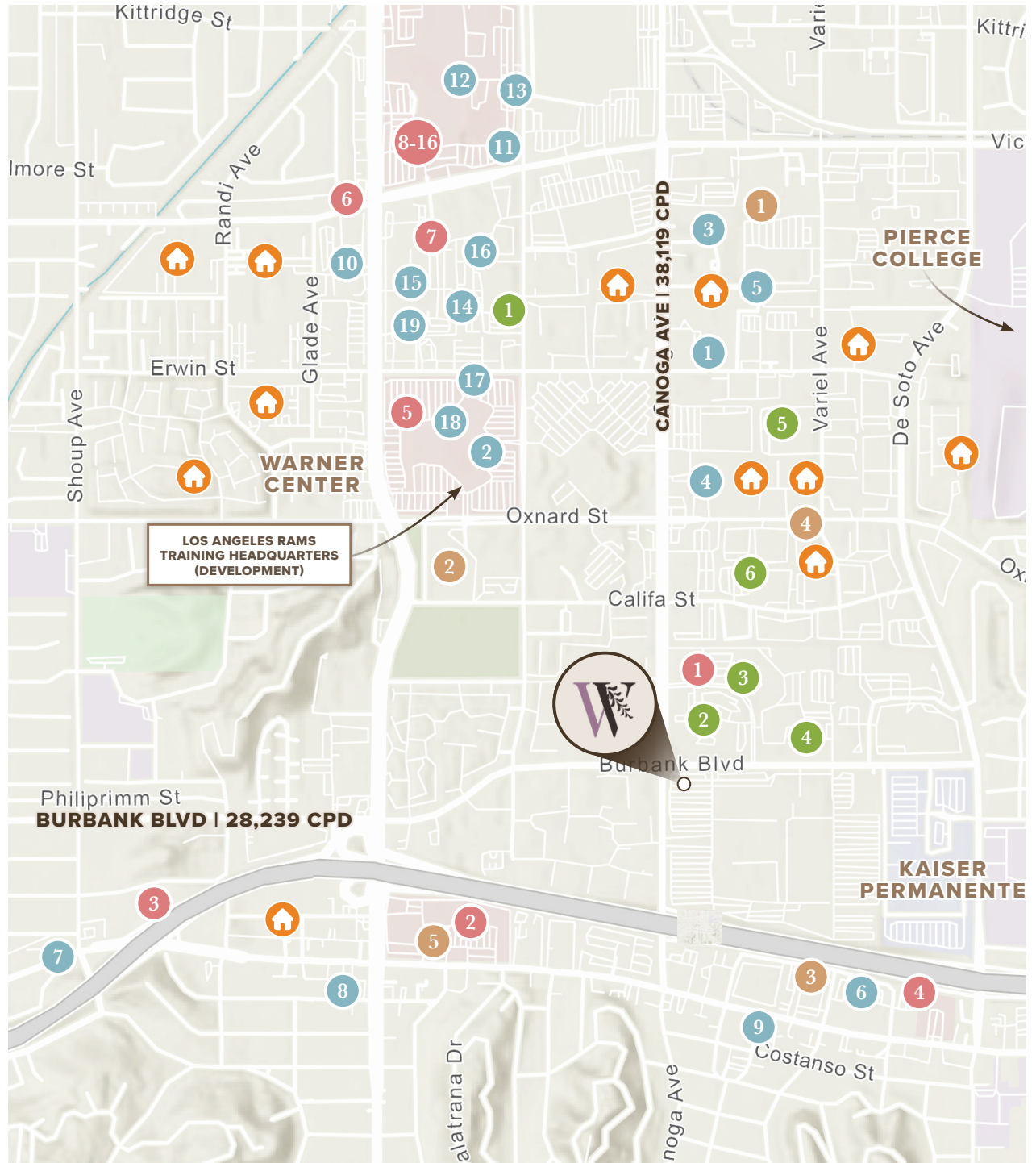
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|---------------------------|---------------------------|
| 1. Hilton Woodland Hills | 4. Home2 Suites by Hilton |
| 2. Warner Center Marriott | 5. Panavision |
| 3. Courtyard by Marriott | 6. Best Western Inn |

🏠 Apartments 200+ units

Food Away From Home Spending: \$364.68 M annually in Woodland Hills

Part of Warner Center 2035 Specific Plan (WC 2035 Plan): Aiming to add approx. 20,000 new residential units by 2035. As of the latest five-year review, 17,597 new residential units have been built or approved.

Economic Growth: The plan anticipates the creation of approximately 49,000 jobs



Site Plan Overview



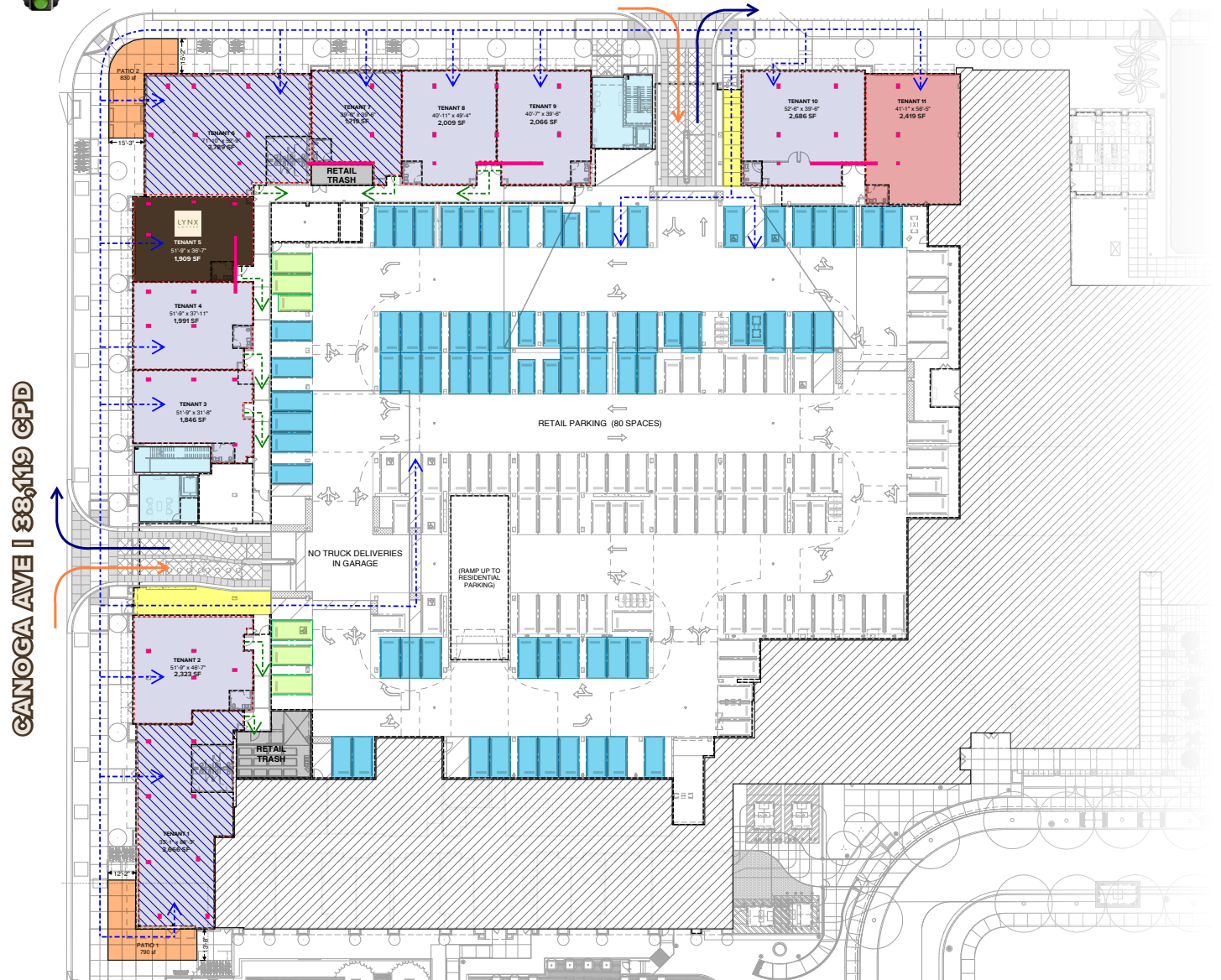
BURBANK BLVD | 23,239 GPD

Project Highlights

- 25,000 SF of Retail
- Double height storefront (approx 24' clear)
- 500 luxury units
- Delivery Q3 2026
- 4/1000 parking ratio

Legend

- Retail
- Restaurant
- In Leases
- Leased
- Outdoor Patio
- Trash Area
- Pedestrian Access
- Residential Lobby
- Pedestrian Circulation
- Parking Entry
- Parking Exit
- Shear Walls / Columns
- B.O.H Path of Travel



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