



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



FITNESS SPACE AVAILABLE FOR LEASE

31166 Via Colinas, Westlake Village, CA 91362



**COMMERCIAL
REAL ESTATE**

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FITNESS SPACE
WESTLAKE VILLAGE, CA

PROPERTY FEATURES

31166 Via Colinas, Westlake Village, CA 91362







APPROX. 1,000 - 2,000 SF

FITNESS SPACE AVAILABLE FOR SUBLEASE

- ✓ Multiple size configurations available
- ✓ Space is for "a portion of" the existing gym space
- ✓ Conveniently located off 101 FWY at Lindero Canyon Rd. exit
- ✓ Walking distance to Four Seasons Hotel, wineries, breweries, restaurants, retailers, churches, offices, and industrial parks
- ✓ Fantastic location in a thriving trade area boasting strong demographics

AREA AMENITIES

- ✓ Universities: California Lutheran University, Pepperdine University
- ✓ Historic Landmarks: Chumash Indian Museum, Paramount Ranch, Reyes Adobe Historical Site, Ronald Reagan Presidential Library, Stagecoach Inn Museum
- ✓ Arts and Culture: Agoura Hills Recreation & Events Center, The Canyon Club, 5-Star Theatricals, Pepperdine Center for the Arts, Thousand Oaks Civic Arts Plaza, William Roland Gallery of Fine Art
- ✓ Golf Courses: Lindero Country Club, Los Robles Greens, Malibu Golf Club, Moorpark Country Club, Sherwood Country Club, Sunset Hills

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	5,723	51,284	99,431
 Avg. HH Income	\$169,635	\$167,565	\$158,776
 Daytime Pop	4,883	43,286	83,415
 Traffic Count	± 10,935 CPD ON VIA COLINAS		

FITNESS SPACE
WESTLAKE VILLAGE, CA

SUBJECT PREMISES

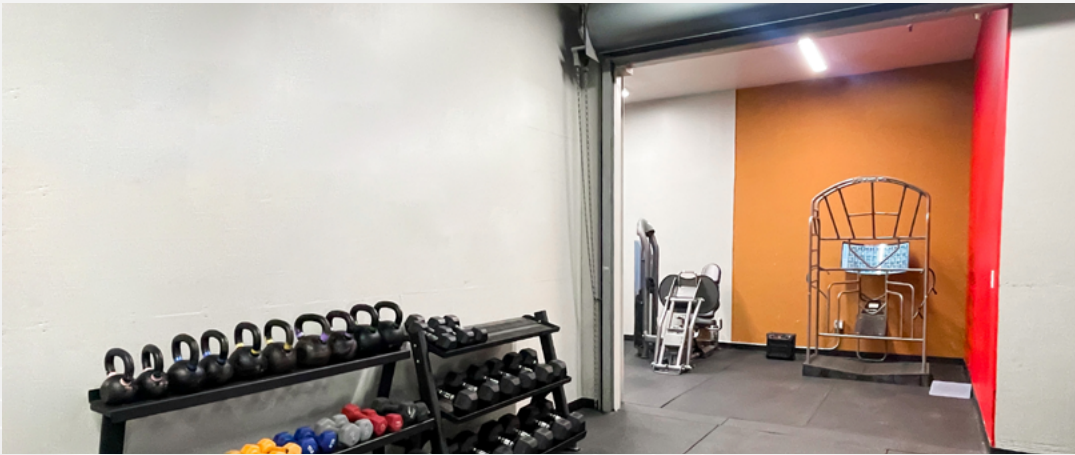
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AVAILABLE SPACE(S)

±1,000 - 2,000 SF SPACE(S) AVAILABLE WITHIN EXISTING GYM

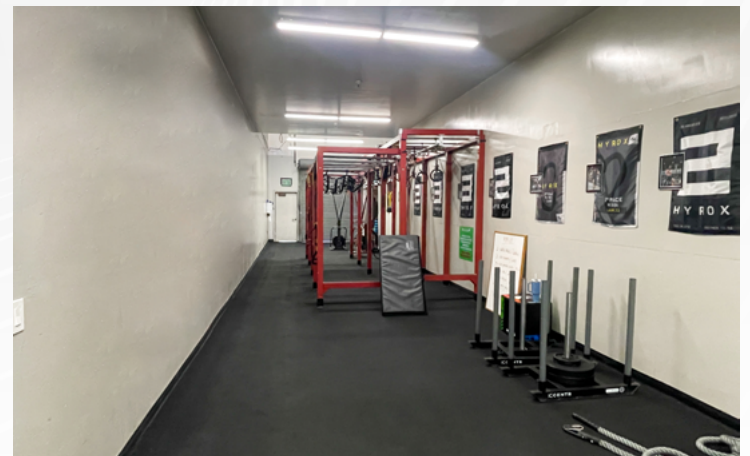
- ✓ Use of restrooms and common areas will be provided
- ✓ Fantastic opportunity to occupy move-in ready former fitness space(s)



FITNESS SPACE
WESTLAKE VILLAGE, CA

INTERIOR PHOTOS

31166 Via Colinas, Westlake Village, CA 91362





AVAILABLE

Pep Boys

Thousand Oaks TOYOTA



O'Reilly
AUTO PARTS



STONEFIRE
GRILL

Chick-fil-A

Ralphs

BJ's
RESTAURANT
BREWHOUSE

TRADER JOE'S

FOUR SEASONS



Gelson's

CVS
pharmacy

VONS



Mendocino
Farms

SPROUTS
FARMERS MARKET

IN-N-OUT
BURGER



COSTCO
WHOLESALE

PETSMART

AutoZone

THE LAKES
AT THOUSAND OAKS

california
pizza kitchen

FOGO DE CHÃO

LASSENS
NATURAL FOODS & VITAMINS

SUNLIFE
EST 2011 IN MALIBU, CA
Organics

Sleep
EQUINE SUPPLIES



california
pizza kitchen

FOGO DE CHÃO



Ralphs

IN-N-OUT
BURGER



citi

LASSENS
NATURAL FOODS & VITAMINS

BJ's
RESTAURANT
BREWHOUSE

SPROUTS
FARMERS MARKET

STONEFIRE
GRILL

AutoZone

CVS
pharmacy



TRADER JOE'S VONS

Mendocino
Farms



Gelson's

AERIAL MAP



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