



## For Lease

### North Ranch Shopping Center

**3815-3967 Thousand Oaks Blvd  
Westlake Village, CA 91362**



## Property Specifications

RETAIL, QSR & OFFICE OPPORTUNITY

**864 SF - 4,300 SF**

### Est Demographics

#### 1 MILE

|                      |           |
|----------------------|-----------|
| Population           | 14,295    |
| Avg Household Income | \$162,014 |
| Daytime Population   | 7,543     |

#### 3 MILE

|                      |           |
|----------------------|-----------|
| Population           | 36,630    |
| Avg Household Income | \$191,731 |
| Daytime Population   | 11,577    |

#### 5 MILE

|                      |           |
|----------------------|-----------|
| Population           | 73,737    |
| Avg Household Income | \$185,752 |
| Daytime Population   | 22,298    |

Source: 2026 esri



## About the Property

- A grocer anchored shopping center featuring Ralphs Fresh Fare, Trader Joe's, and a curated mix of premier national and regional tenants
- Strategically located within immediate proximity of the 101 freeway to capture a wide radius of daily needs and commuter customers
- Excellent daytime demographics with high average household incomes in surrounding area

## Contact

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SRS REAL ESTATE PARTNERS

The information presented was obtained from sources deemed reliable; however, SRS does not guarantee its completeness or accuracy.

## Traffic Counts

|                    |             |
|--------------------|-------------|
| N Westlake Blvd    | ±25,500 CPD |
| Thousand Oaks Blvd | ±29,900 CPD |

Source: CoStar



**6 UNIT 3835 A2: 2,592 SF** — IMPROVED RESTAURANT / DO NOT DISTURB

**7 UNIT 3845 A: 1,678 SF** — 2ND GENERATION RESTAURANT + PATIO



| NO.         | TENANT                       | SF     |
|-------------|------------------------------|--------|
| 3955 A      | BJ'S Restaurant              | 8,760  |
| 3963        | Ralphs                       | 33,823 |
| 3815 A      | Mechanics Bank               | 1,400  |
| 5 — 3815 B  | Available                    | 3,050  |
| 3887        | US Bank                      | 3,050  |
| 1 — 3825 A  | Available                    | 4,300  |
| 3825 B      | Lacrosse Unlimited           | 1,214  |
| 3825 C      | Luau Grill                   | 1,745  |
| 3825 D      | Tenant                       | 1,936  |
| 3825 E      | Biskin Mythos                | 800    |
| 3825 F      | Made in Italy                | 2,000  |
| 3825 G      | Western Bagel                | 3,500  |
| 3825 H      | Thousand Oaks Fish & Chip    | 1,951  |
| 2 — 3825 I  | Available                    | 2,004  |
| 3825 J      | Bikanervala                  | 2,930  |
| 3825 K      | Planet Fitness               | 17,700 |
| 3825 L      | Elegant Nails                | 576    |
| 3825 M      | Makenna Koffee               | 2,805  |
| 3825 O      | Hear USA                     | 1,200  |
| 3825 P      | Jersey Mike's Subs           | 1,200  |
| 3825 Q      | AT&T                         | 1,200  |
| 3825 R      | The Device Lab               | 1,080  |
| 3835 A      | Setiba Group                 | 3,500  |
| 3 — 3835 A1 | Available                    | 1,546  |
| 3835 A2     | Imp. Restaurant Available    | 2,592  |
| 3835 B      | Northern Ranch Beauty        | 2,695  |
| 3835 C      | Northern Ranch Beauty        | 1,955  |
| 3835 D      | Trader Joe's                 | 9,922  |
| 3835 E      | Trek Bicycle                 | 11,900 |
| 4 — 3835 G  | QSR Available                | 864    |
| 3835 H      | Gelato Boutique              | 592    |
| 3835 K      | DAISO                        | 5,290  |
| 3835 N      | Row House                    | 2,136  |
| 3835 O      | Azuki Tea                    | 1,116  |
| 3835 P      | The Ritual                   | 2,415  |
| 3835 Q      | King Tabacco                 | 464    |
| 3835 R      | UPS                          | 1,225  |
| 3845 A      | Restaurant + Patio Available | 1,678  |

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## Site



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