

40-UNIT PRIME DEVELOPMENT OPPORTUNITY

6 PARCELS (35 MULTIFAMILY UNITS + 5 LIVE/WORK UNITS) | 23024-23026 VENTURA BLVD, WOODLAND HILLS, CA 91364

HIGHLY DESIRABLE/HIGH TRAFFIC (CALABASAS ADJACENT) LIVE/WORK RENTAL COMMUNITY LOCATION

**PRICE: \$3,399,800
±\$84,995/UNIT**



INVESTMENT HIGHLIGHTS: DWG Capital Group is proud to exclusively present the **6-parcel land assemblage** at **23024-23026 Ventura Blvd, Woodland Hills, CA 91364** for sale. This undeveloped land property in Woodland Hills, California, (a few blocks east of the Calabasas city limits next door to the Bowlero bowling alley) presents an excellent **multi-use development opportunity for investors and developers.**

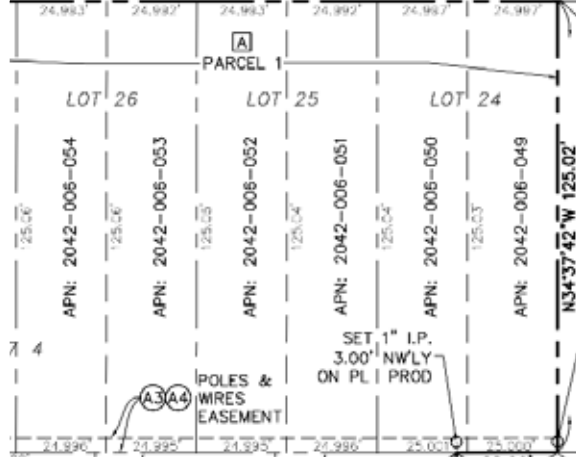
DEVELOPMENT STATISTICS: The property is located at **23024-23026 Ventura Blvd** and is **zoned for C-1 use**. It is situated on **6 parcels**, totaling approximately **18,774 square feet**, providing ample space for innovative design and construction. The **proposed building encompasses a total area of 35,309 square feet**. The development plan includes the construction of **40 units**, consisting of **35 standard apartment units and 5 ground floor retail/office live/work spaces and ample parking with 55 spaces**. The total sale price is \$3,399,800 which equates to an attractive price of **\$84,995 per un-entitled unit**.

INVESTMENT SUMMARY	
Price	\$3,399,800
Price/Unit	\$84,995/Unit
Price/Parcel	\$566,633/Parcel
Price/SF	\$181/SF
Type & Zoning	C1
Parcels	6
Lot Size	18,774 SF
Units	35 Units + 5 live/work spaces
Parking	55 Spaces
Avg Parcel Size	3,124 SF/Parcel



EXCELLENT LOCATION: The property lays in a **highly desirable location in Woodland Hills, California**. It is located between the popular **Ventura Blvd and Highway 101 just east of Valley Circle Blvd**, which offers easy access to **various amenities, including shopping centers, restaurants, and entertainment options all near the Warner Center**. Additionally, the property is just **minutes away from the higher-income area of Calabasas**, known for its upscale residential communities, high-end shopping, and scenic surroundings and is also conveniently located just a **short walk from the Metro Local Line 161 at the Ventura/Caltrans Station**, which provides access to public transportation.

STRONG RENTAL SUB-MARKET: The area has over **187,000 residents**, with an average household income exceeding \$82,898 in the Northwest/Canoga Park, Winnetka & Woodland Hills area. Additionally, the location has an extremely robust workforce in its dense infill location, with a **walk score of 89, indicating excellent walkability**. The area is particularly attractive to millennial renters, with nearby projects such as **The Q on Variel and The Q on Glade** projects **commanding rents of over \$4.21 per square foot** and other nearby projects benchmarking nearly \$4+ per square foot rent. The growth and development in the submarket of Woodland Hills (particularly on the Calabasas border) make it an attractive location for potential tenants and buyers, making it a highly competitive real estate market.



DWG CAPITAL GROUP

INVESTMENT SALES. CAPITAL MARKETS. DONE.

JUDD DUNNING

President / Broker
CA: 310.261.8428
TX: 972.738.8586
jdunning@dwg-re.com
License #01520854

RYAN BILLINGS

Director / Capital Markets
310.351.7347
ryan@dwg-re.com

With its exceptional location, strong rental sub-market, and potential for creative design and construction, this proposed development **23024 Ventura Blvd** presents a lucrative investment opportunity for those looking to tap into the growing real estate market. Contact DWG Capital Group to schedule a viewing or to learn more about this exclusive offering.

CONTACT US TO LEARN MORE | DWG CAPITAL GROUP | 310.261.8428 | JDUNNING@DWG-RE.COM

OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2023

DEVELOPMENT | MULTIFAMILY | RETAIL | INDUSTRIAL | OFFICE | JOINT VENTURE

\$1B CLOSED LAST 18 MO | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER AWARD WINNER

**75-UNIT RTI APARTMENT DEVELOPMENT SITE | SUNSET BLVD
LOS ANGELES, CA | NEWLY ENHANCED DESIGN**

**24 UNIT | 6-PARCEL RESIDENTIAL ASSEMBLAGE/CO-LIVING CAMPUS
DEL VALLE ST, WOODLAND HILLS, CA | ADJACENT TO CALABASAS**

FOR SALE

PLEASE CONTACT US FOR YOUR INVESTMENT SALE, DEBT/EQUITY REQUIREMENTS

FOR SALE

PLEASE CONTACT US FOR YOUR INVESTMENT SALE, DEBT/EQUITY REQUIREMENTS

