

NORTH RANCH CORPORATE CENTER
FOR LEASE ±596 - ±3,028 RSF

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

4580



MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

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CA License: #00773787



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“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.



±596 RSF-±3,028 RSF
AVAILABLE



NEWLY
RENOVATED LOBBY,
RESTROOMS AND SUITE



AMPLE
PARKING



\$2.60-\$2.85/RSF
PER MONTH (F.S.G.)



ALL STEEL
CONSTRUCTION

4580

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SUITE 185



±1,639
RSF



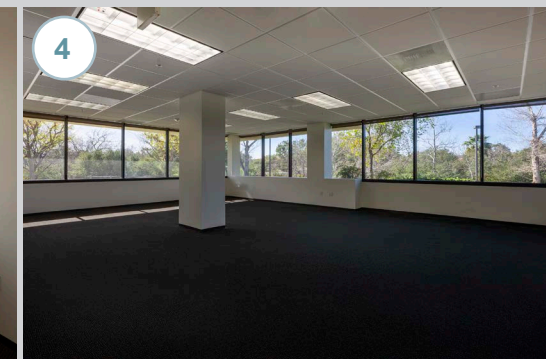
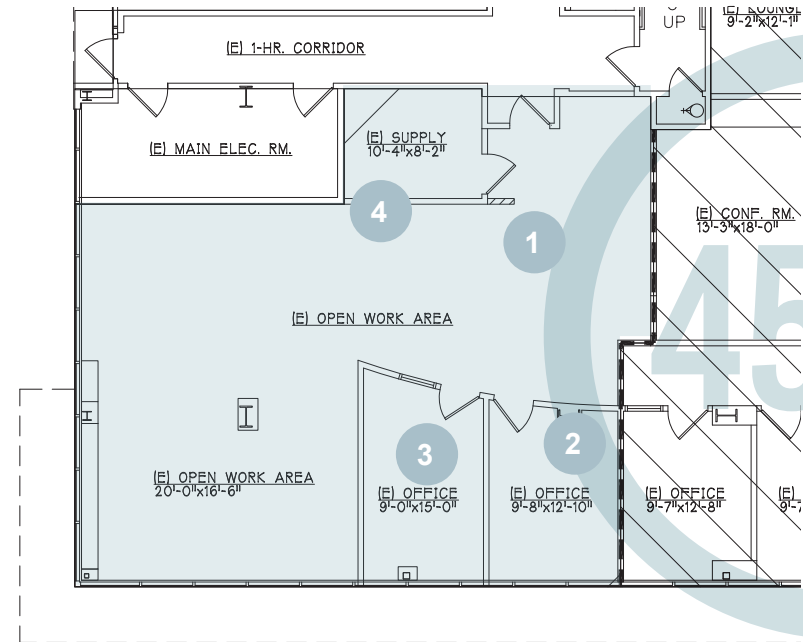
2
OFFICES



\$2.60
RSF
FSG



LARGE
OPEN WORK
AREA



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DAUM
COMMERCIAL REAL ESTATE SERVICES

SUITE 275



±2,873
RSF



5
OFFICES



1
OPEN WORK
AREA



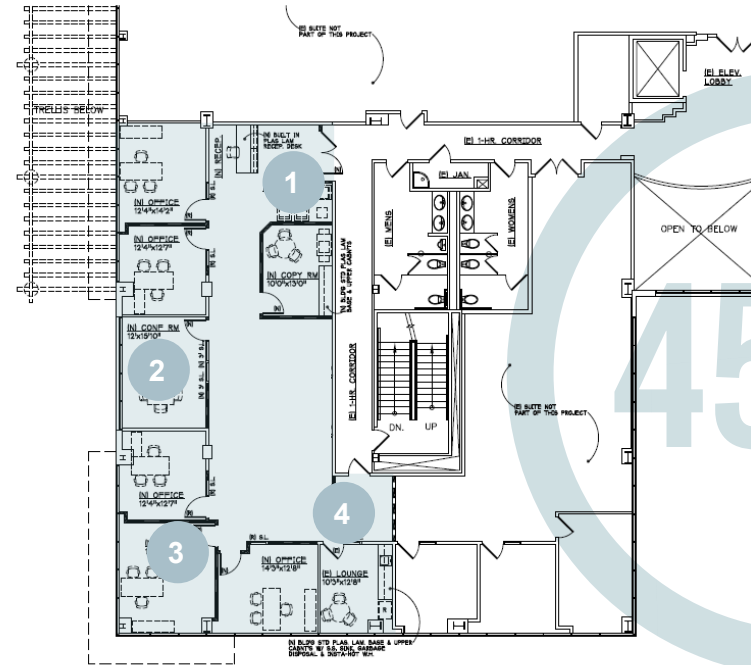
\$2.60
RSF
FSG



1
CONFERENCE
ROOM



1
KITCHEN



4580



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SUITE 300



±3,028
RSF



**CHOOSE BUILDING
STANDARD
FLOORING**



**DIVISIBLE TO
±2,084 RSF**



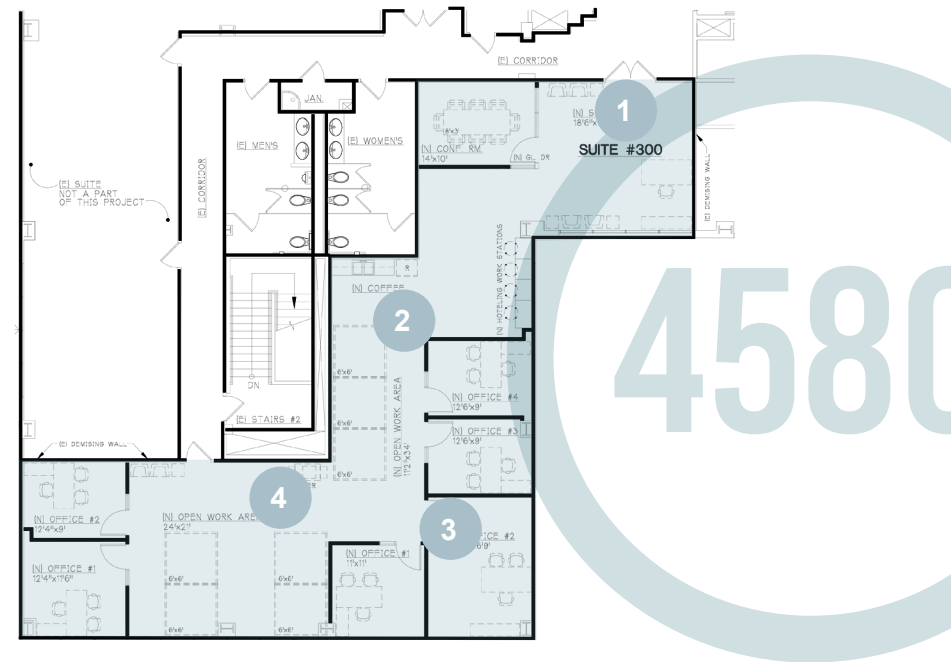
\$2.60
RSF
FSG



6
OFFICES



2
OPEN WORK
AREAS



**NORTH RANCH
CORPORATE CENTER**

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SUITE 360



4580



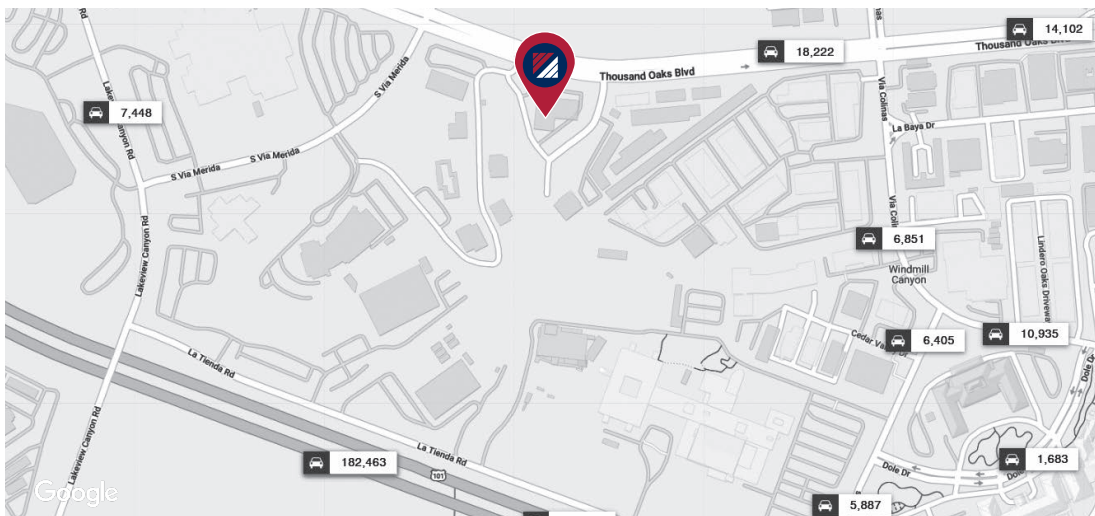
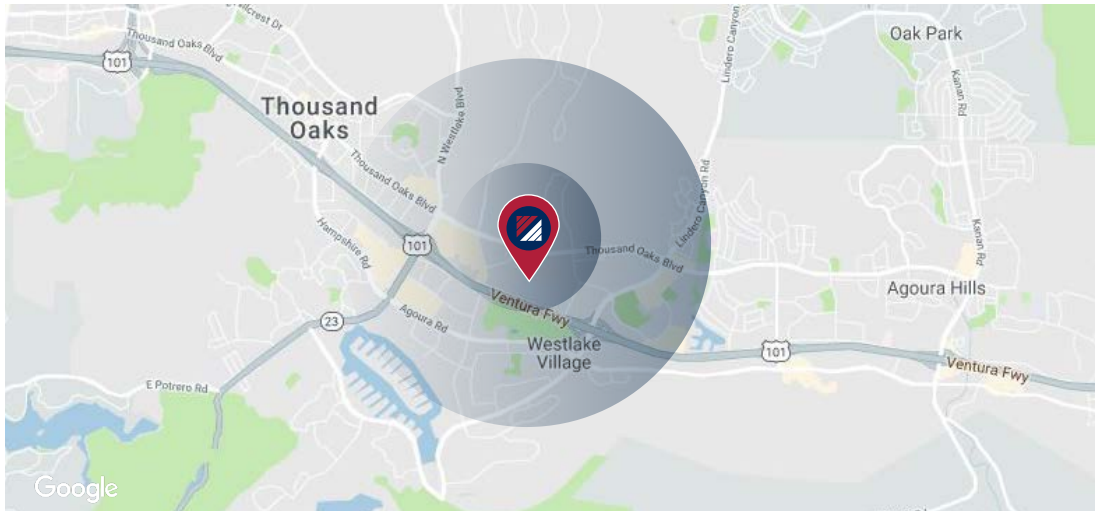
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COMMERCIAL REAL ESTATE SERVICES

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 Subject |
| 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



Westlake Plaza & Center



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