

**\*SUITE 300 - 3,070 RSF TEASER RATE: \$1.50/RSF/MONTH/FSG FOR THE FIRST YEAR ON FIVE (5) YEAR LEASE!**



# NORTH RANCH CORPORATE CENTER

FOR LEASE  
±1,639 RSF-±3,070 RSF  
HIGH IMAGE  
OFFICE SUITES

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

“

*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.**

**CORPORATE CAMPUS ENVIRONMENT WITH ALL STEEL CONSTRUCTION**

FOR MORE INFORMATION PLEASE CONTACT:

**MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT**

P: 805.384.8830

E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM

CA LICENSE: #00773787

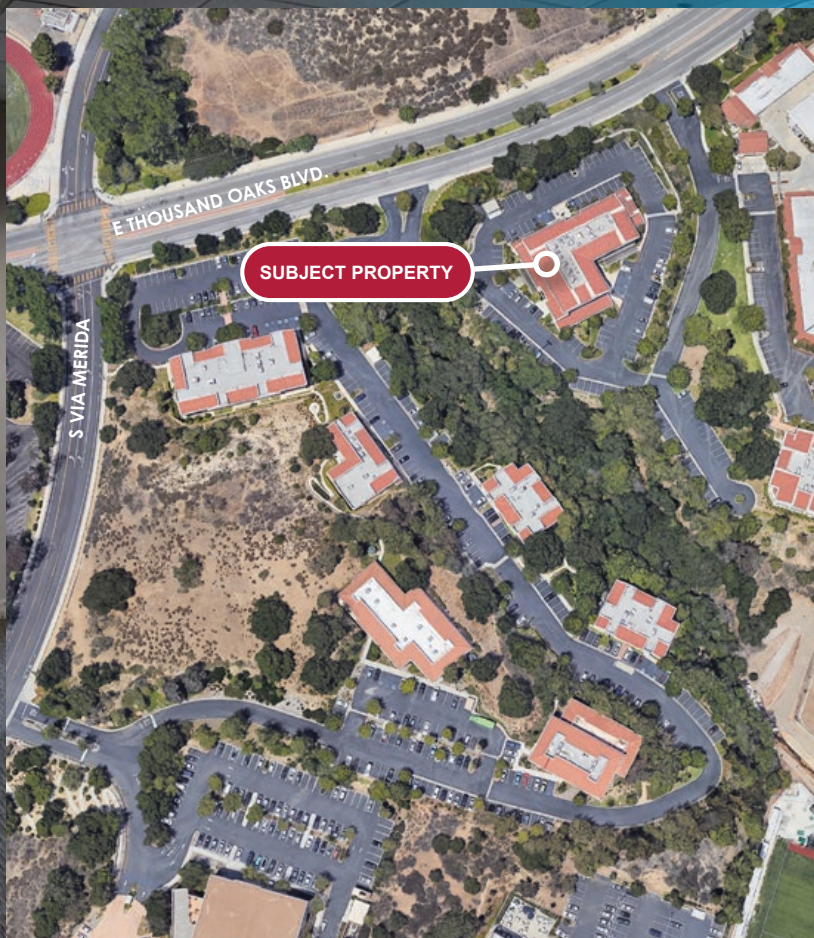
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## 4580 E. THOUSAND OAKS BOULEVARD

### PROPERTY DETAILS



±1,639 RSF-±3,070 RSF  
AVAILABLE



**NEWLY**  
RENOVATED LOBBY,  
RESTROOMS AND SUITE



**ALL STEEL**  
CONSTRUCTION



**AMPLE**  
PARKING



**\$1.50\*-\$2.60/ RSF**  
PER MONTH (F.S.G.)  
\*SUITE 300



**LOCAL**  
MANAGEMENT



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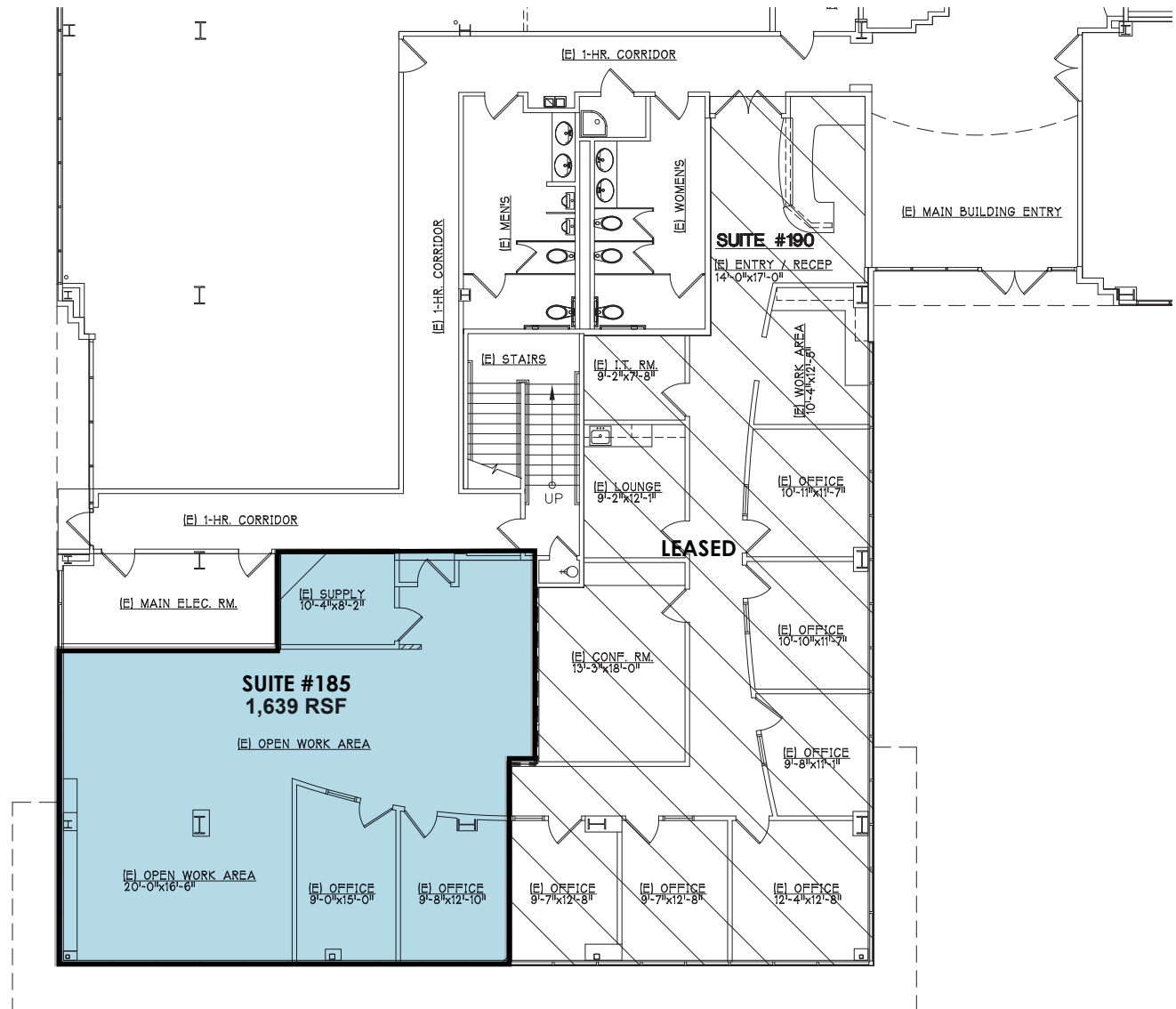
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4580 E. THOUSAND OAKS  
1,639 RSF | SUITE 185





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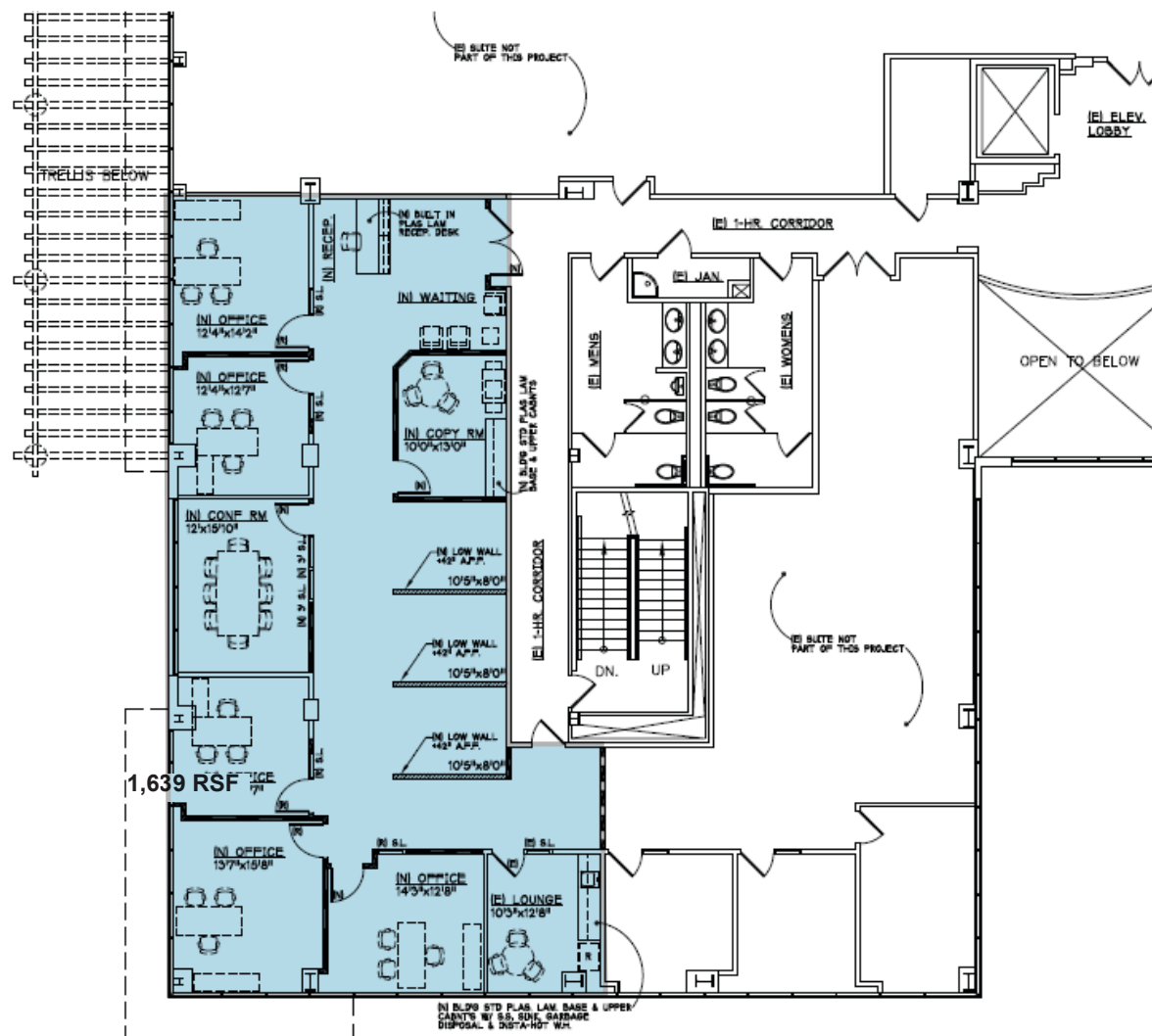
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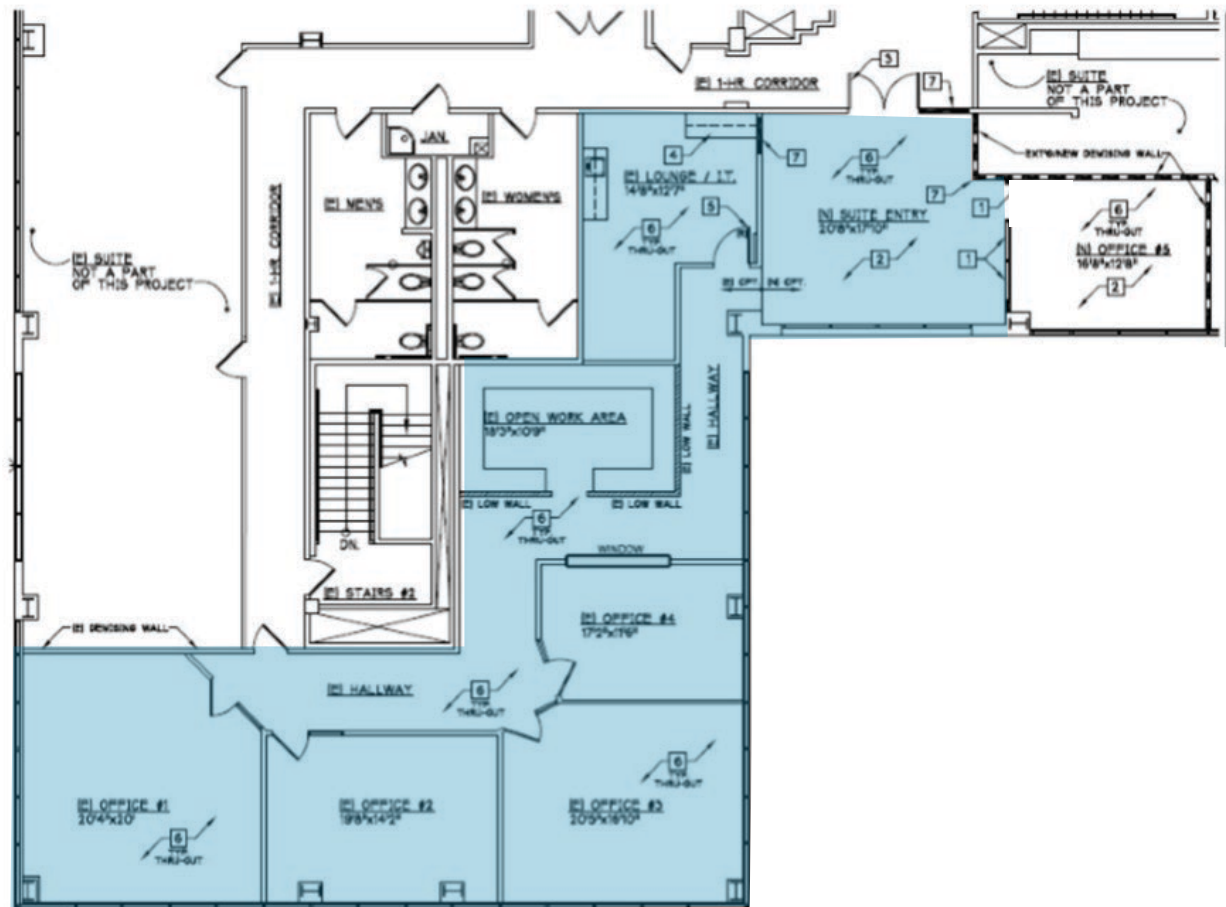
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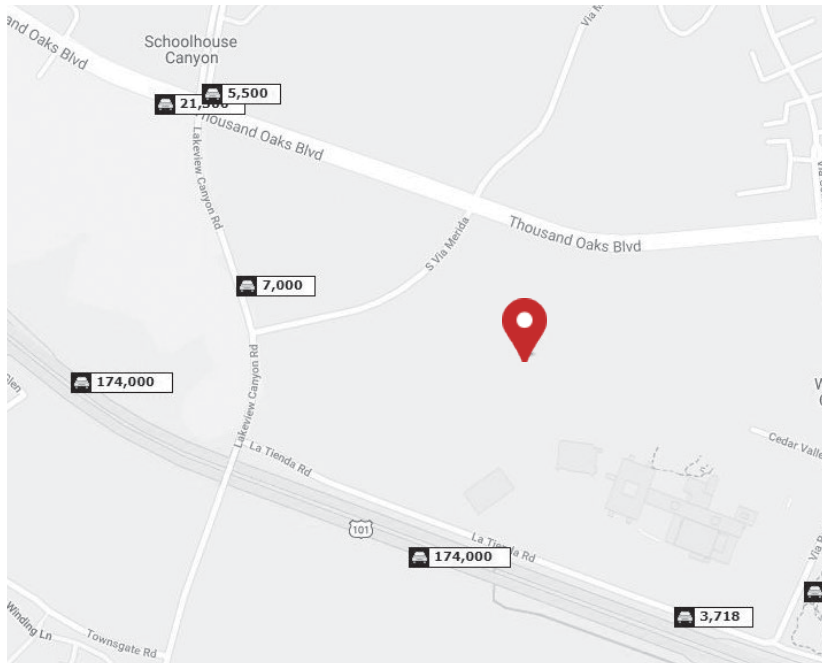
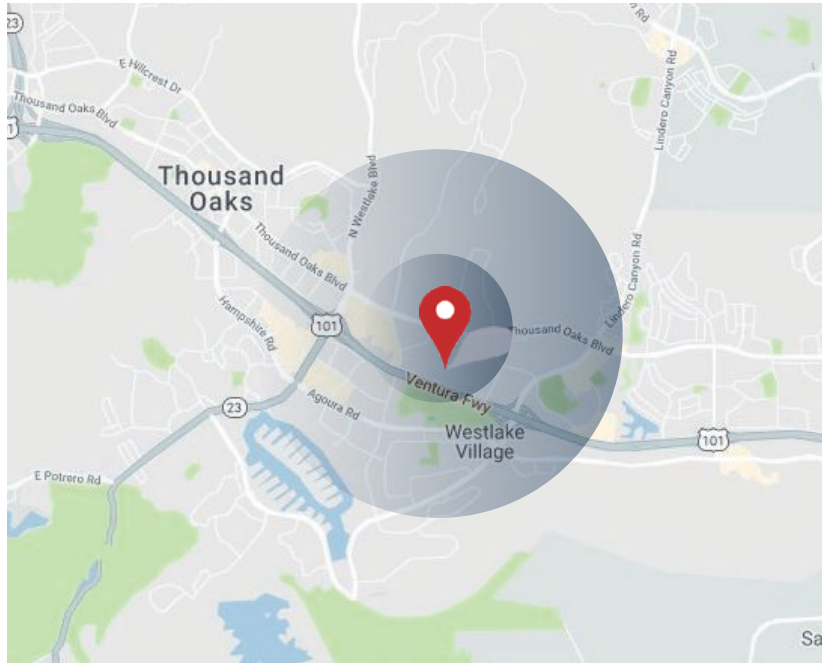
4580 E. THOUSAND OAKS

3,070 RSF | SUITE 300

**TEASER RATE: \$1.50/RSF/MONTH/FSG FOR  
THE FIRST YEAR ON FIVE (5) YEAR LEASE!**







Radius	2 Mile	5 Mile	10 Mile
<b>Population:</b>			
2010 Population	27,881	107,994	348,313
2023 Population	26,947	106,360	342,977
2028 Population Projection	26,363	104,633	337,527
<b>Annual Growth 2010-2023</b>	-0.3%	-0.1%	-0.1%
Annual Growth 2023-2028	-0.4%	-0.3%	-0.3%
2010 Households	11,158	40,716	120,753
2023 Households	10,763	40,038	118,665
<b>2028 Household Projection</b>	10,521	39,358	116,668
<b>Total Specified Consumer Spending (\$)</b>	\$501.1M	\$1.8B	\$5.5B
<b>Employment:</b>			
Total Businesses	5,341	10,748	22,657
Employees	44,943	79,767	184,876

<b>Traffic Count</b>				
Collection St.	Cross Street	Count Year	Traffic Vol.	Dist From Subject
E. Thousand Oaks Blvd	N Via Merida W.	2022	18,222	0.22
Via Colinas	Via Rocas SE	2022	6,851	0.31
101	Lindero Canyon Rd. SE	2018	168,00	0.33
Ventura Fwy	Lindero Canyon Rd. SE	2022	180,673	0.33
Ventura Freeway	Lindero Canyon Rd. SE	2020	182,463	0.33
101	-	2022	172,403	0.34
Lakeview Canyon Rd.	S. Via Merida S.	2018	7,448	0.35
Via Rocas	Cedar Valley Dr SW	2022	6,405	0.37
La Tienda Rd.	Via Rocas SE	2022	3,894	0.38
E Thousand Oaks Blvd	Via Colinas	0.14 W	11,530	0.48



# NORTH RANCH CORPORATE CENTER

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WESTLAKE HIGH  
SCHOOL

SUBJECT PROPERTY  
4580 Thousand Oaks Blvd

S VIA MERIDA

THOUSAND OAKS BLVD

EQUINOX

FOUR SEASONS

Westlake Plaza & Center



VONS

Gelson's



WESTLAKE GOLF  
COURSE



LA TIENDA RD

LINDERO CANYON RD

Google



SCHEU  
DEVELOPMENT COMPANY



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±1,816 RSF-±3,070 RSF

**HIGH IMAGE**

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