



NORTH RANCH CORPORATE CENTER

FOR LEASE
±2,026-3,001 RSF
HIGH IMAGE
OFFICE SUITES

4540-4580 E. THOUSAND OAKS BLVD. | WESTLAKE VILLAGE | CA



SOLD



LEASED

CORPORATE CAMPUS ENVIRONMENT WITH ABUNDANT NATURAL LANDSCAPING WITH NATURAL RUNNING STREAM

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM

CA LICENSE: #00773787

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Address	Street	Suite	City	RSF	Rental Rate
4520	E. Thousand Oaks Blvd.	100 & 150	Westlake Village	4,804	SOLD
4520	E. Thousand Oaks Blvd.	100	Westlake Village	2,691	SOLD
4520	E. Thousand Oaks Blvd.	150	Westlake Village	2,113	SOLD
4530	E. Thousand Oaks Blvd.	200 & 250	Westlake Village	5,251	LEASED
4530	E. Thousand Oaks Blvd.	200	Westlake Village	2,813	LEASED
4530	E. Thousand Oaks Blvd.	250	Westlake Village	2,438	LEASED
4540	E. Thousand Oaks Blvd.	100	Westlake Village	3,001	\$2.15 MG
4580	E. Thousand Oaks Blvd.	100	Westlake Village	2,026	\$2.50 FSG
4580	E. Thousand Oaks Blvd.	360	Westlake Village	596	LEASED

NORTH RANCH CORPORATE CENTER

4540 E. THOUSAND OAKS BOULEVARD

- 3,001 RSF | Suite 100

PROPERTY DETAILS

- Tranquil Natural Landscaping
- Newly Renovated Lobby, Restrooms and Suite
- Double Suite Entry Doors
- Executive Offices & Conference Room
- Kitchenette
- Ample Parking
- Shared Monument Signage Available
- \$2.15/ RSF Per Month (Modified Gross)

4580 E. THOUSAND OAKS BOULEVARD

- 2,026 RSF | Suite 100

PROPERTY DETAILS

- Tranquil Natural Landscaping
- Newly Renovated Lobby, Restrooms and Suite
- Double Suite Entry Doors
- Executive Offices
- Kitchenette
- Ample Parking
- \$2.50/ RSF Per Month (F.S.G)
- All Steel Construction

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Suite 100



Suite 100



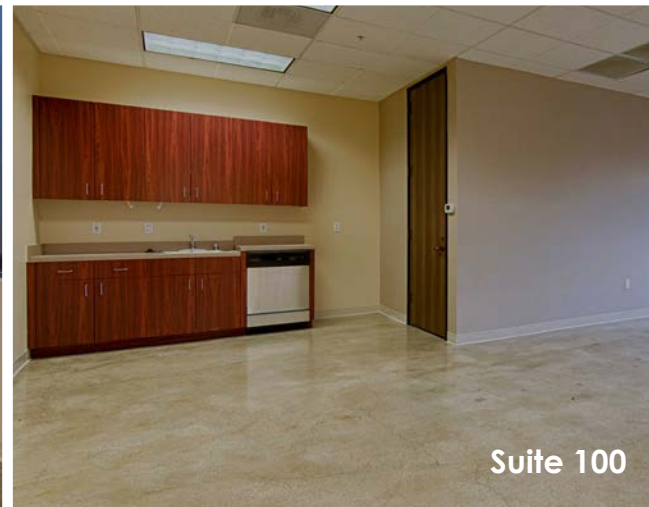
Suite 100

4540
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SUITE 100
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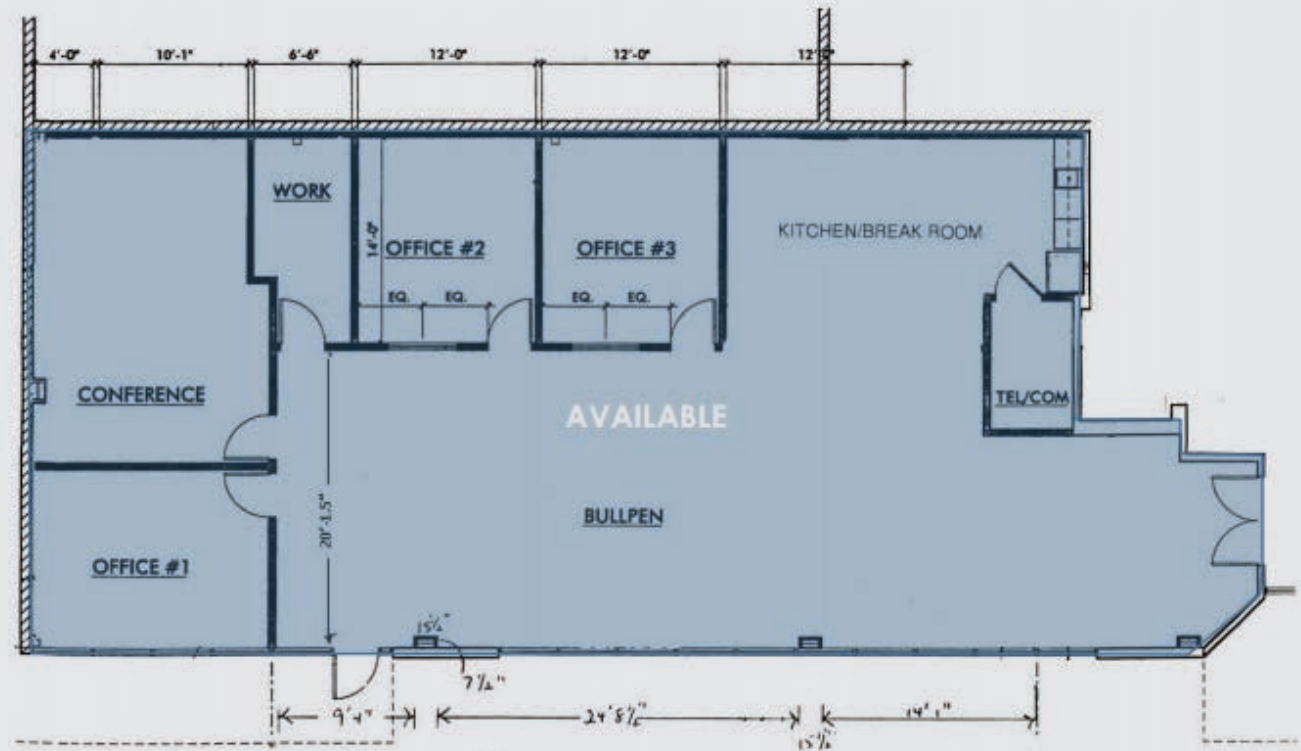


Suite 100



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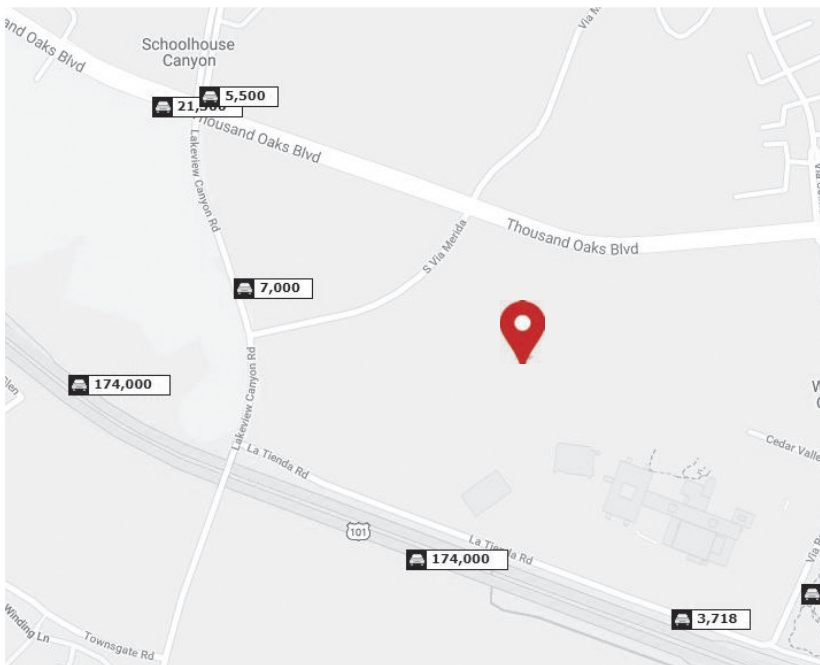
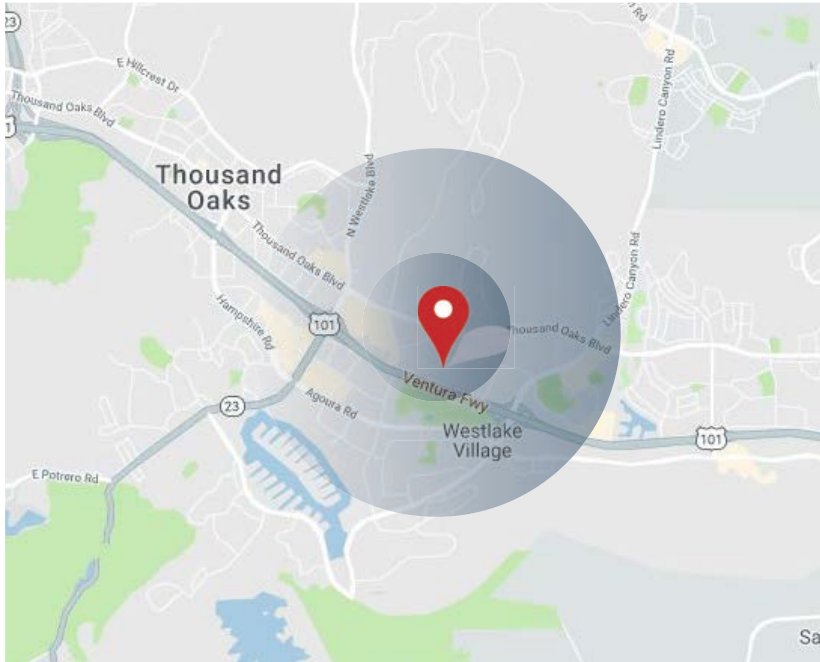
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	5,005	52,087	111,499
2018 Estimate	4,937	51,337	109,763
2010 Census	4,865	50,356	106,966
Growth 2018-2023			
Growth 2010-2018	1.48%	1.95%	2.61%
2023 Projection	2,257	20,187	41,839
2018 Estimate	2,230	19,918	41,217
2010 Census	2,219	19,677	40,366
Total Specified Consumer Spending (\$)			
	\$79,938	\$765,195	\$1,558,951
Employment:			
Total Businesses	1,942	5,191	8,823
Employees	25,986	51,201	79,219

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Ventura Fwy	Lindero Canyon Rd	0.61 SE	174,000	0.24
La Tienda Rd	Via Rocas	0.08 SE	3,718	0.31
Lakeview Canyon Rd	S Via Merida	0.06 S	7,000	0.33
Via Colinas	Via Rocas	0.07 SE	7,041	0.33
Via Rocas	Cedar Valley Dr	0.02 SW	4,913	0.37
Via Rocas	Dole Dr	0.05 NE	5,817	0.38
Via Rocas	Dole Dr	0.05 NE	7,146	0.38
Via Colinas	Dole Dr	0.05 E	10,713	0.44
Lakeview Canyon Rd	E Thousand Oaks Blvd	0.02 S	5,500	0.46
E Thousand Oaks Blvd	Via Colinas	0.14 W	11,530	0.48

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HYATT
REGENCY



THE PROMENADE
AT WESTLAKE

WESTLAKE HIGH
SCHOOL

SUBJECT PROPERTY
4520-4540-4580
Thousand Oaks Blvd

S VIA MERIDA

LAKEVIEW CANYON RD

THOUSAND OAKS BLVD

EQUINOX

FOUR SEASONS

CALIFORNIA
118

LA TIENDA RD

LINDERO CANYON RD

Westlake Plaza & Center



WESTLAKE GOLF
COURSE

Google



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From negotiating a fair lease agreement, to designing and building a desired workspace, the Scheu Development Company has met and exceeded our expectations. The entire team at SDC has been professional and responsive. As a business owner, I believe that finding a trustworthy landlord is equally important to finding the ideal workspace. Scheu has provided both.

ROGER K. KEMP | PRESIDENT | ROGER KEMP & COMPANY, INC.