

***SUITE 300 - 3,333 RSF TEASER RATE: \$1.50/RSF/MONTH/FSG FOR THE FIRST YEAR ON FIVE (5) YEAR LEASE!**



NORTH RANCH CORPORATE CENTER

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

FOR LEASE
±1,639 RSF-±3,333 RSF
HIGH IMAGE
OFFICE SUITES

**BROKER BONUS
SUITE 300**



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.

CORPORATE CAMPUS ENVIRONMENT WITH ALL STEEL CONSTRUCTION

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

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CA LICENSE: #00773787

D/AQ Corp. #01129558. Maps Courtesy @Google & @Microsoft. Although all information is furnished regarding for sale, rental or financing 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.



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HIGH IMAGE
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4580 E. THOUSAND OAKS BOULEVARD

PROPERTY DETAILS



±1,639 RSF-±3,333 RSF
AVAILABLE



NEWLY
RENOVATED LOBBY,
RESTROOMS AND SUITE



ALL STEEL
CONSTRUCTION



AMPLE
PARKING



\$1.50*-\$2.60/ RSF
PER MONTH (F.S.G.)
*SUITE 300



LOCAL
MANAGEMENT



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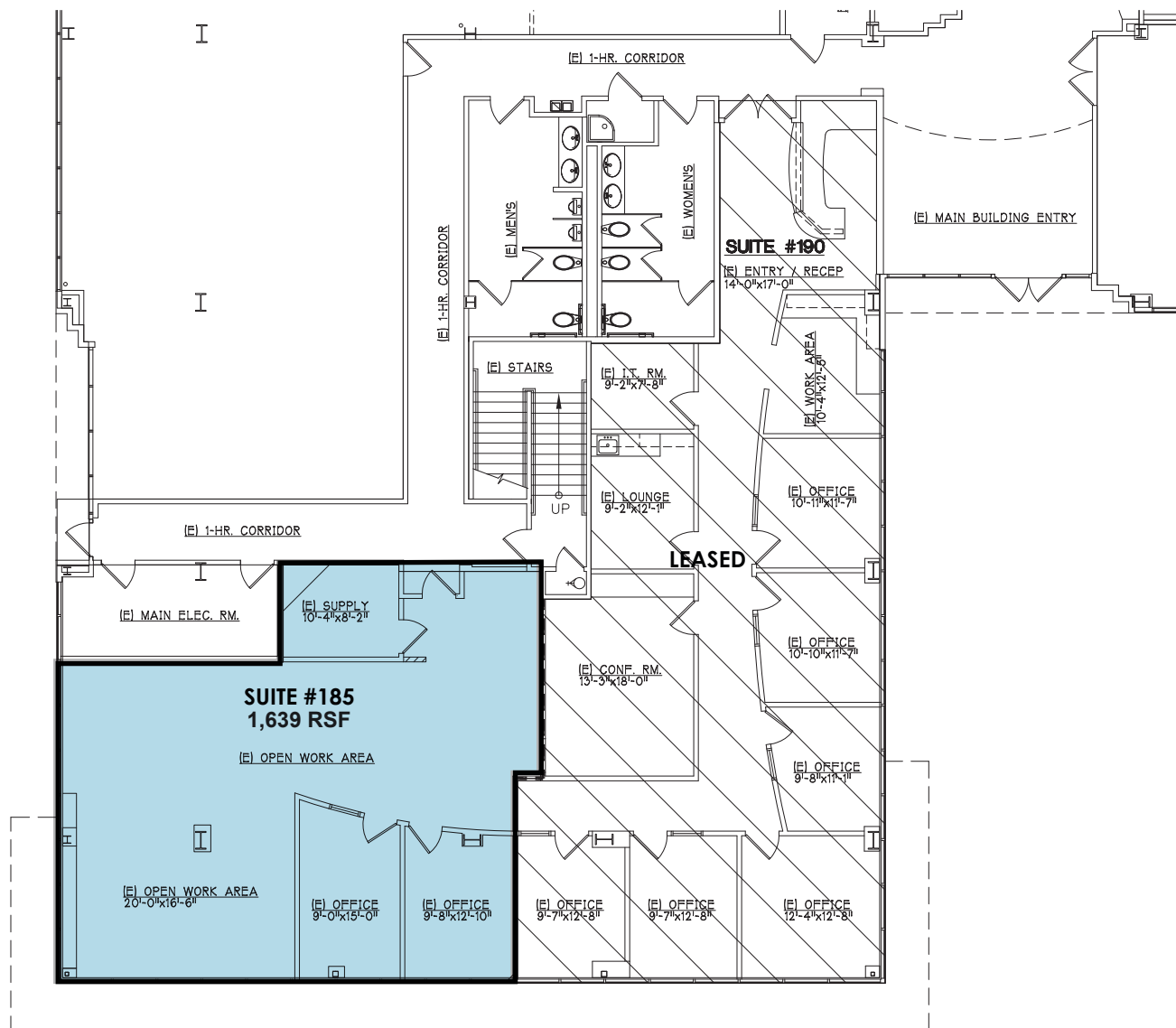
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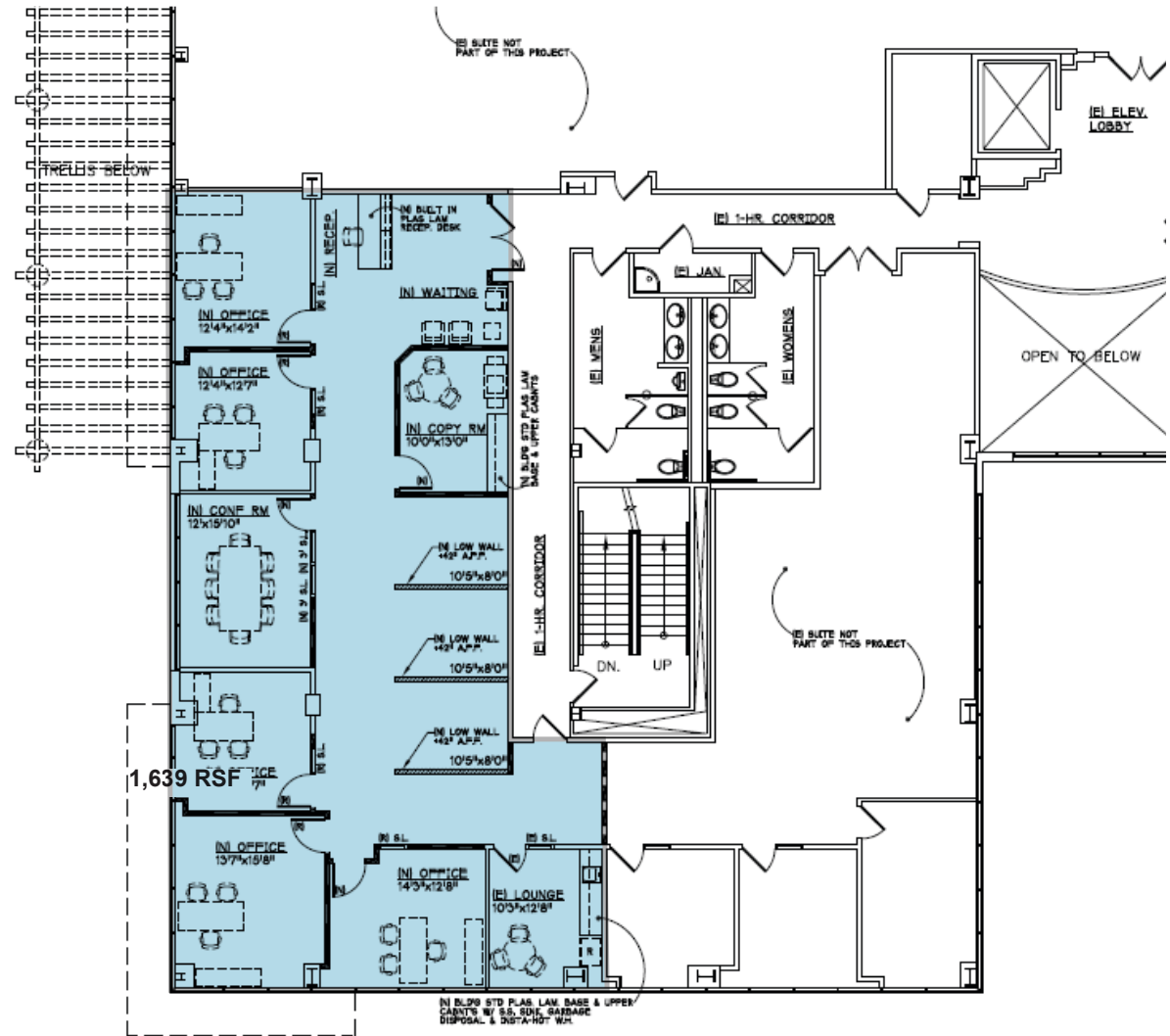
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4580 E. THOUSAND OAKS
2,873 RSF | SUITE 275



NORTH RANCH
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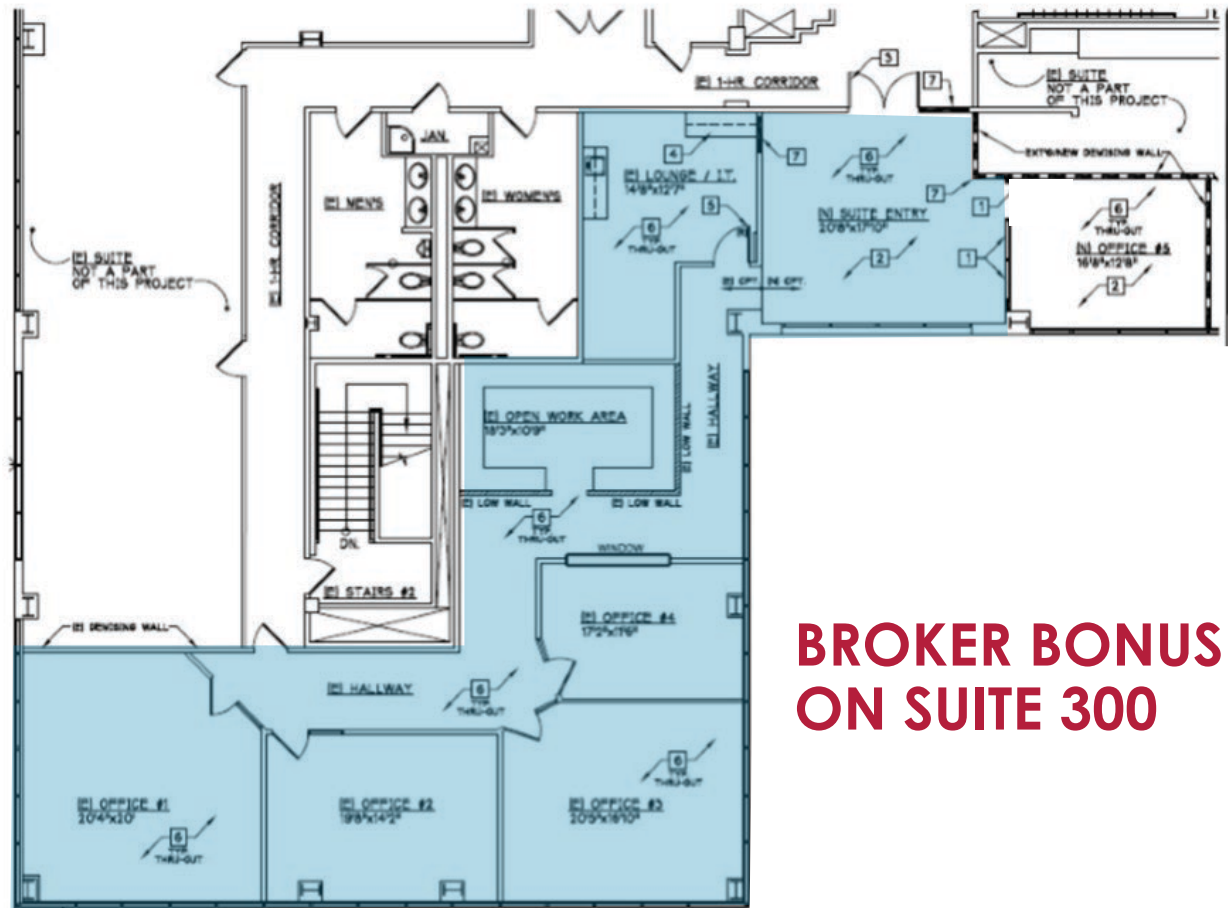
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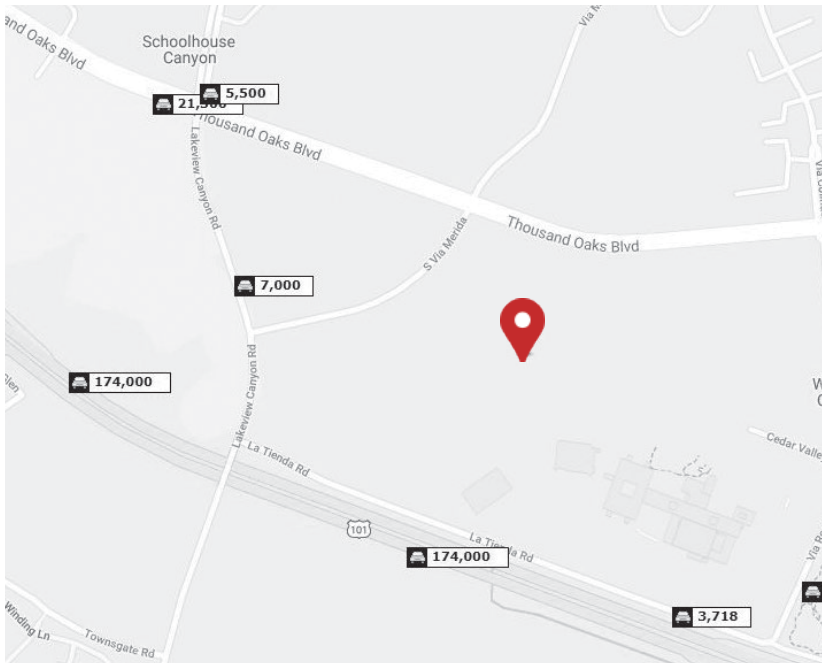
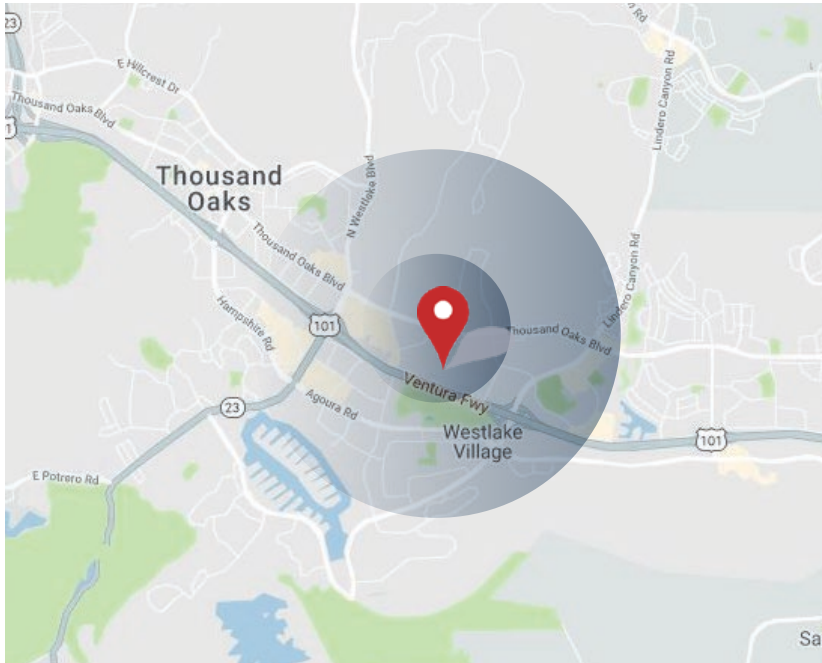
4580 E. THOUSAND OAKS

3,070 RSF | SUITE 300

TEASER RATE: \$1.50/RSF/MONTH/FSG FOR THE FIRST YEAR ON FIVE (5) YEAR LEASE!



**BROKER BONUS
ON SUITE 300**



Radius	2 Mile	5 Mile	10 Mile
Population:			
2010 Population	27,881	107,994	348,313
2023 Population	26,947	106,360	342,977
2028 Population Projection	26,363	104,633	337,527
Annual Growth 2010-2023			
Annual Growth 2010-2023	-0.3%	-0.1%	-0.1%
Annual Growth 2023-2028			
Annual Growth 2023-2028	-0.4%	-0.3%	-0.3%
2010 Households	11,158	40,716	120,753
2023 Households	10,763	40,038	118,665
2028 Household Projection			
2028 Household Projection	10,521	39,358	116,668
Total Specified Consumer Spending (\$)			
Total Specified Consumer Spending (\$)	\$501.1M	\$1.8B	\$5.5B
Employment:			
Total Businesses	5,341	10,748	22,657
Employees	44,943	79,767	184,876

Traffic Count				
Collection St.	Cross Street	Count Year	Traffic Vol.	Dist From Subject
E. Thousand Oaks Blvd	N Via Merida W.	2022	18,222	0.22
Via Colinas	Via Rocas SE	2022	6,851	0.31
101	Lindero Canyon Rd. SE	2018	168,000	0.33
Ventura Fwy	Lindero Canyon Rd. SE	2022	180,673	0.33
Ventura Freeway	Lindero Canyon Rd. SE	2020	182,463	0.33
101	-	2022	172,403	0.34
Lakeview Canyon Rd.	S. Via Merida S.	2018	7,448	0.35
Via Rocas	Cedar Valley Dr SW	2022	6,405	0.37
La Tienda Rd.	Via Rocas SE	2022	3,894	0.38
E Thousand Oaks Blvd	Via Colinas	0.14 W	11,530	0.48

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WESTLAKE HIGH SCHOOL

SUBJECT PROPERTY
4580 Thousand Oaks Blvd

HYATT
REGENCY

THE PROMENADE
BY WESTLAKE

EQUINOX

FOUR SEASONS

Westlake Plaza & Center

WESTLAKE GOLF COURSE



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±1,816 RSF-±3,333 RSF

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