NORTH RANCH CORPORATE CENTER

FOR LEASE ±2,873 - ±3,028 RSF

4580

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



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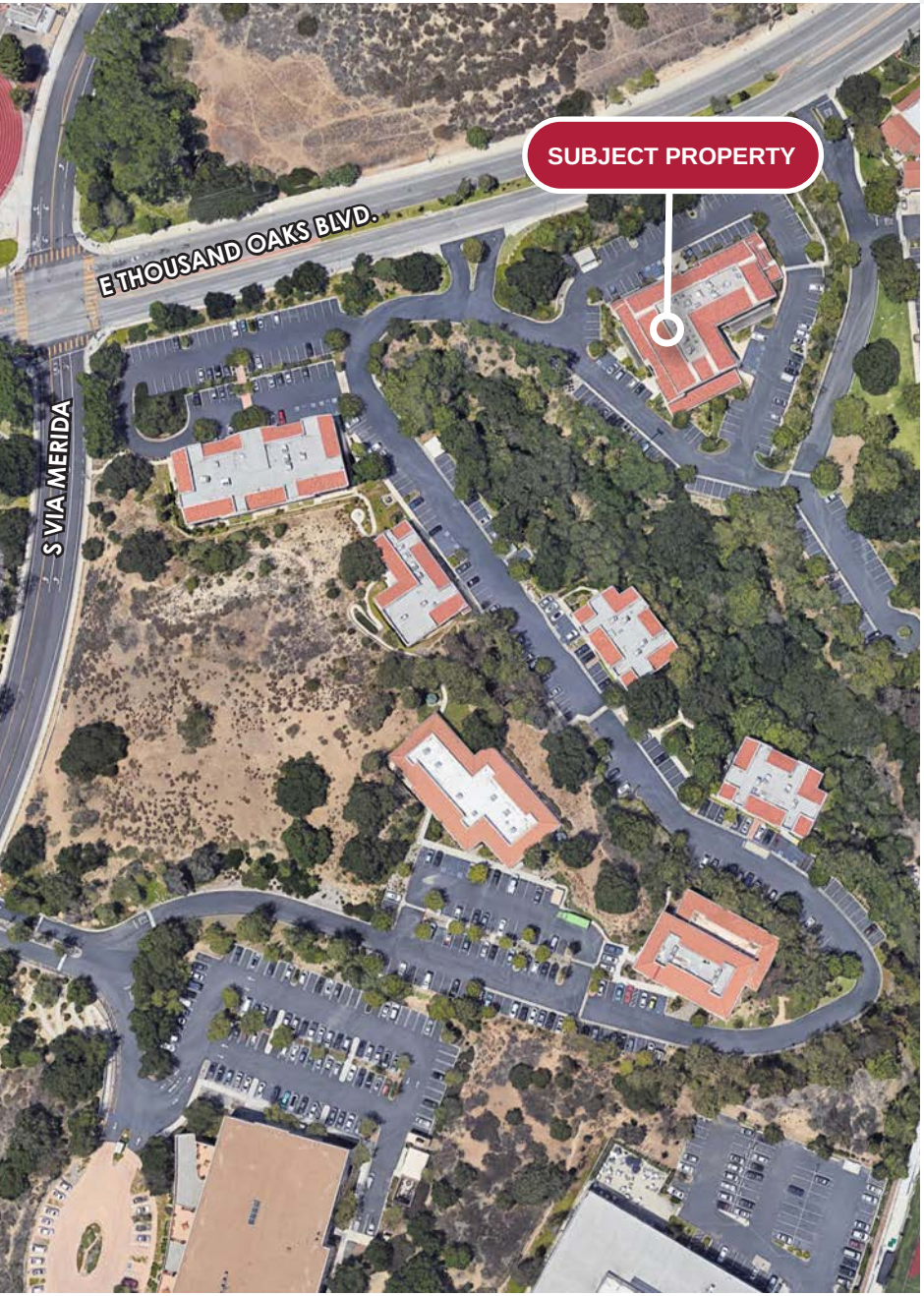
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±2,873 RSF-±3,028 RSF
AVAILABLE

NEWLY
RENOVATED LOBBY, RESTROOMS AND SUITE

AMPLE
PARKING

$2.75/RSF
PER MONTH (F.S.G.)

ALL STEEL
CONSTRUCTION

4580

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SUITE 275

±2,873
RSF

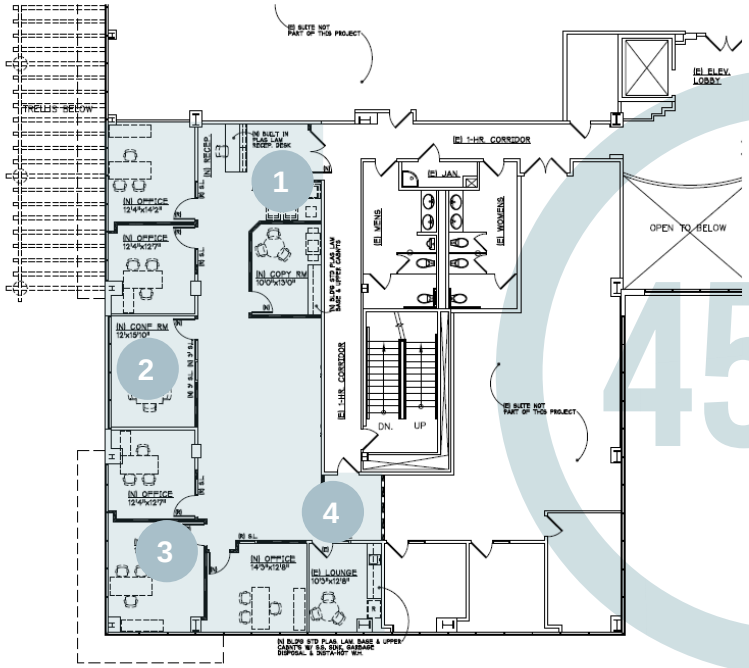
5
OFFICES

1
OPEN WORK AREA

$2.75
RSF
FSG

1
CONFERENCE ROOM

1
KITCHEN











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CORPORATE CENTER

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PROFESSIONALLY MANAGED BY:
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SUITE 300

±3,028
RSF

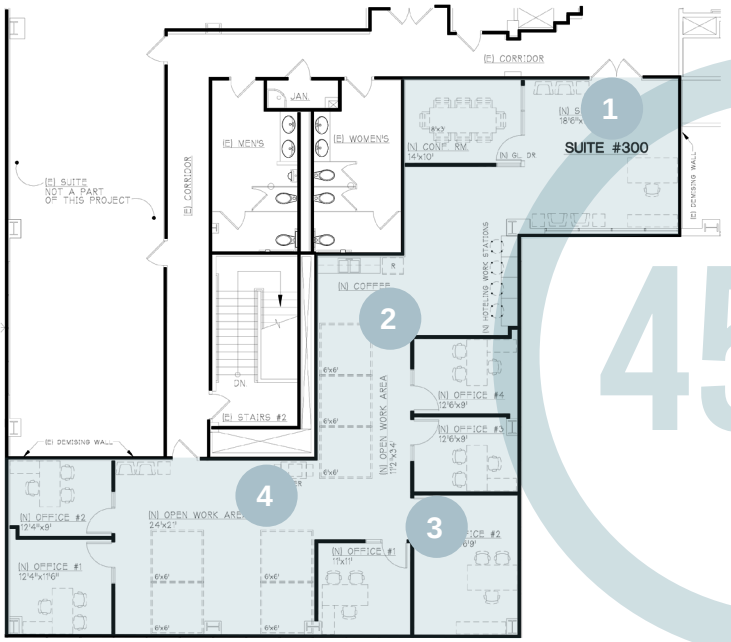
CHOOSE BUILDING STANDARD FLOORING

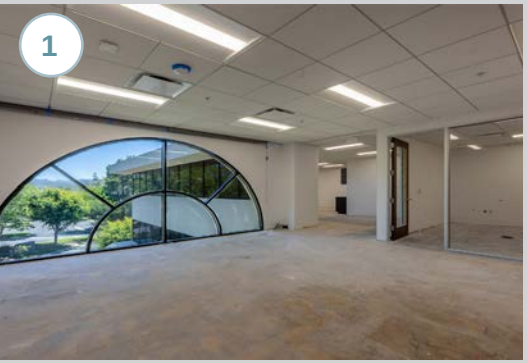
DIVISIBLE TO ±2,084 RSF

$2.75
RSF
FSG

6
OFFICES

2
OPEN WORK AREAS











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LOBBY

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RESTROOMS



MEN'S RESTROOM



WOMEN'S RESTROOM

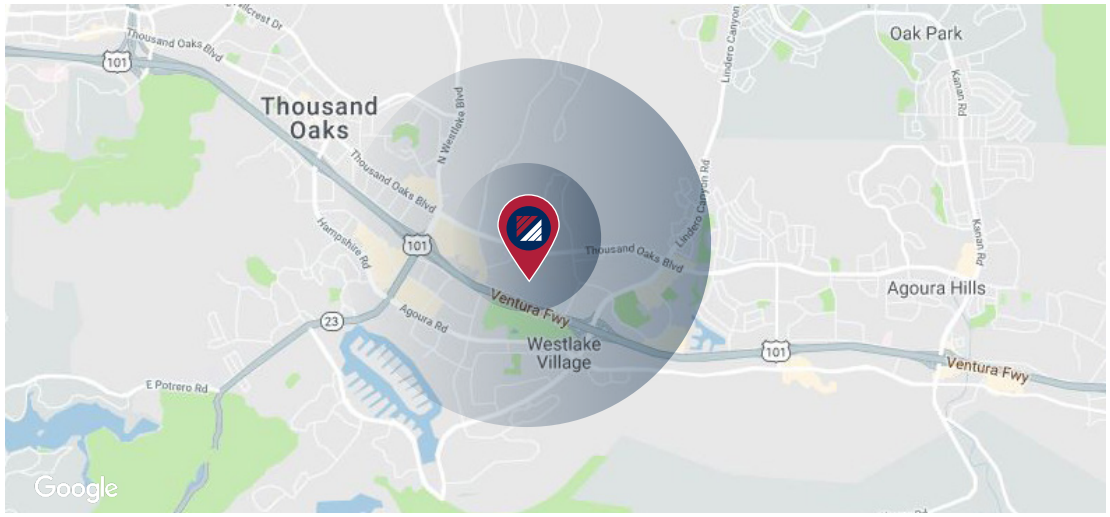
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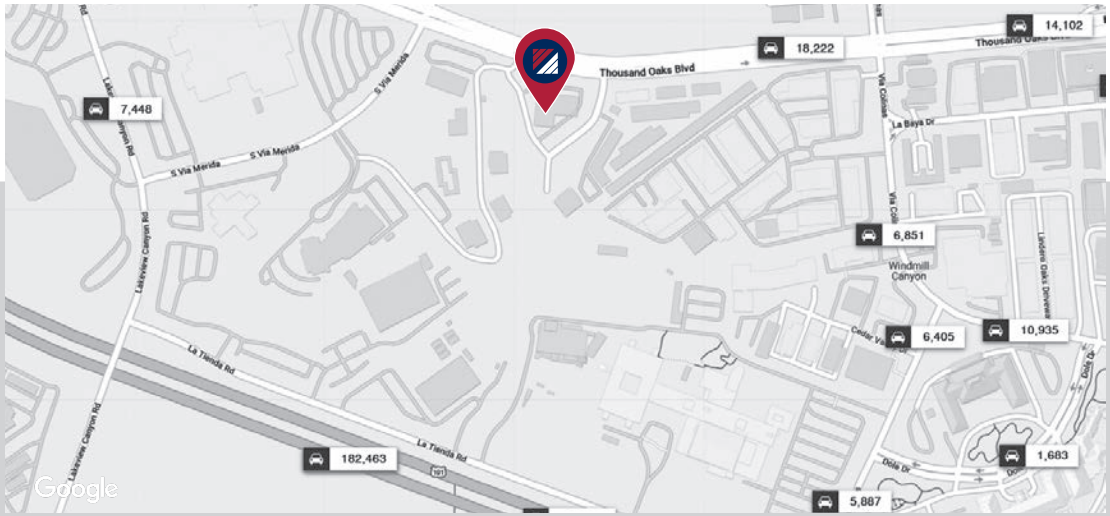
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DEMOGRAPHICS





Radius	2 Mile	5 Mile	10 Mile
Population:			
2020 Population	50,453	107,103	346,664
2024 Population	48,904	105,518	340,135
2029 Population Projection	47,858	103,777	334,402
Annual Growth 2020-2024	-0.8%	-0.4%	-0.5%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.3%
2020 Households	19,963	40,901	122,649
2024 Households	19,252	40,112	119,886
2029 Household Projection	18,819	39,404	117,715
Total Specified Consumer Spending ($)	$879.8M	$1.8B	$5.5B
Employment:			
Total Businesses	7,114	11,610	24,522
Employees	54,825	82,061	192,457

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	3,894	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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