

Second-Gen Restaurant Opportunity

5780 Canoga Ave | Woodland Hills, CA 91303

Positioned in the Heart
of Warner Center.
Woodland Hills' Premier
Business Hub

For Lease

Available Space

Outdoor Patio

MATTHEWS™

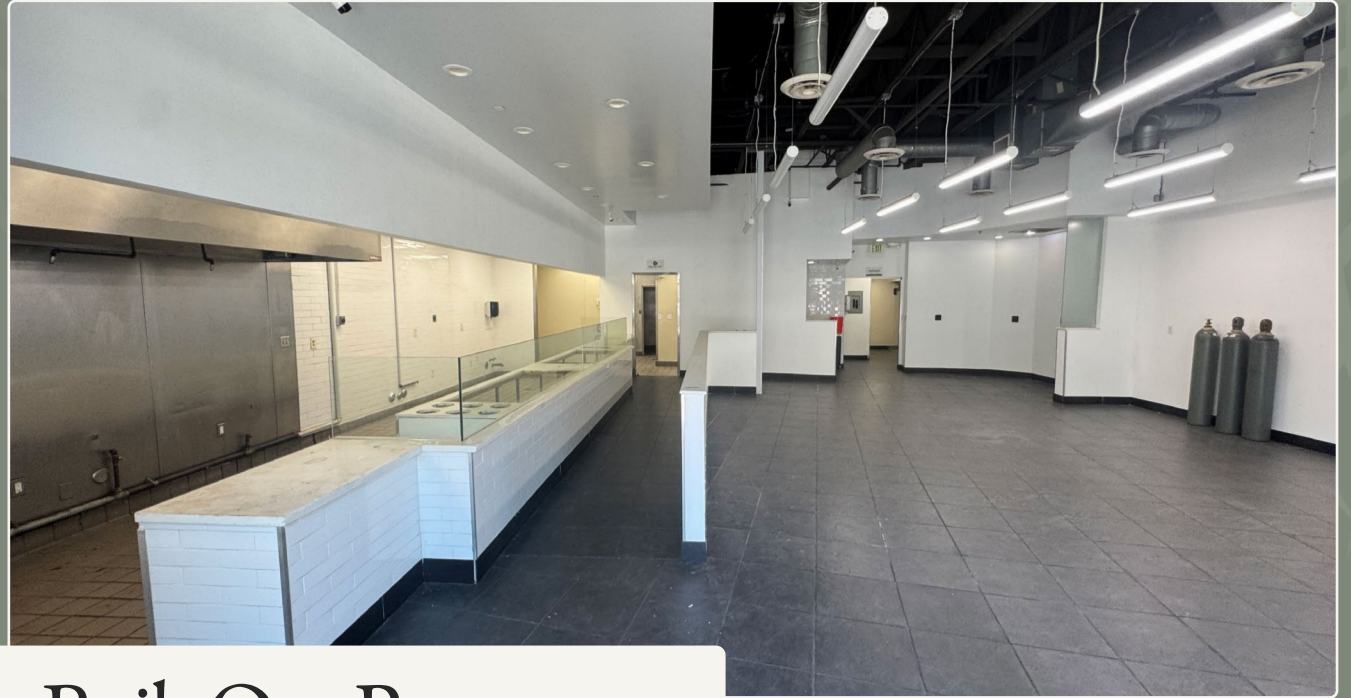
Second-Gen Restaurant Opportunity

Master CUP Allows For
FULL ALCOHOL SALES

Size Space Available
±2,282 SF UNIT C

Asking Rent
\$5.25 PSF + \$1.95 PSF NNN





Fully-Built Out Restaurant





Proposed Renderings



W Warner Ranch Road

A
A.5

B

Canoga Avenue

E

E
G

EXISTING LANDSCAPE
TO REMAIN

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TO REMAIN

EXISTING PAVEMENT
TO REMAIN

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EXISTING PAVEMENT
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EXISTING LANDSCAPE
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OUTLINE OF EXISTING ROOF LINE. VERIFY IN FIELD.



AVAILABLE
UNIT C



Join an Established Retail Line-Up

SUITE	TENANT	SIZE (SF)
A	Baja Fresh	2,687
B	Blai Thai	1,738
C	Available	2,282
D	The Stand	2,345
E	Fishbone Seafood	1,559



Ralphs
McDonald's
PAPA JOHN'S
7 ELEVEN

dd's DISCOUNTS
Public Storage
KFC
SUBWAY
AT&T
Starbucks



Fallbrook Center
Walmart Supercenter
Burlington
TRADER JOE'S
24 FITNESS
Party City
ROSS
petco
target
amc
HOME DEPOT
Ralphs

Ashley HOMESTORE
BevMo!
DSW
BED BATH & BEYOND
ULTA BEAUTY
PET SMART

Westfield Topanga & The Village
NESPRESSO
NORDSTROM
24 FITNESS
macy's
COSTCO WHOLESALE
BEST BUY
H&M
SHAKE SHACK
amazon
4-star
target
Starbucks
T
amc
Apple

Jersey Mike's
MAIN CHICK
HOT CHICKEN
Starbucks
SUPERCUTS

HomeGoods
CVS pharmacy
menchie's
Marshall's
metro
by T-Mobile

The Village at Westfield Topanga
Staples
24 FITNESS
REI
Total Wine & MORE
COSTCO WHOLESALE
Crate&Barrel
pressed
juicery
drybar

Saks OFF 5TH
LA FITNESS
rack
MEN'S WEARHOUSE

amazon fresh
AT&T
See's CANDIES
Office DEPOT
OfficeMax

FLOOR DECOR
HARBOR FREIGHT
HomeGoods
JOANN
Tuesday Morning

los angeles
Pierce college
Pierce College
±20,000 Students | ±1,000 Employees

HOME 2
SUITES BY HILTON

Westfield Promenade
amc
corner bakery CAFE
RUTH'S CHRIS STEAK HOUSE
P.F. CHANG'S
MAGGIANO'S LITTLE ITALY

Smart & Final
Jersey Mike's
the Habit BURGER GRILL
Holiday Inn Express
Wendy's

Barone's PIZZERIA
Starbucks

NORTHROP GRUMMAN
±20,896 Employees

WHOLE FOODS MARKET
BURGER KING

KAISER PERMANENTE
±5,000 Employees

Woodland Hills Jewelry Exchange
ACE
ACADEMY OF CULINARY EDUCATION

FURNITURE
MODERN LIVING

TRÈS LA GROUP

Gateway Plaza
SPROUTS FARMERS MARKET
SUBWAY
GNC
petco
Starbucks
Ralphs
BR baskin robbins
EUROPEAN CENTER
Orangetheory
jamba
RITE AID
FedEx Office

target

Manhattan BAGEL
BR baskin robbins
CHASE
76
Starbucks
PANDA EXPRESS
CHINA KITCHEN
Jack in the box
Ralphs



Surrounding Customer Demand Generators

Variel Court - 6330 Variel Ave

4 Star Apartments
± 150,000 SF
± 150 Units
Completed December 2022

6400 Canoga Ave

4 Star Hi-Rise Apartments
± 610,000 SF
± 650 Units

6233 Variel Ave

4 Star Mid Rise Apartments
± 340,000 SF
± 336 Units

6109 De Soto Ave

5 Star Mid-Rise Apartments
± 360,720 SF
± 358 Units
Completed June 2022

The Trillium - 6336 Canoga Ave

± 67,250 SF
Completed January 2024

6100 Canoga Ave

4 Star Apartment Condos
± 900,000 SF
± 880 Units
Completed November 2023

Essence - 6041 Variel Ave

4 Star Mid Rise Apartments
± 490,744 SF
± 274 Units

Westfield Promenade

Retail GLA | ±244,000 SF
Multifamily GBA | ±1,500,000 SF
Office GBA | ±629,000 SF

21110 W Oxnard St

Hotel
± 100,000 SF
± 170 Units

21300 Califa St

4 Star Mid-Rise Apartments
Multifamily GBA | ± 150,000 SF
Retail GLA | ± 150 Units
Office GBA | ± 191,950 SF
Completed July 2023

5955 De Soto Ave

4 Star Mid-Rise Apartments
Multifamily GLA | ± 193,000 SF
Retail GLA | ± 358 Units
Completed December 2022

Subject Property

20950 Warner Center Ln

4 Star Low-Rise Apartments
± 1,030,000 SF
± 1,009 Units
Completed December 2023

Canoga Ave ±38,000 VPD

Desoto Ave
±47,000 VPD

Positioned for Success

Demographics (Within 1 Mile)

80K+

Employees & Residents

40K+

Daytime Employees

\$447M+

Consumer Spending

36M+

Annual Visitors to
Westfield Topanga, The
Village, & Warner Center

Major Employers

UCLA

Health MPTF

motion picture &
television fund



WARNER BROS.



One of the San Fernando Valley's Premier Business & Lifestyle Destinations

Woodland Hills is one of the most established and affluent communities in the western San Fernando Valley, offering a strong mix of corporate offices, upscale residential neighborhoods, and destination retail. Anchored by Warner Center—the region's rapidly evolving mixed-use district—and the highly successful Westfield Topanga & The Village, the area attracts a steady flow of professionals, residents, and visitors throughout the week.

With direct access to US-101, Ventura Boulevard, and major employment centers, Woodland Hills continues to benefit from ongoing investment, high household incomes, and a dense daytime population. The combination of premier shopping, dining, entertainment, and Class A office space has made Woodland Hills one of Southern California's most desirable live-work-play environments and a leading destination for businesses and consumers alike.



Secon-Gen Restaurant | For Lease

5780 Canoga Ave

Woodland Hills, CA 91303

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