

# FOR LEASE

Retail, Restaurant & Financial Tenants



**971&973** Westlake Boulevard | Westlake Village, CA



**Nicholas Oertli**  
OTS Property Advisors  
DRE License #01197455  
Nicholas@otspropertyadvisors.com  
805-807-7525



**Chris Nikchevich**  
TNG Real Estate Services, INC.  
DRE #01124825  
Chris@tngres.com  
818-983-7995





## Property Narrative

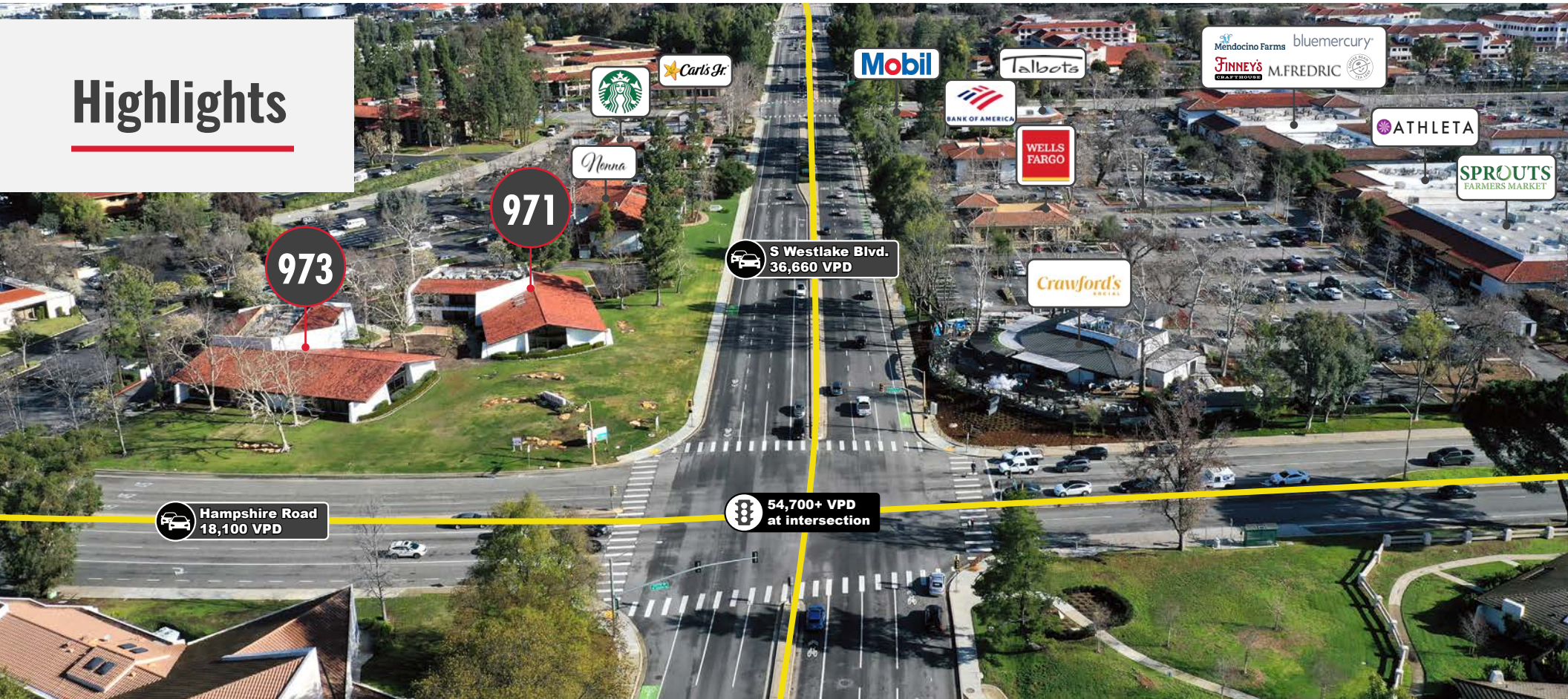
---

Nestled in the heart of Westlake Village, the 971 and 973 buildings located on Westlake Boulevard seamlessly blend convenience and sophistication. The property was originally built in 1974 and recently renovated in 2023. Situated on a prominent corner with high volume traffic counts, the property offers excellent visibility, and is surrounded by office, industrial, and retail businesses. The property offers two available units, 3,800 square feet and 4,800 square feet, each possessing its own unique charm.

The property enjoys proximity to the Ventura Freeway (101), Westlake Boulevard, and Hampshire Road, ensuring ease of transit for both clients and employees. The design of the 971 and 973 buildings creates an inviting ambience, providing an optimal setting for tenants looking to establish a space that truly reflects their identity and vision. Elevate your business presence in this prime location with timeless design and limitless potential.



# Highlights



- **Prime Location in Westlake Village**  
Strategically located in the Westlake Village Retail Corridor, the property is ideal for businesses seeking prominence in a visible and affluent market.
- **Convenience and Visibility**  
The property is positioned between Westlake Village and Lake Sherwood, offering unmatched convenience and visibility. Daily traffic counts at the intersection reach 55,000 vehicles.
- **Opportunity for Creativity**  
After a 2023 renovation, tenants have the flexibility to configure their space creatively, providing an ideal environment for businesses to thrive.
- **Future Development**  
Future development plans include a 6,000 SF retail building on the hard corner, further enhancing the property's appeal for businesses.
- **Building Features**  
Previous bank and financial institution space available, build-to-suit options, high ceilings, vault, ample parking, and excellent visibility.



# Demographics & Market (5-Mile)

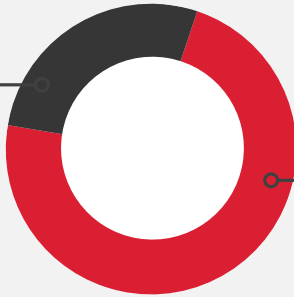


**43,417 Households**



**115,463** 2023 Population Estimate

**27.63%**  
Renter  
Occupied

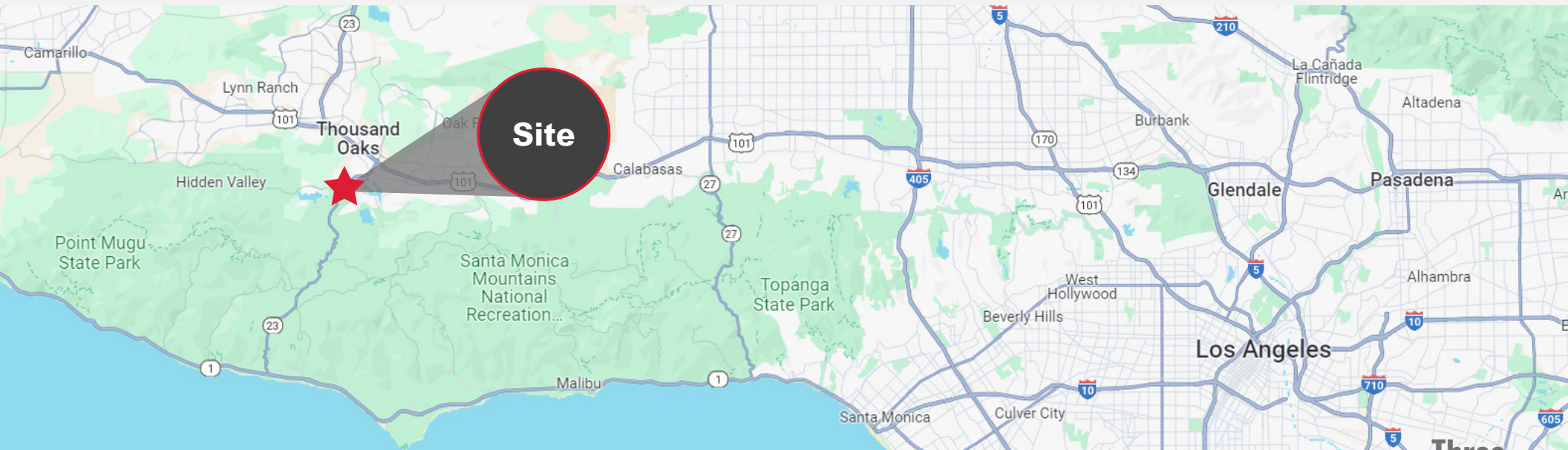


**72.37%**  
Owner  
Occupied



**45.2**  
Years  
Median Age

**\$154,228**   
Average Household Income



# Availability

Space	Size	Term	Rental Rate
971 S Westlake Blvd, Suite 130	3,800 SF	Negotiable	\$5.50/SF/MO
973 S Westlake Blvd	4,800 SF	Negotiable	\$5.00/SF/MO

## Former Bank Space



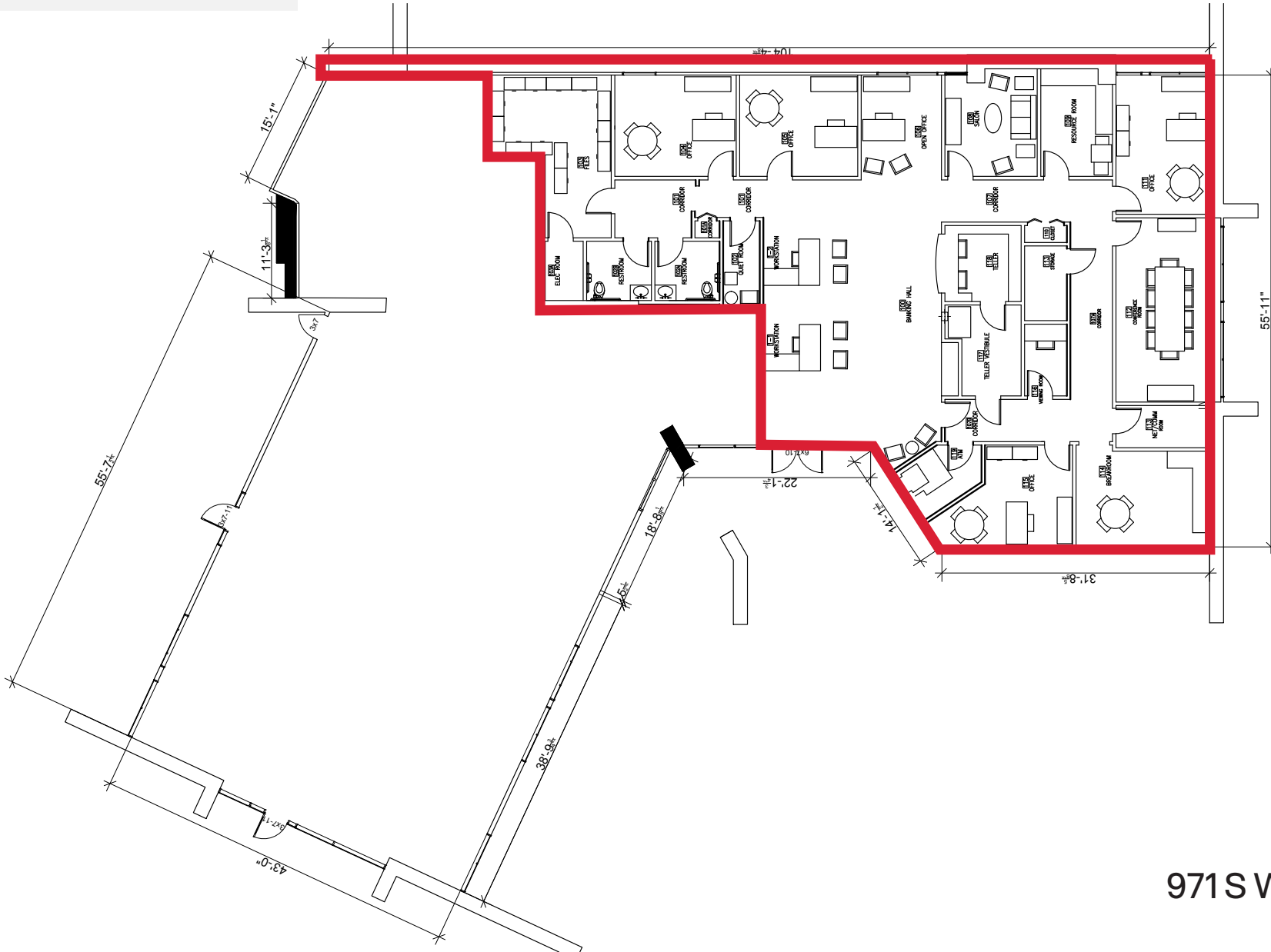
971 S Westlake Blvd.

## Former Credit Union Space (With Vault)



973 S Westlake Blvd.

# Floor Plan

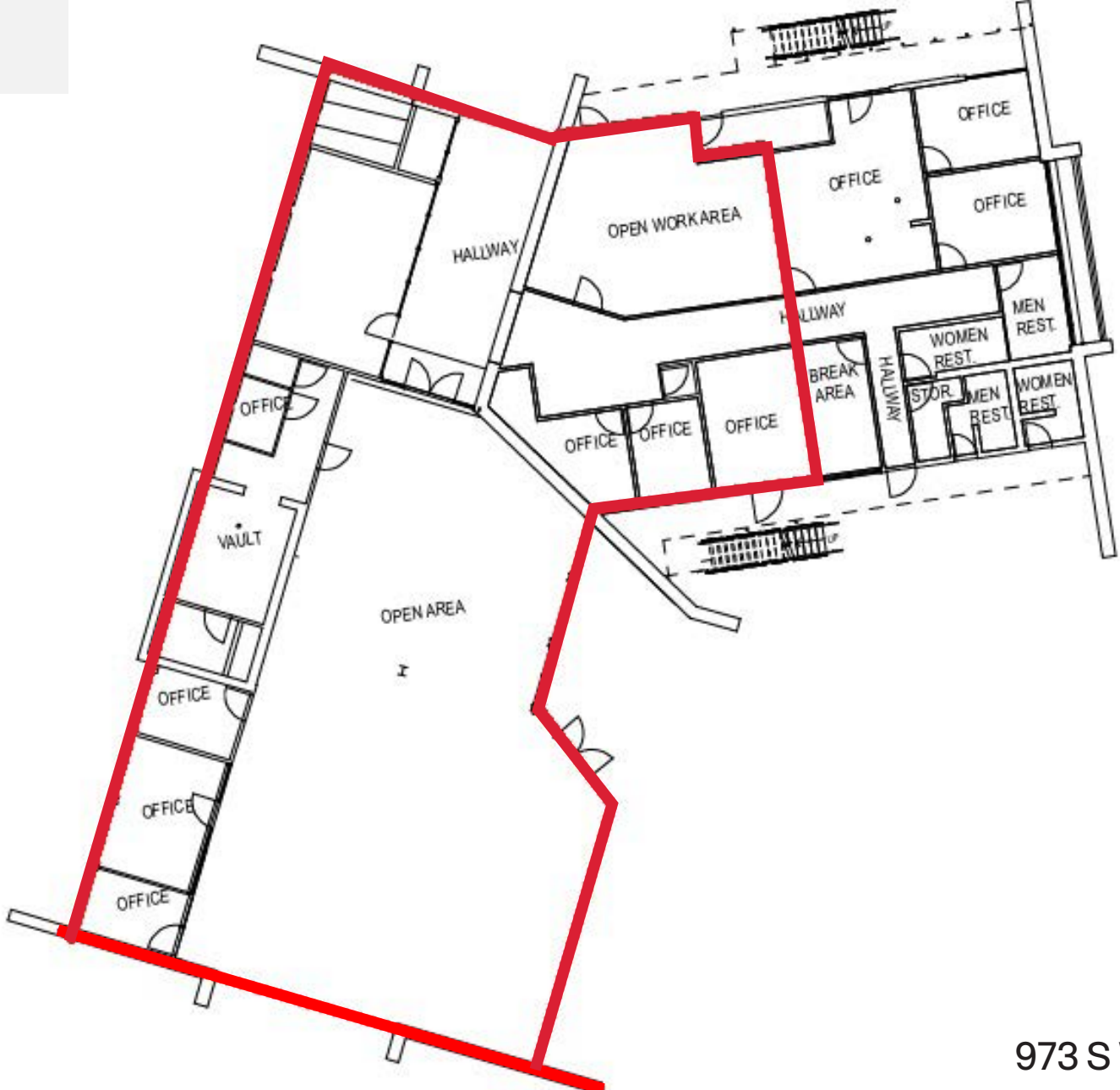


WESTLAKE VILLAGE - FIRST FLOOR PLAN

Scale: 3/32" = 1'-0"

971 S Westlake Blvd.

# Floor Plan



973 S Westlake Blvd.



# Current/Future Site Plan



Future Parking

Future Development

WESTLAKE BLVD.



# Aerial Map

New Mixed-Use Development

Site







**971&973** Westlake Boulevard | Westlake Village, CA



**Nicholas Oertli**  
OTS Property Advisors  
DRE License #01197455  
Nicholas@otspropertyadvisors.com  
805-807-7525



**Chris Nikchevich**  
TNG Real Estate Services, INC.  
DRE #01124825  
Chris@tngres.com  
818-983-7995