



# NORTH RANCH CORPORATE CENTER

FOR LEASE  
±2,026-4,804 RSF  
HIGH IMAGE  
OFFICE SUITES

4520-4540-4580 E. THOUSAND OAKS BLVD. | WESTLAKE VILLAGE | CA



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	\$2.15 MG
4520	E. Thousand Oaks Blvd.	100	Westlake Village	2,691	\$2.15 MG
4520	E. Thousand Oaks Blvd.	150	Westlake Village	2,113	\$2.15 MG
4530	E. Thousand Oaks Blvd.	200 & 250	Westlake Village	5,251	<b>LEASED</b>
4530	E. Thousand Oaks Blvd.	200	Westlake Village	2,813	<b>LEASED</b>
4530	E. Thousand Oaks Blvd.	250	Westlake Village	2,438	<b>LEASED</b>
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	<b>LEASED</b>

# NORTH RANCH CORPORATE CENTER

## 4520 E. THOUSAND OAKS BOULEVARD

- 4,804 RSF | Suite 100 & 150
- 2,691 RSF | Suite 100
- 2113 RSF | Suite 150

### PROPERTY DETAILS

- Tranquil Natural Landscaping
- Double-Door Suite Entry
- Executive Offices
- Reception Area
- Ample Parking (4/1,000 SF)
- Outdoor Patio Areas & Balconies Available
- 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

## 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)



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Suite 100



Suite 100



Suite 100

**4520**  
NORTH RANCH  
CORPORATE CENTER

SUITE 100  
FOR LEASE  
±4,804 RSF\*  
HIGH IMAGE  
OFFICE SUITES

\*DIVISIBLE TO 2,113 AND 2,691 RSF



Suite 100



Suite 100

**NORTH RANCH**  
CORPORATE CENTER

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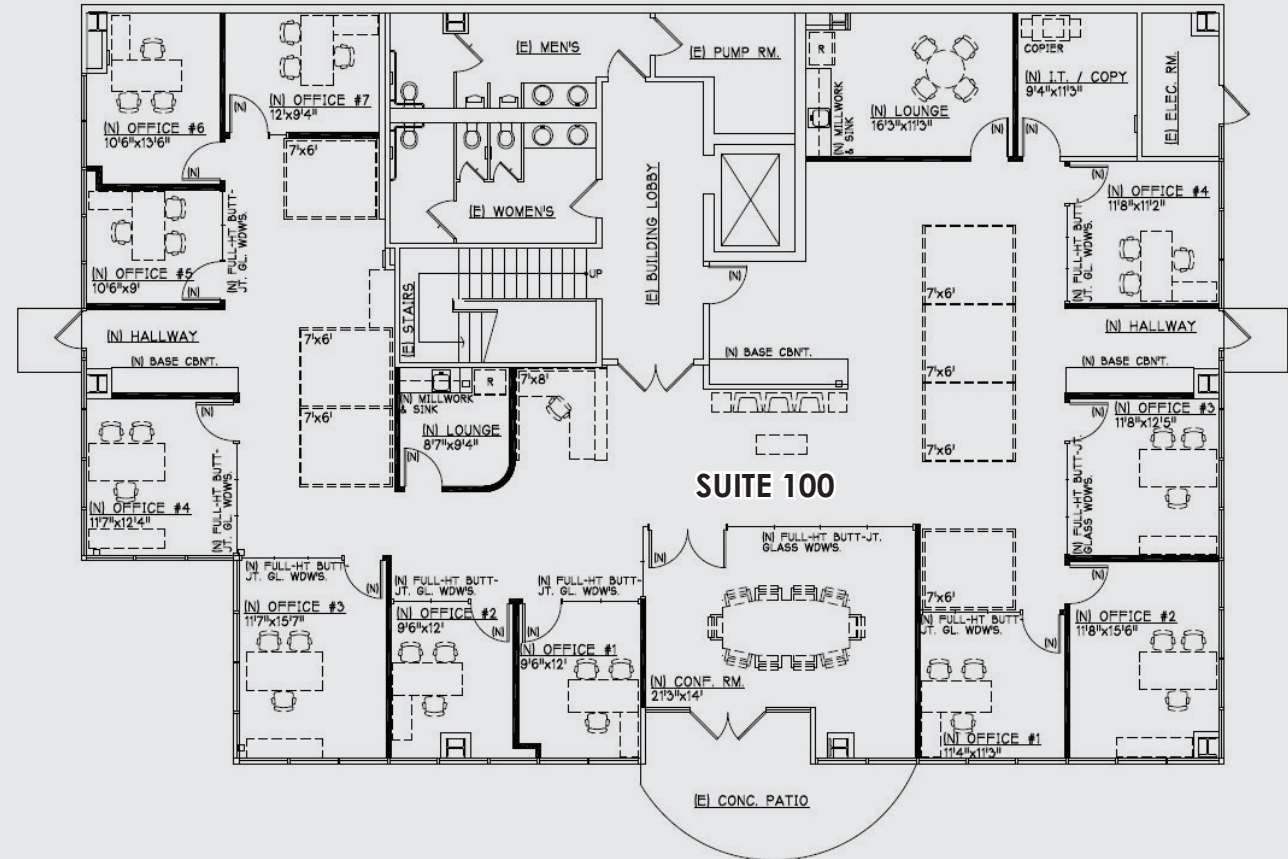
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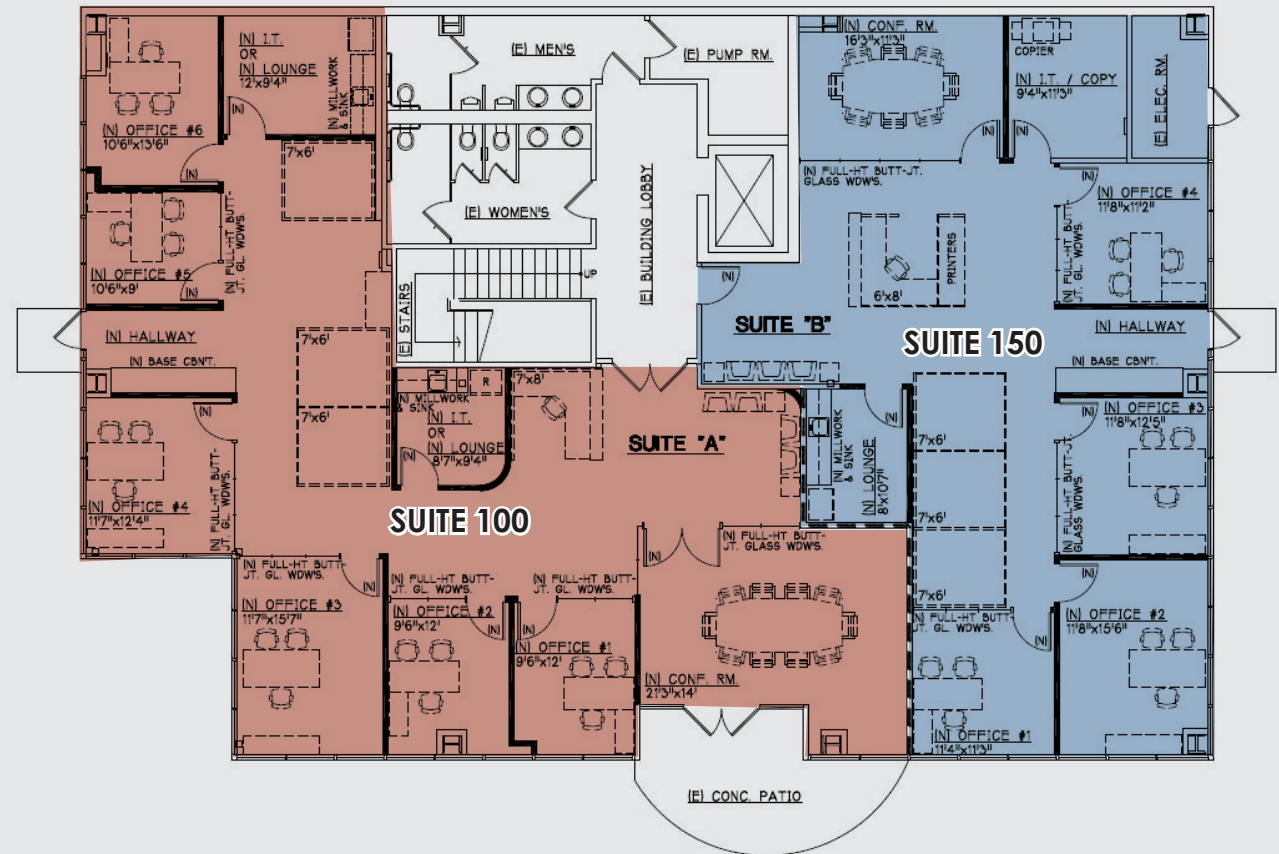
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Suite 100



Suite 100



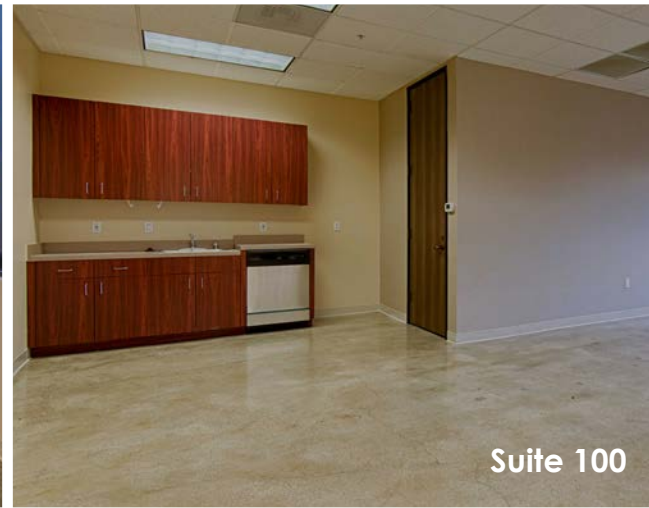
Suite 100

**4540**  
NORTH RANCH  
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SUITE 100  
FOR LEASE  
±3,001 RSF  
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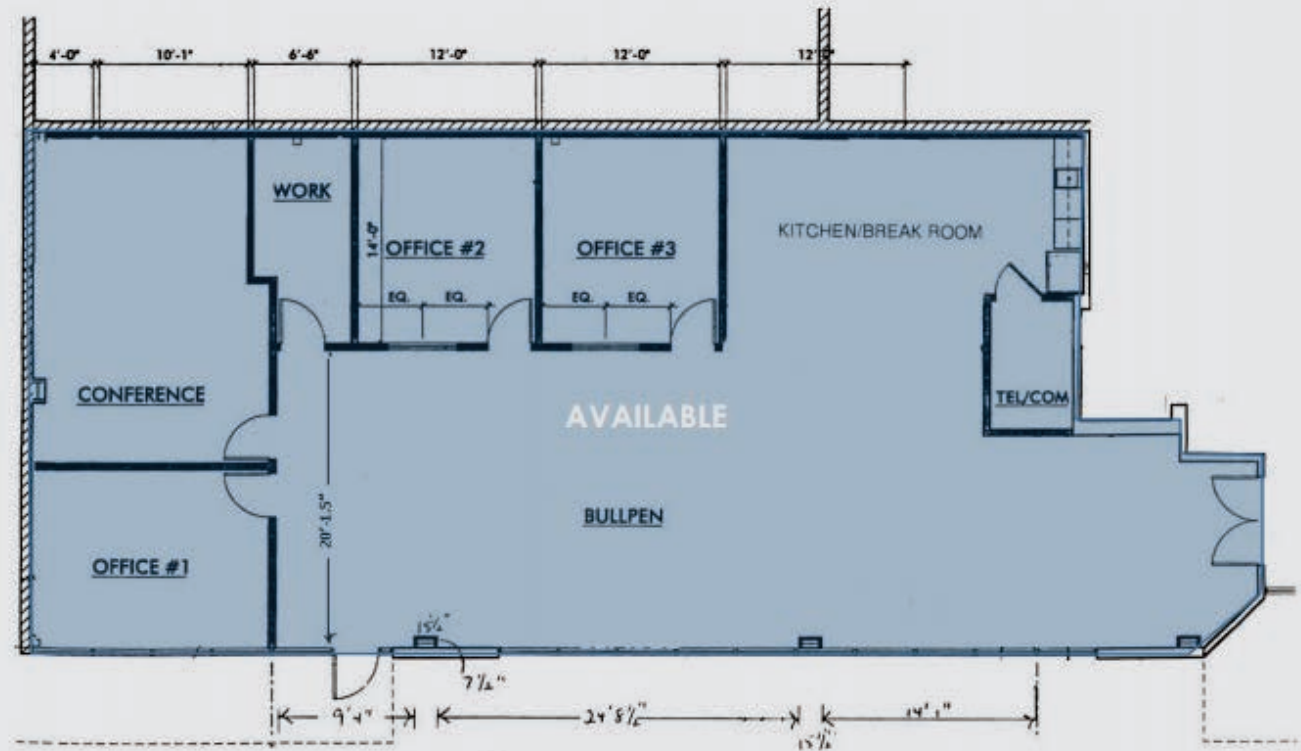
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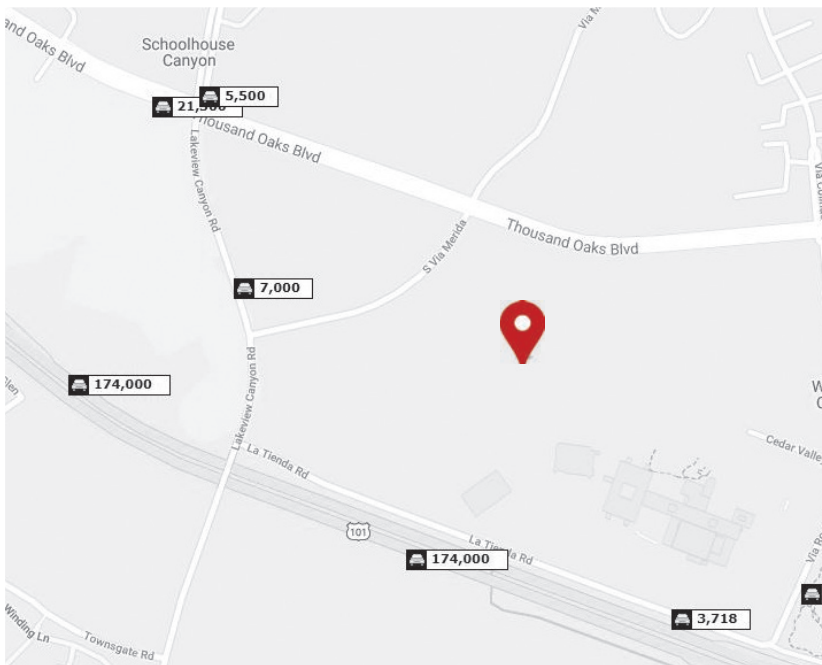
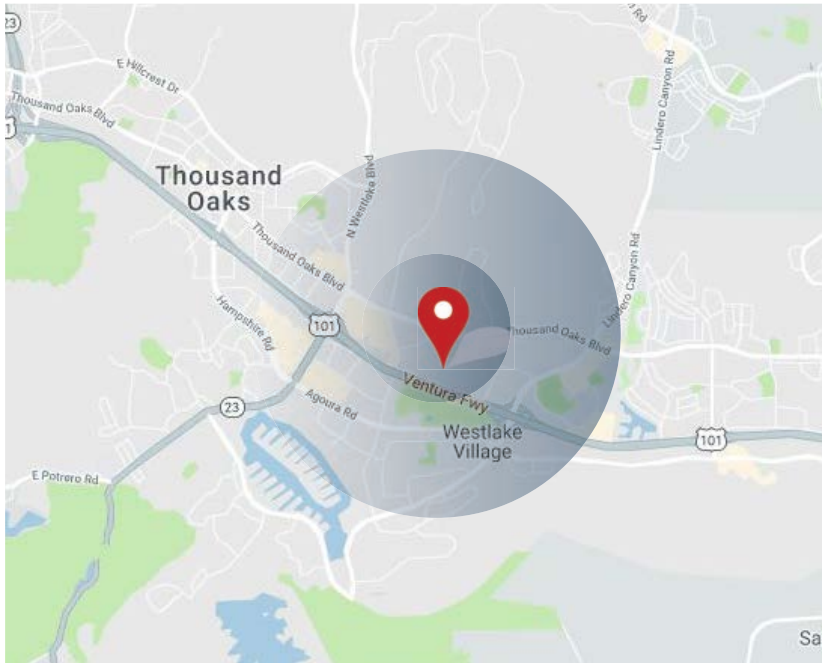
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2023 Projection	5,005	52,087	111,499
2018 Estimate	4,937	51,337	109,763
2010 Census	4,865	50,356	106,966
<b>Growth 2018-2023</b>			
Growth 2010-2018	1.48%	1.95%	2.61%
2023 Projection	2,257	20,187	41,839
2018 Estimate	2,230	19,918	41,217
<b>2010 Census</b>	2,219	19,677	40,366
<b>Total Specified Consumer Spending (\$)</b>			
	\$79,938	\$765,195	\$1,558,951
<b>Employment:</b>			
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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THE PROMENADE  
AT WESTLAKE

WESTLAKE HIGH  
SCHOOL

SUBJECT PROPERTY  
4520-4540-4580  
Thousand Oaks Blvd



HYATT  
REGENCY

EQUINOX



FOUR SEASONS

Westlake Plaza & Center



WESTLAKE GOLF  
COURSE



SCHEU  
DEVELOPMENT COMPANY



DAUM  
COMMERCIAL REAL ESTATE SERVICES

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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.**