NORTH RANCH CORPORATE CENTER

FOR LEASE ±596 - ±3,028 RSF

4580 E. THOUSAND OAKS BLVD. | WESTLAKE VILLAGE | CALIFORNIA

4580



MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT
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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.



±596 RSF-±3,028 RSF AVAILABLE

NEWLY RENOVATED LOBBY, RESTROOMS AND SUITE

AMPLE PARKING

$2.60-$2.85/RSF PER MONTH (FSG)

ALL STEEL CONSTRUCTION

4580

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SUITE 275

SCHEU DEVELOPMENT COMPANY

±2,873 RSF

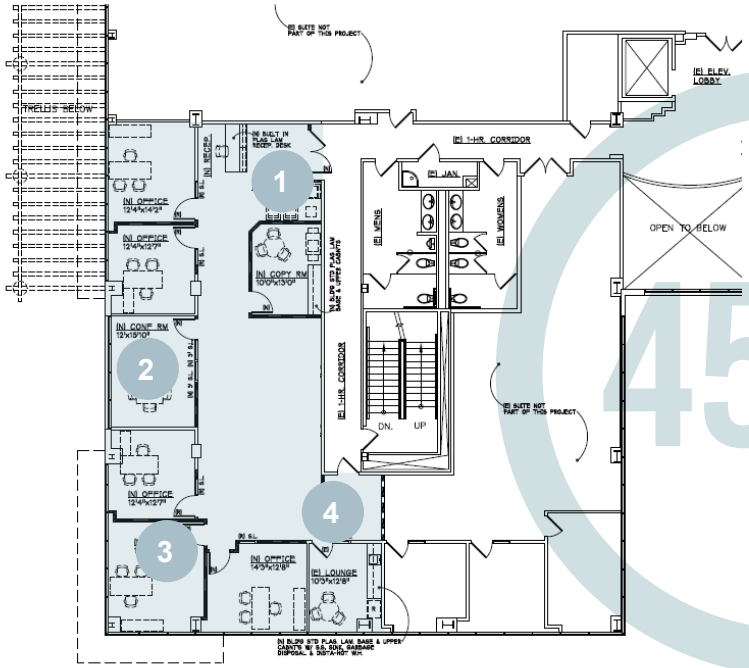
5 OFFICES

1 OPEN WORK AREA

$2.60 RSF FSG

1 CONFERENCE ROOM

1 KITCHEN











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SUITE 300

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±3,028 RSF

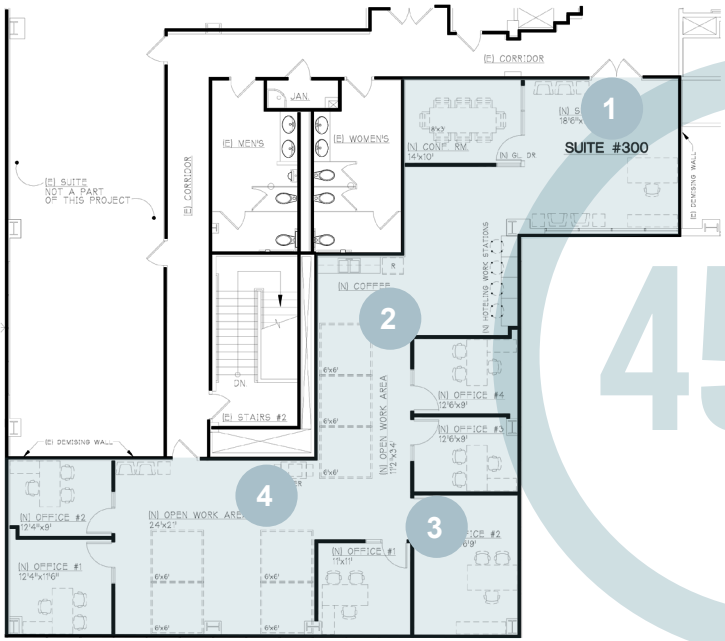
CHOOSE BUILDING STANDARD FLOORING

DIVISIBLE TO ±2,084 RSF

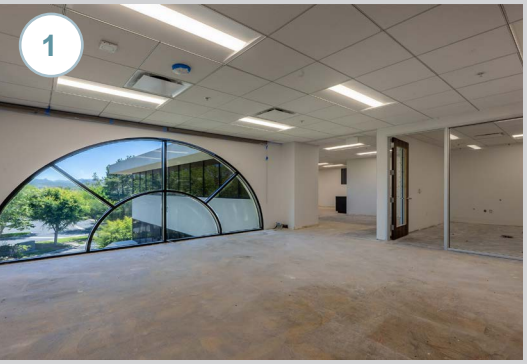
$2.60 RSF FSG

6 OFFICES

2 OPEN WORK AREAS



4580









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SUITE 360

SCHEU DEVELOPMENT COMPANY

±596 RSF

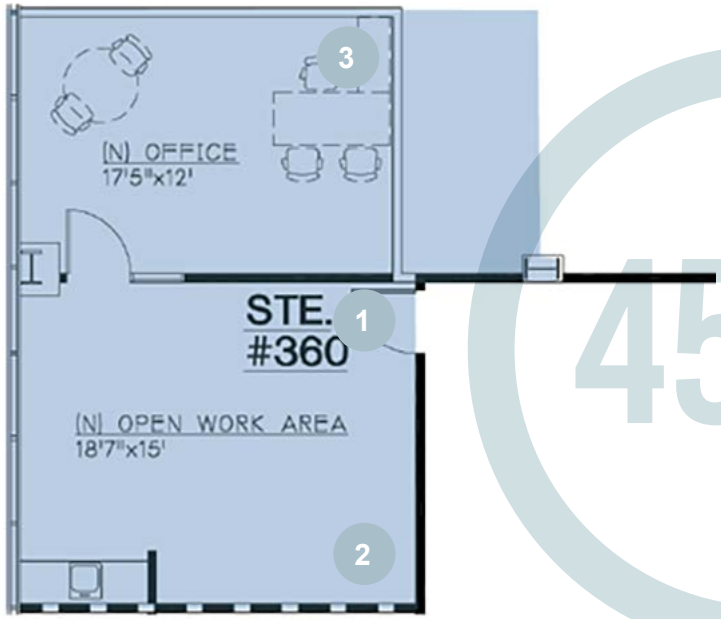
SPECTACULAR VIEWS

OPEN WORK AREA

$2.85 RSF FSG

1 EXECUTIVE OFFICE

SINK WITH COUNTER



4580







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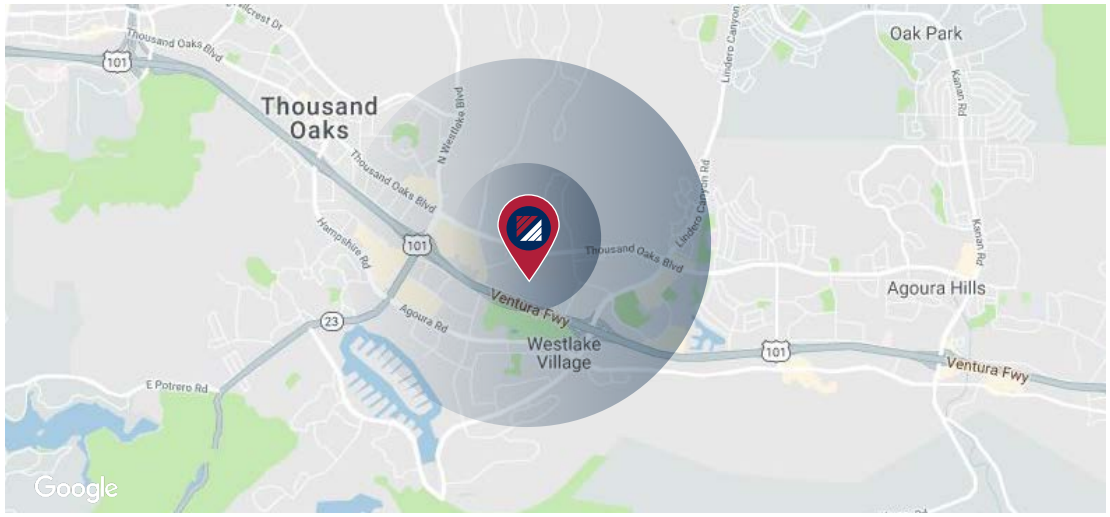
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DEMOGRAPHICS

SCHEU DEVELOPMENT COMPANY





Radius	2 Mile	5 Mile	10 Mile
Population:			
2020 Population	27,371	107,176	346,839
2025 Population	26,801	105,795	341,696
2030 Population Projection	26,614	105,220	339,669
Annual Growth 2020-2025	-0.4%	-0.3%	-0.3%
Annual Growth 2025-2030	-0.1%	-0.1%	-0.1%
2020 Households	11,116	40,931	122,710
2025 Households	10,816	40,220	120,323
2030 Household Projection	10,722	39,949	119,448
Total Specified Consumer Spending ($)	$475.2M	$1.8B	$5.4B
Employment:			
Total Businesses	5,926	11,730	24,576
Employees	45,559	81,720	187,660

Traffic Count

Collection St.	Cross Street	Count Year	Traffic Vol.	Dist From Subect
E Thousand Oaks Blvd	N Via Merida W	18,189	2025	0.22 mi
Via Colinas	Via Rocas SE	6,946	2025	0.31 mi
Ventura Freeway	-	154,886	2025	0.33 mi
101	Lindero Canyon Rd SE	178,810	2025	0.33 mi
Ventura Fwy	Lindero Canyon Rd SE	176,659	2024	0.33 mi
Lakeview Canyon Rd	S Via Merida S	7,448	2018	0.35 mi
Via Rocas	Cedar Valley Dr SW	6,401	2025	0.37 mi
la Tienda Rd	Via Rocas SE	3,891	2025	0.38 mi
Via Rocas	Dole Dr NE	5,858	2025	0.41 mi
E Thousand Oaks Blvd	Via Colinas W	14,187	2025	0.42 mi

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AMENITIES MAP

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