



OWNER / USER PURCHASE OPPORTUNITY

4353 PARK TERRACE | WESTLAKE VILLAGE | CA 91361

FOR MORE INFORMATION PLEASE CONTACT:

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EXECUTIVE VICE PRESIDENT

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CABRE #00773787

FOR SALE
OFFICE BUILDING

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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR SALE
OFFICE BUILDING

4353
PARK TERRACE
WESTLAKE VILLAGE | CA



PROPERTY DESCRIPTION

Owner / User Purchase Opportunity in Westlake Village

PROPERTY HIGHLIGHTS

- 100% Leased Owner/User Opportunity in Westlake Village
- Below Replacement Cost
- Prestigious Westlake Village Location
- Two Tenants for Easy Management
- 7,699 RSF Available for User June 2022

OFFERING SUMMARY

Sale Price:	\$5,390,064
Lot Size:	1.18 Acres
Building Size:	14,377 RSF *Per Leases

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,869	34,439	107,908
Total Population	5,135	90,544	309,193
Average HH Income	\$149,037	\$144,788	\$135,931



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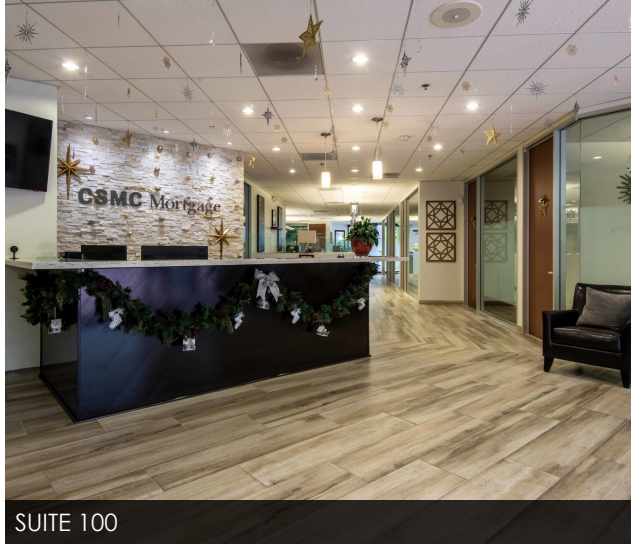
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SUITE 100



SUITE 100



SUITE 100



SUITE 150



SUITE 150



SUITE 150



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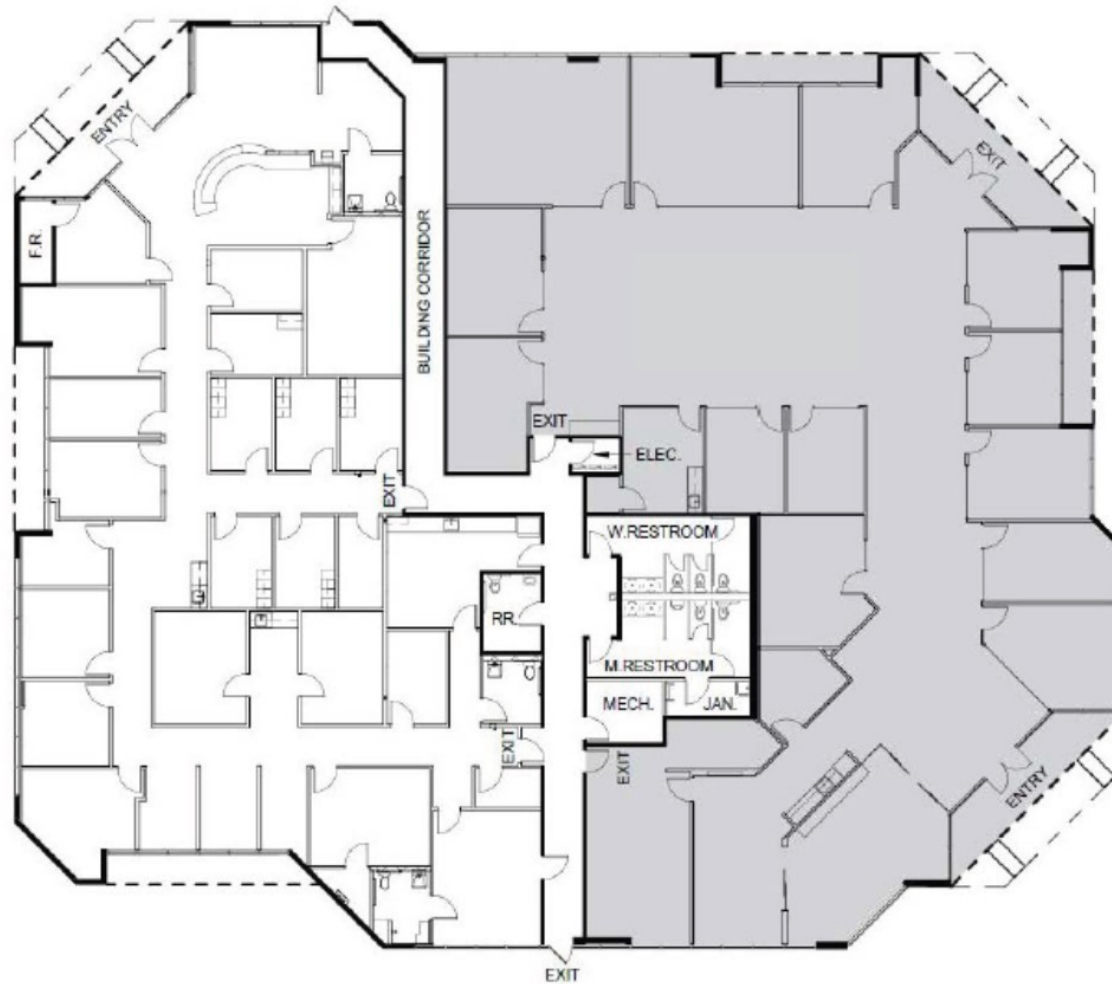
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SUITE 150
6,678 RSF



SUITE 100
7,699 RSF



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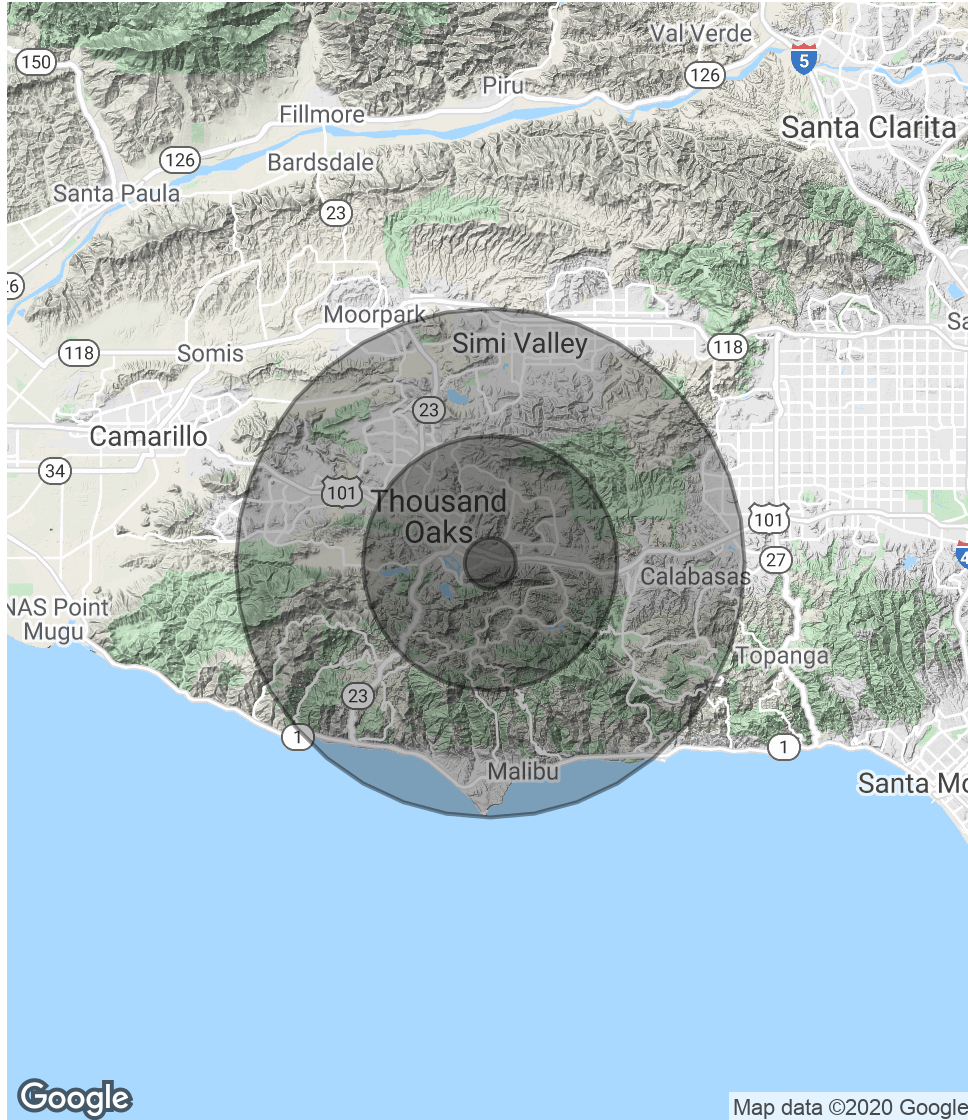
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,135	90,544	309,193
Median age	45.3	42.5	40.1
Median age (Male)	44.9	41.7	39.4
Median age (Female)	45.6	43.1	40.7

** Demographic data derived from 2010 US Census*

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Agoura Road	Lindero Canyon	12,370

** Enter Traffic Count Disclaimer Here*



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