

31119

Via Colinas

Westlake Village, California

OWNER-USER WAREHOUSE OPPORTUNITY

ASKING PRICE

\$3,995,000

Approx. \$540 / SF · ±7,403 SF · Suite #502

AVAILABLE NOW

EXECUTIVE SUMMARY

A Rare Industrial Opportunity

in Westlake Village, California

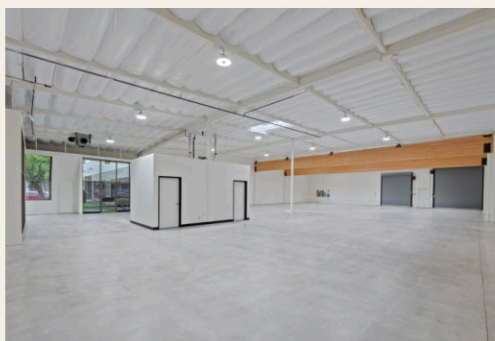
An exceptionally rare opportunity to acquire a **±7,403 SF newly renovated industrial unit in one of Southern California's most supply-constrained submarkets**. M1-zoned product in Westlake Village almost never reaches the open market — when it does, it moves quickly.

PROPERTY SNAPSHOT

PRICE	\$3,995,000 (~\$540/SF)
SIZE	±7,403 SF
CLEAR HEIGHT	±17 Feet
POWER	3-Phase Electrical
LOADING	Grade-Level
ZONING	M1 — Light Industrial
STATUS	Vacant — Available Now

KEY HIGHLIGHTS

- Supply-constrained Westlake Village submarket
- Newly renovated and move-in ready
- ±17' clear height with 3-phase power
- Immediate vacancy for owner-user occupancy
- SBA 504 financing eligible
- Premier Conejo Valley location near US-101





BLANK CANVAS

Unlimited Possibilities

Actual Photograph



INDUSTRIAL USE CONCEPT

Keep Your Warehouse Close to Home

Illustrative rendering — possible use only

POTENTIAL USES

Built for *Versatility*

A true blank canvas — ±7,403 SF, 3-phase power, ±17 ft. clear height, and grade-level roll-up loading — configured to support virtually any owner/user vision in a premier Westlake Village address.

LIFESTYLE USE

Collector's Garage & Automotive Storage

Car lifts, a/c climate control, and polished concrete for the discerning automotive collector. Store 6-10 vehicles with full lift capacity and curated showroom finishes.

OWNER / USER

Light Manufacturing, R&D & Distribution

Grade-level loading, 3-phase power, and 17 ft. clear height support a wide range of manufacturing, assembly, specialty trade, and last-mile distribution operations.

SPECIALTY USE

Private Studio, Training Facility & More

Photography studios, private gyms, film production, e-sports facilities, and bespoke lifestyle configurations — rare industrial square footage in a Class-A zip code.

LOCATION OVERVIEW

A Premier Address in the Conejo Valley

31119 Via Colinas sits within the Westlake Village / Thousand Oaks industrial corridor — one of the most supply-constrained, affluent suburban markets in Southern California. With immediate access to the US-101 Freeway and surrounding executive residential communities, the property delivers genuine operational convenience paired with a prestigious business address.

The Conejo Valley commands premium pricing and exceptional owner loyalty — businesses here stay because the lifestyle infrastructure is unmatched: Malibu beaches, North Ranch Country Club, and Westlake Village lakefront are all within a short drive.

DRIVE TIMES

10 min
North Ranch

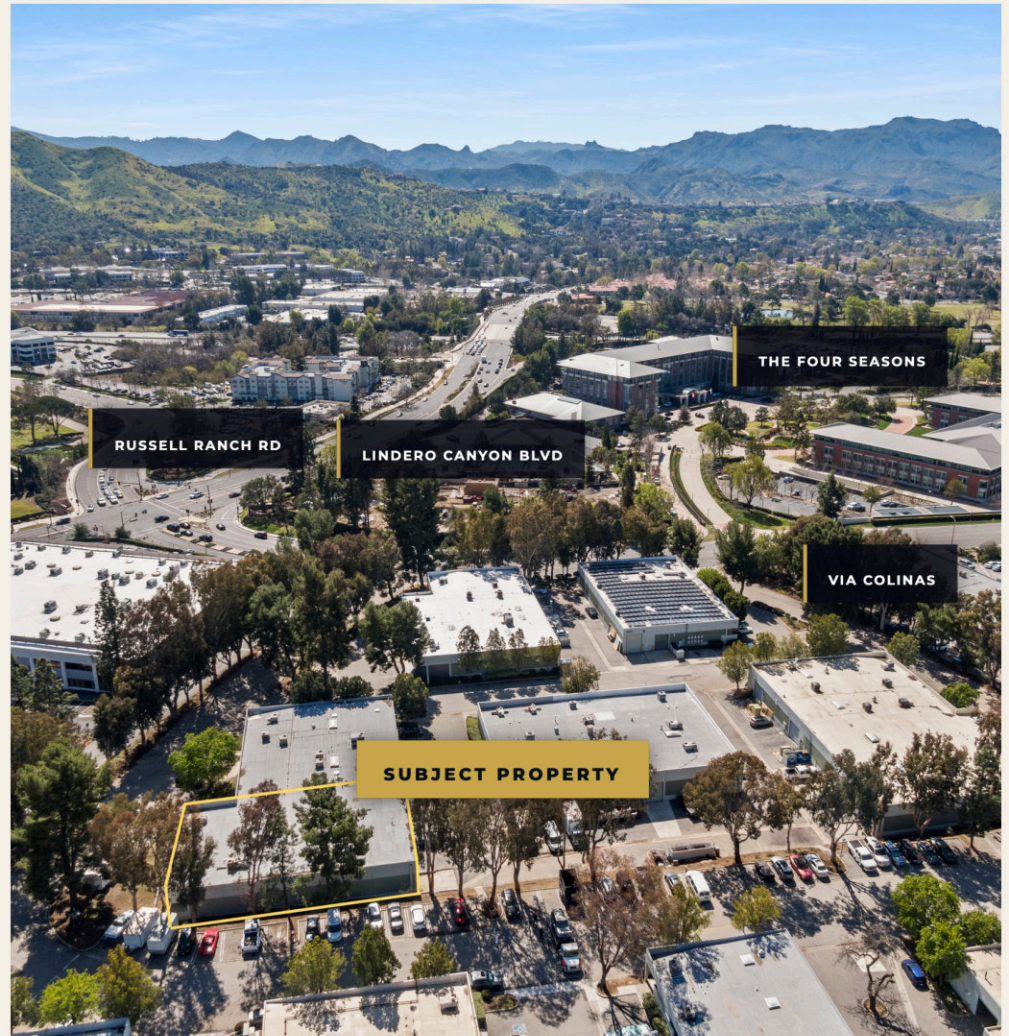
12 min
Calabasas

15 min
Lake Sherwood

23 min
Malibu

ESTIMATED UNDER NORMAL TRAFFIC CONDITIONS

AERIAL OVERVIEW



● US-101 Freeway — Direct Access

● Westlake Village Business Corridor

● Proximity to Malibu & Calabasas

● Executive Housing · Affluent Demographics

FLOOR PLAN

Suite #502
±7,403 SF

BUILDING SIZE **±7,403 SF**

CLEAR HEIGHT **±17 Feet**

POWER **3-Phase · 200A/240V**

LOADING **Grade-Level Roll-Up**

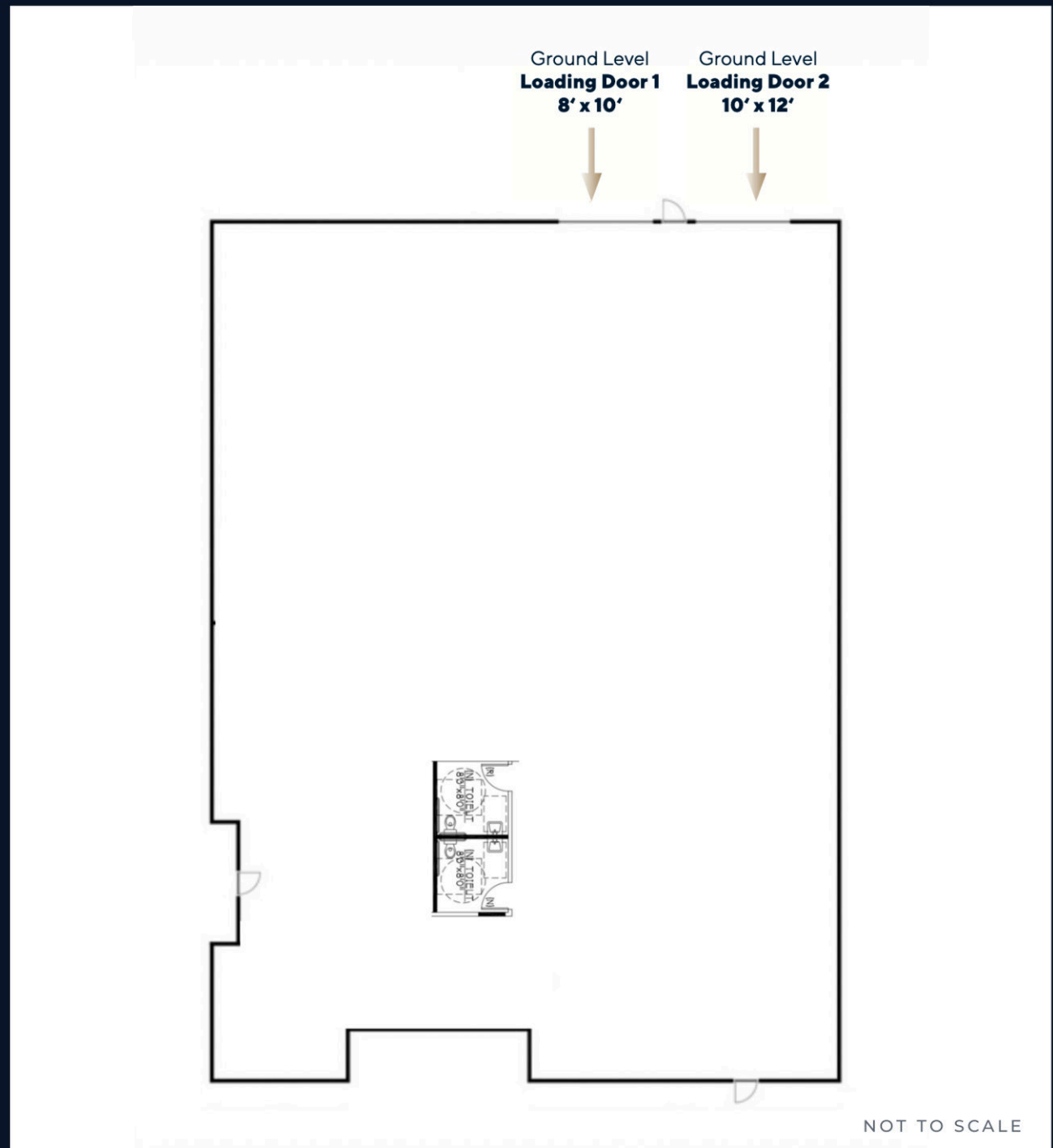
ZONING **M1 — Light Industrial**

PARKING **2 / 1,000 SF**

CONDITION **Newly Renovated**

AVAILABILITY **Vacant — Now**

SITE PLAN

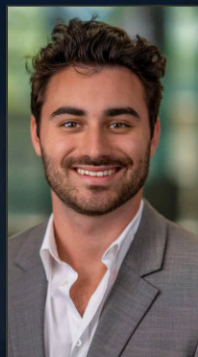




3119 Via Colinas

WESTLAKE VILLAGE, CA 91362 · SUITE #502

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