

FOR SALE OR LEASE



31051 Agoura Rd.

WESTLAKE VILLAGE | CA

CBRE

31051 Agoura Rd.

FREESTANDING OFFICE BUILDING FOR SALE OR LEASE

A unique opportunity to purchase or lease a freestanding 65,771 square foot Class A office building in prestigious Westlake Village. Modern construction with floor to ceiling exterior windows and functional turn-key build out. Occupancy May 1, 2026 or sooner.

Situated on 4.65 acres with excellent freeway access and visibility, and surrounded by numerous amenities.

Flexible zoning allows for outpatient medical uses subject to the City of Westlake Village approval. Abundant 4.8/1000 surface parking is free and in-common.

Existing net income of approximately \$128,000 per month through April 30, 2026.



Property Information

Building Size	65,771 RSF
Lot Size	4.65 acres
Zoning	BP (Business Park)
Parking	316 stalls (4.8/1000 RSF)
Power	2,000 A, 277/480 V, 3Ph, 4W
HVAC	(2) 90-ton Trane units
Sprinkered	Yes
Elevator	One (1)
Deck to Deck	12'
APN	2057-001-031 (LA Cty)
Year Built/Ren.	2001 / 2016



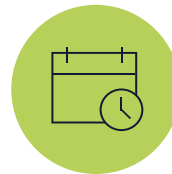
LEASE RATE
\$2.85 /SF, FSG



TERM
3 - 10 YEARS



SALE PRICE
\$12,500,000 (\$190 /SF)

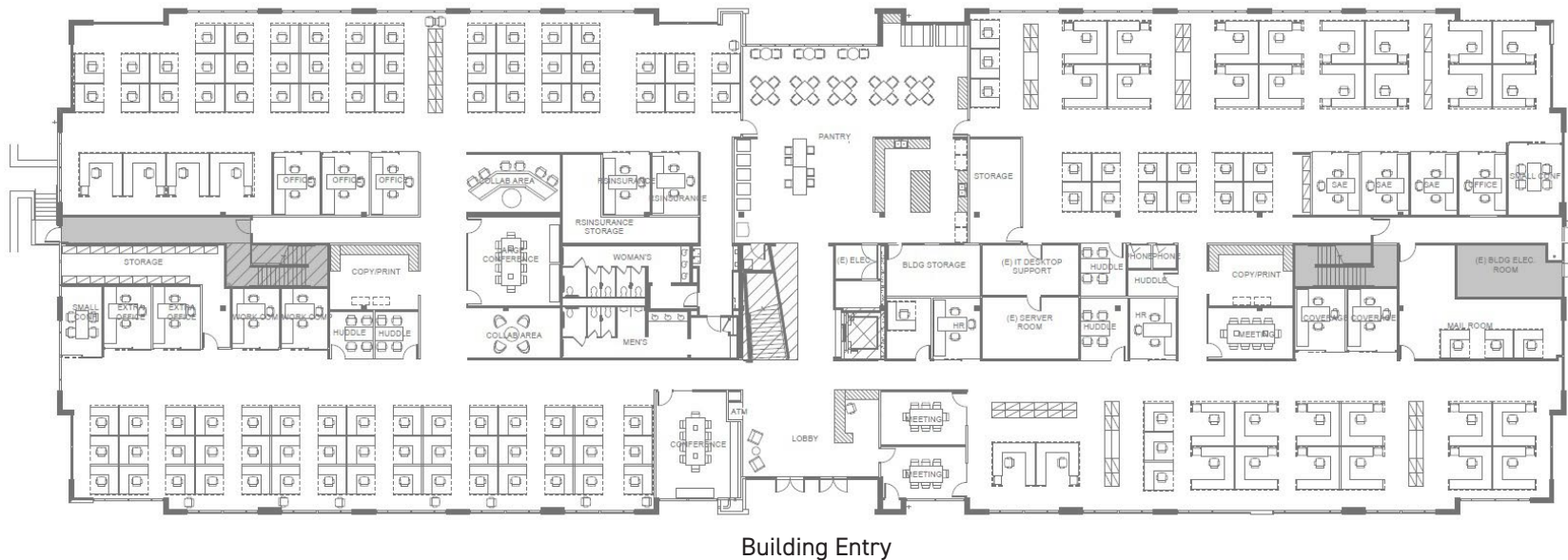


TIMING
MAY 1, 2026

31051 Agoura Rd.

FIRST FLOOR

101 Freeway side



32,835 RSF

14 - Private Offices

34 - 9'x9' Cubicles

89 - 6'x6' Cubicles

4 - Conference Rooms

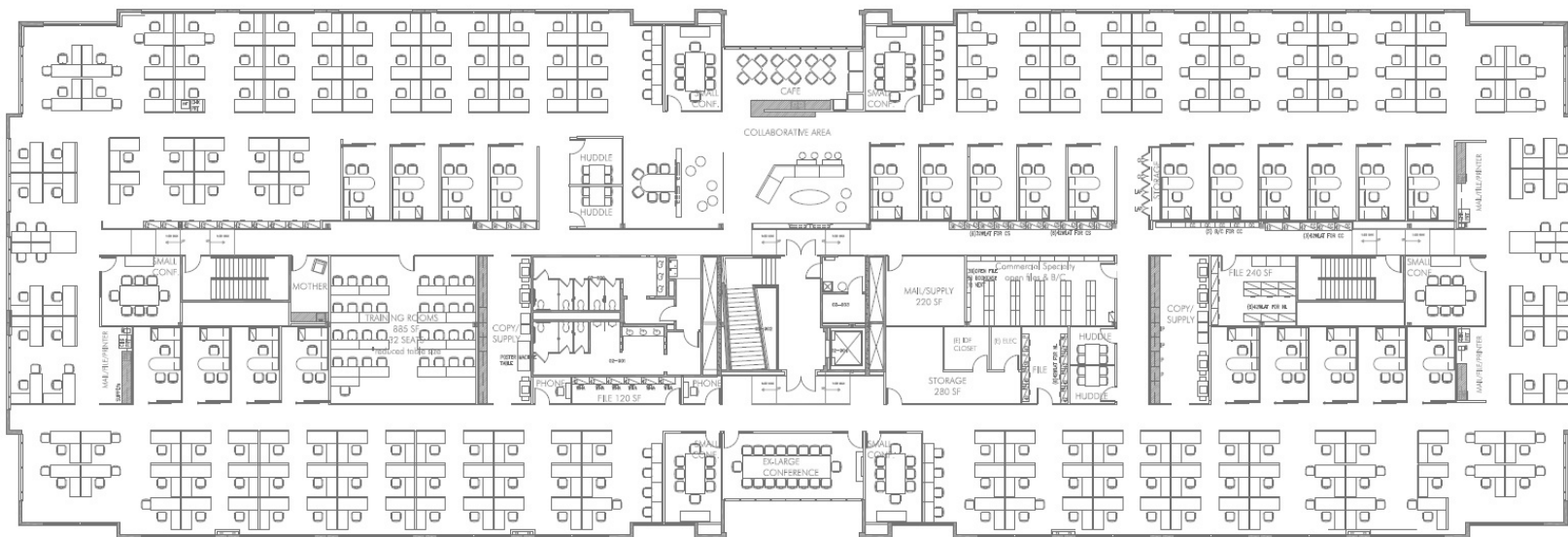
1 - Collaboration Area

5 - Huddle Rooms

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SECOND FLOOR

101 Freeway side



32,936 RSF

24 - Private Offices

+/- 190 - Cubicles

6 - Conference Rooms

1- Cafe/collaborative area

4 - Huddle rooms

1 - Training Room

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SBA FINANCING AVAILABLE

BUILDING ACQUISITION	\$12,500,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$112,000
TOTAL PROJECT COST	\$12,612,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	51%	\$6,362,000	5.90%	25 Years 25 Yr. Amort.	1 st Deed	\$40,602	\$487,229
SBA 504 LOAN	39%	\$5,000,000	6.00% Sept. '25	25 Years Full Amort.	2 nd Deed	\$32,224	\$386,691
BORROWER	10%	\$1,250,000					
TOTAL	100%	\$12,612,000				\$72,827	\$873,920

RATES: Bank: Rate is estimated – will vary depending on lender.
SBA 504: Rate is FIXED at time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15% of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan, including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a free prequalification for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

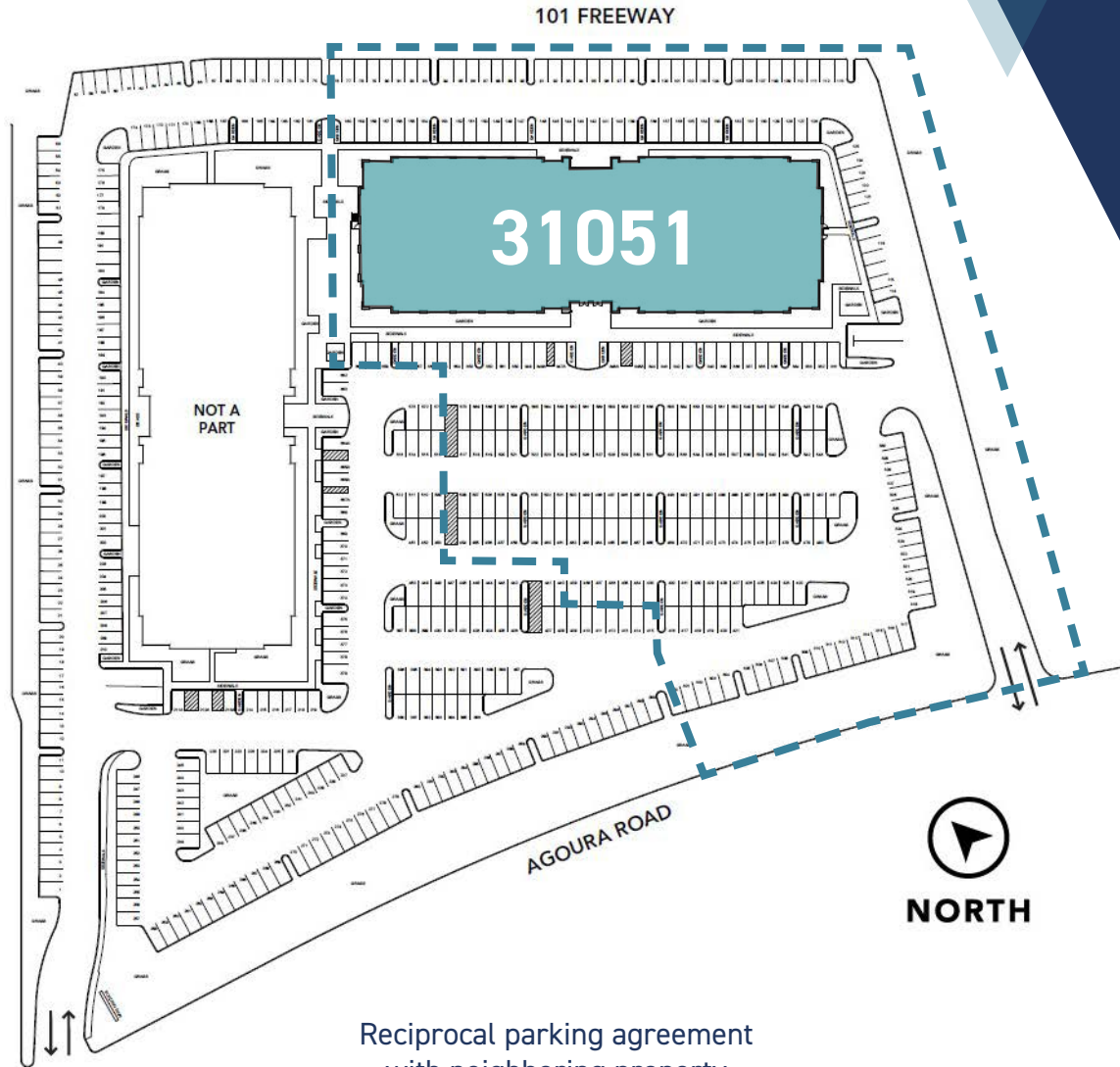
Lee Kleinman
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Prepared on 9/23/2025

TRAFFIC COUNT

AADT - 156,000



Site Plan



Thousand Oaks

North Ranch Shopping Center

- CVS pharmacy
- bluemercury
- McDonald's
- VONS
- Ralph's fresh fare
- TRADER JOE'S

The Promenade at Westlake

- BARNES & NOBLE
- Brandy Melville
- Brighton
- lululemon
- RH
- SEPHORA
- VUORI
- WILLIAMS SONOMA
- WORLD MARKET
- FRESH BROTHERS
- bababand
- MARMALADE
- SHAKE SHACK
- Sprinkles
- Sweetfin
- sweetgreen
- cinépolis
- amazon fresh

North Ranch Gateway

- TJ-maxx
- Rava Fresh
- Domino's
- DUNKIN'
- eLounge
- Anarbagh
- ROYAL EGG

Westlake Village Market Place

- Staples
- PET SMART
- Michaels
- Wendy's
- Smart & Final

Westlake Plaza

- Habit
- SHARKY'S
- corner bakery
- Yogurtland

Westlake Commons

- popeyes
- SUBWAY
- E+ MON
- JOI
- Juice RANCH

Agoura Plaza

- TARGET
- Guitar Center
- TILLYS
- crumbl
- IN-N-OUT

Westlake Village

Agoura Hills

Thousand Oaks

Westlake

Map Legend:

- Shopping Center
- Commercial
- Recreational
- School
- Park/Open Space

Map Data:

MAP © 2025 CARTIFACT
DATA © OSM CONTRIBUTORS

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