



TRADER JOE'S **ups**
DAISO
Ralphs **MADE IN ITALY**
 BY ANTONIO SESSA

AVAILABLE **illicre**

N WESTLAKE BLVD

WELLS FARGO

citi

the Habit
BURGER GRILL

cinépolis LUXURY CINEMAS
BARNES & NOBLE
THE PROMENADE AT WESTLAKE
WHOLE FOODS MARKET

N WESTLAKE BLVD

CHASE

T Mobile

CHRYSLER
DODGE
Jeep RAM

Mercedes-Benz

McDonald's

Audi

S PIERCE ARROW AVE

THOUSAND OAKS BLVD

FITNESS SPACE AVAILABLE IN GROCERY ANCHORED SHOPPING CENTER
 3835 E Thousand Oaks Blvd., Westlake Village, CA 91362

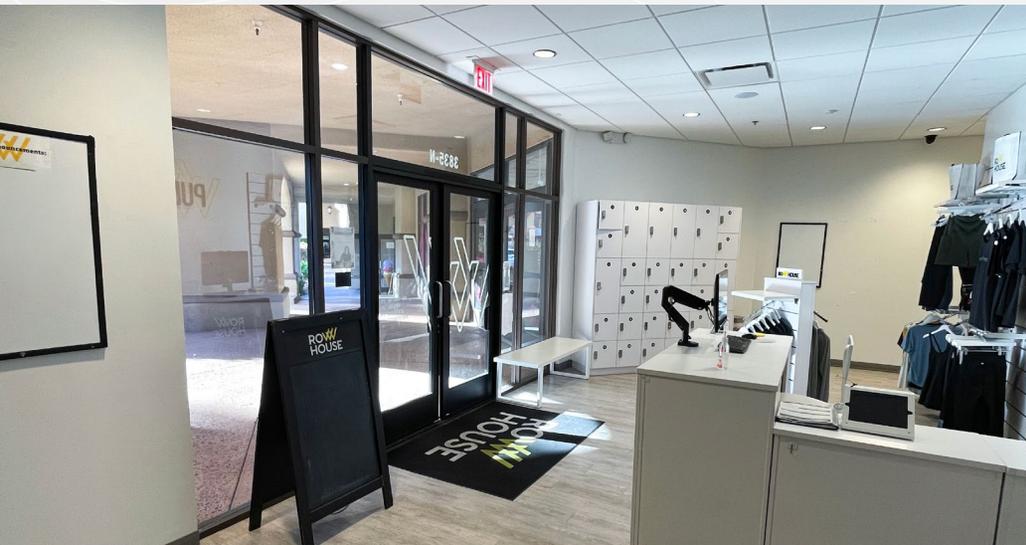


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PROPERTY FEATURES

3835 E Thousand Oaks Blvd., Westlake Village, CA 91362



APPROX. 2,136 SF

FITNESS SPACE AVAILABLE

- ✓ Currently occupied by "Row House". Please Do not disturb existing tenant
- ✓ First-class build-out for a franchised fitness operation
- ✓ Many upgrades throughout the space
- ✓ Asking key money for FF&E and business assets - contact broker for details
- ✓ Very rare opportunity in an extremely affluent sub-market
- ✓ High-profile center anchored by Trader Joe's, Ralph's, and Planet Fitness
- ✓ Co-tenants include Trek Bicycles, Daiso, Made in Italy, Freda's Pizza, Jersey Mike's, BJ's, and Nick the Greek
- ✓ Fantastic signage and abundant parking
- ✓ Beautiful retail space located between Trader Joe's and Ralph's Grocery Store

AREA AMENITIES

- ✓ Fantastic location at Thousand Oaks Blvd and Westlake Blvd, across from The Promenade
- ✓ Two blocks from Westlake High School
- ✓ Cinopolis Movie Theatre, Barnes & Noble, Whole Foods, Chase, Williams Sonoma, Vuori, Shake Shack, and Sharky's across the street
- ✓ Convenient access to the 101 Freeway

| — DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--|--|-----------|-----------|
|  Population | 7,057 | 52,575 | 126,551 |
|  Avg. HH Income | \$149,447 | \$159,079 | \$156,611 |
|  Daytime Pop | 6,712 | 49,665 | 119,175 |
|  Traffic Count | ± 55,271 CPD ON THOUSAND OAKS BLVD & N WESTLAKE BLVD | | |

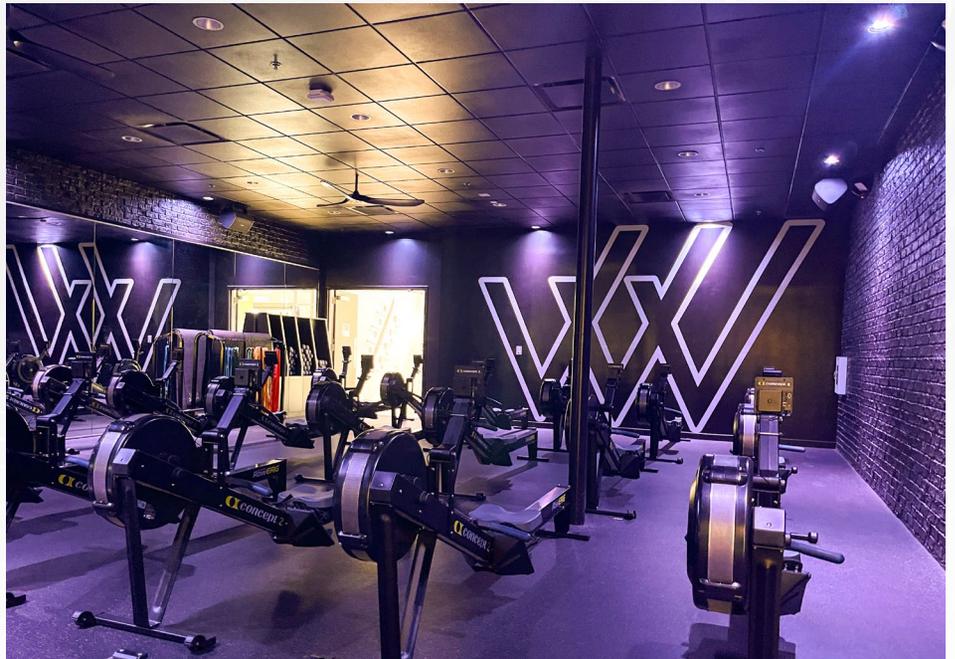
FITNESS SPACE
WESTLAKE VILLAGE, CA

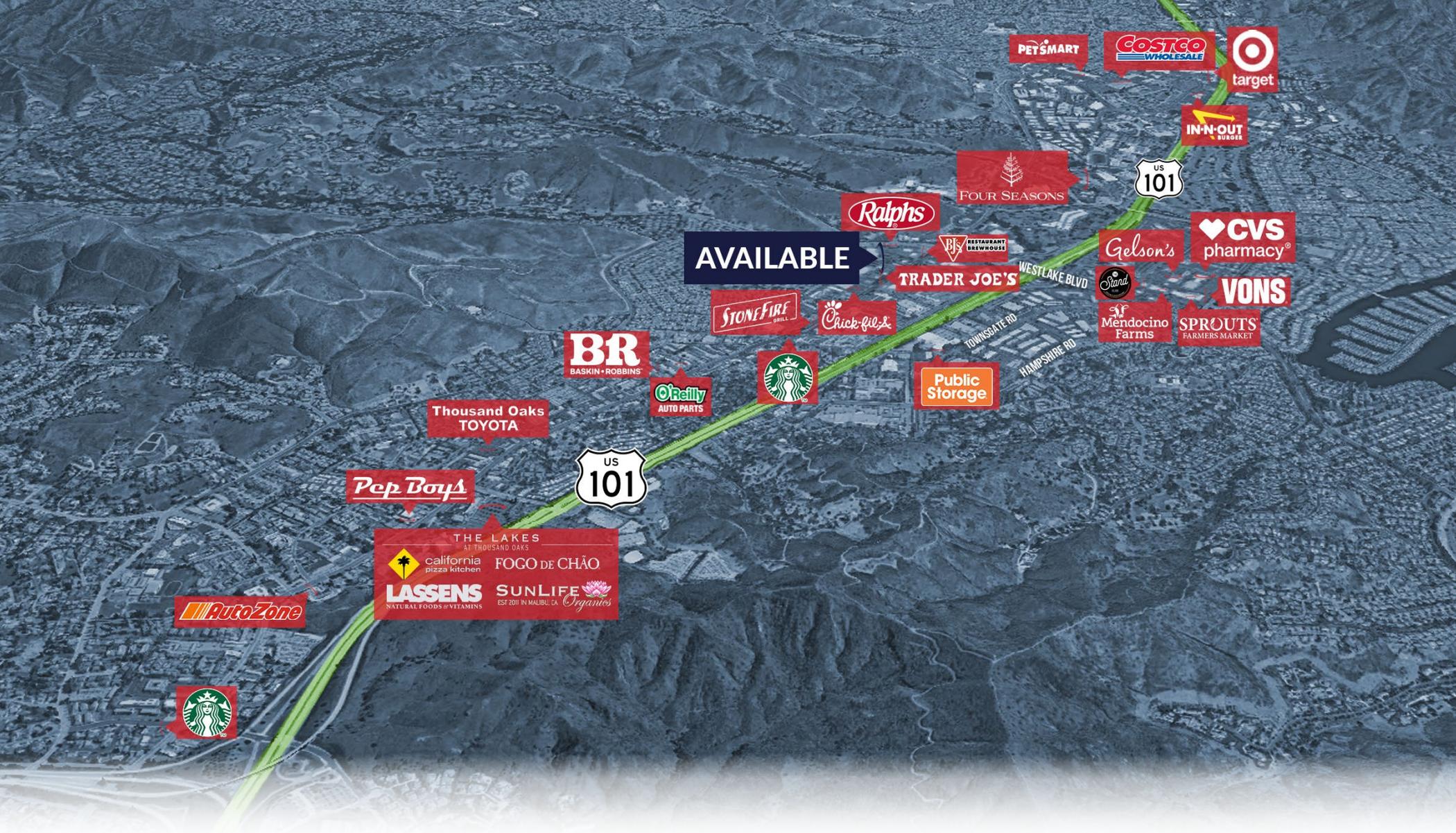
INTERIOR PHOTOS

3835 E Thousand Oaks Blvd., Westlake Village, CA 91362



DO NOT DISTURB EXISTING TENANT





AVAILABLE



AERIAL MAP



COMMERCIAL
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.