



OFFERING MEMORANDUM

OFFICE/MEDICAL BUILDING FOR SALE WITH CONDOMINIUM MAP IN PLACE

128 Auburn Court, Westlake Village, CA

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:



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THE OFFERING



\$4,500,000
SALES PRICE



±\$365
PRICE/SF

Property Summary

Location	128 Auburn Ct., Westlake Village, CA 91362
Property Type	Office/Medical subject to city approval
Gross Building Area	±12,352 SF
Parcel Size	±43,560 SF
Zoning	C2
Year Built	1982
Construction	Masonry
Slab to Slab	12'
Number of Floors	Two Story
HVAC / Roof	Updated 2019
Parking	49 Stalls

Operating Expenses

Taxes <i>(Estimate*)</i>	\$56,250
Insurance	\$14,732
Management	\$13,250
Utilities	\$9,080
Cleaning	\$9,257
Gardner	\$6,450
Maintenance <i>(Estimate)</i>	\$8,000
TOTAL OPEX	\$117,019

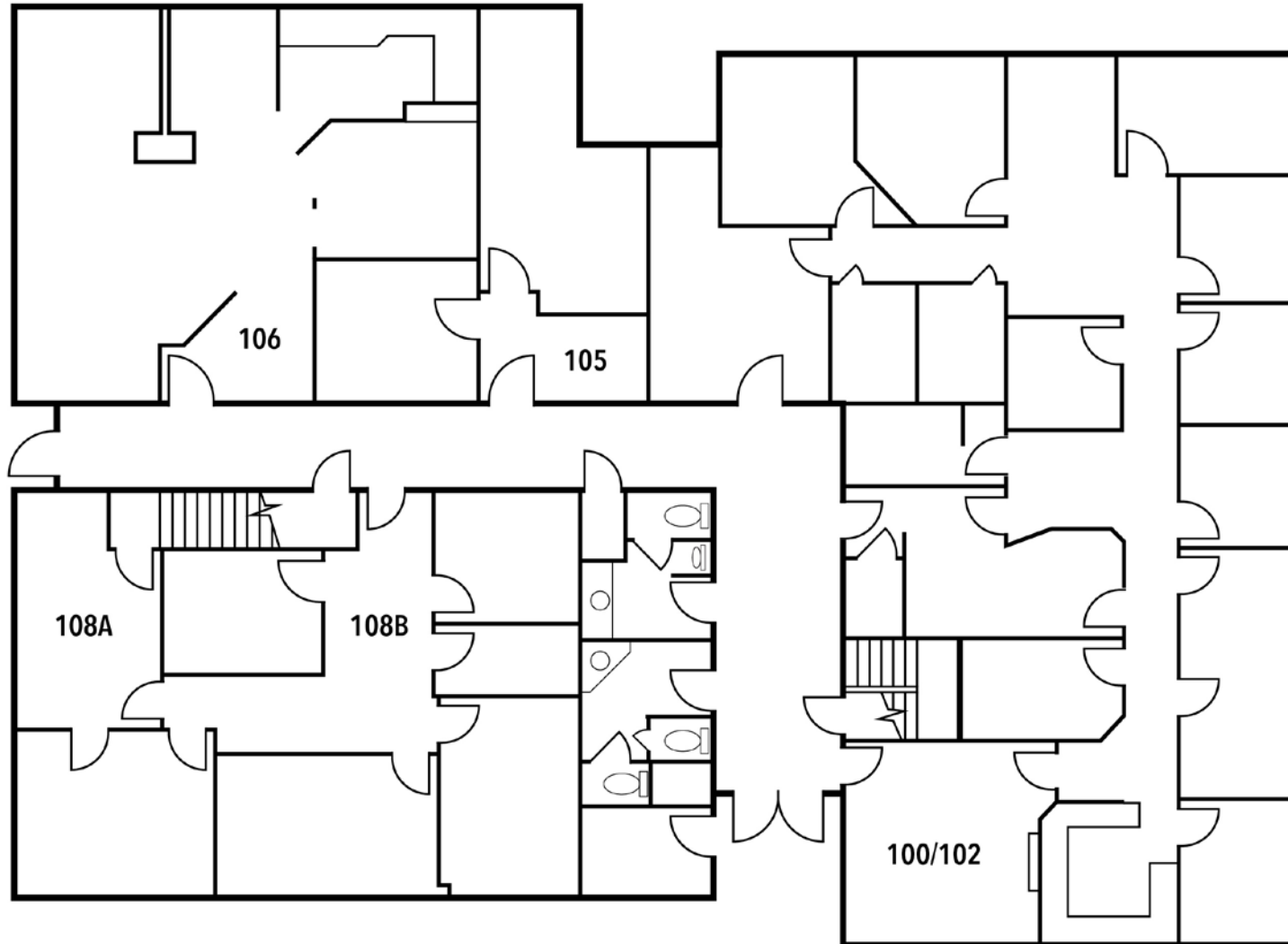
**Based on a \$4,500,000 Sales Price*

Condominiums

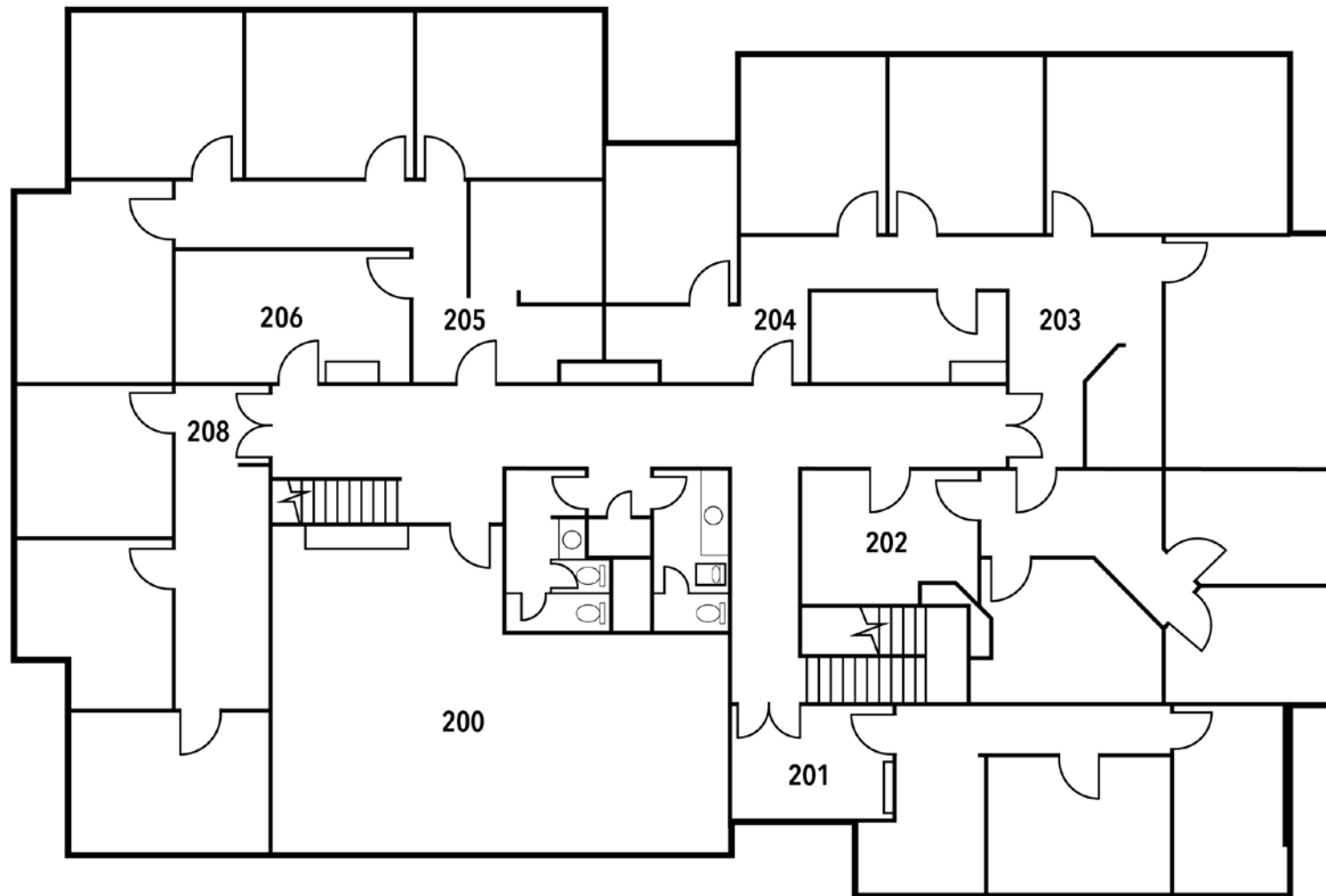
SUITE	SIZE (SF)	TERM
100-104	2,865	Month to Month
105	515	Month to Month
106	1,008	Month to Month
108	1,355	11/14/27
200	866	Month to Month
201	686	3/31/29
202	752	Month to Month
203-204	1,726	5/30/28
205	450	10/21/27
206	1,005	3/1/26
208	771	Month to Month



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AERIAL PHOTO

128 AUBURN CT
WESTLAKE VILLAGE, CALIFORNIA

AUBURN CT

LOCATION OVERVIEW

The subject property is ideally situated along the south side of Hillcrest Avenue in the affluent community of **Westlake Village, CA**. Located at the western border of the city, adjacent to Thousand Oaks, this property benefits from its proximity to the “Technology Corridor” along US Highway 101 in the Conejo Valley. 128 Auburn Court offers a serene setting with scenic hill views, blending the tranquility of suburban life with access to key business and lifestyle amenities.

Accessibility is a major advantage of this location. US Highway 101 (Ventura Freeway) is just 0.60 miles south of the property, providing seamless connections to Los Angeles and the Central Coast, while State Route 23 (Thousand Oaks Freeway) lies 1.75 miles west. The surrounding area features a mix of upscale residential neighborhoods, corporate campuses, and retail and dining destinations, making it ideal for businesses seeking a prestigious address in a vibrant community.

Westlake Village is particularly known for its high quality of life, highlighted by landmarks such as Westlake Lake, a 125-acre man-made lake offering a scenic retreat for residents and visitors. The city consistently receives praise for its excellent schools, abundant recreational opportunities, and family-friendly atmosphere, solidifying its status as one of the most desirable locations in the Conejo Valley.



WESTLAKE VILLAGE
KNOWN FOR THE ICONIC WESTLAKE
LAKE, A 125-ACRE MAN MADE LAKE.



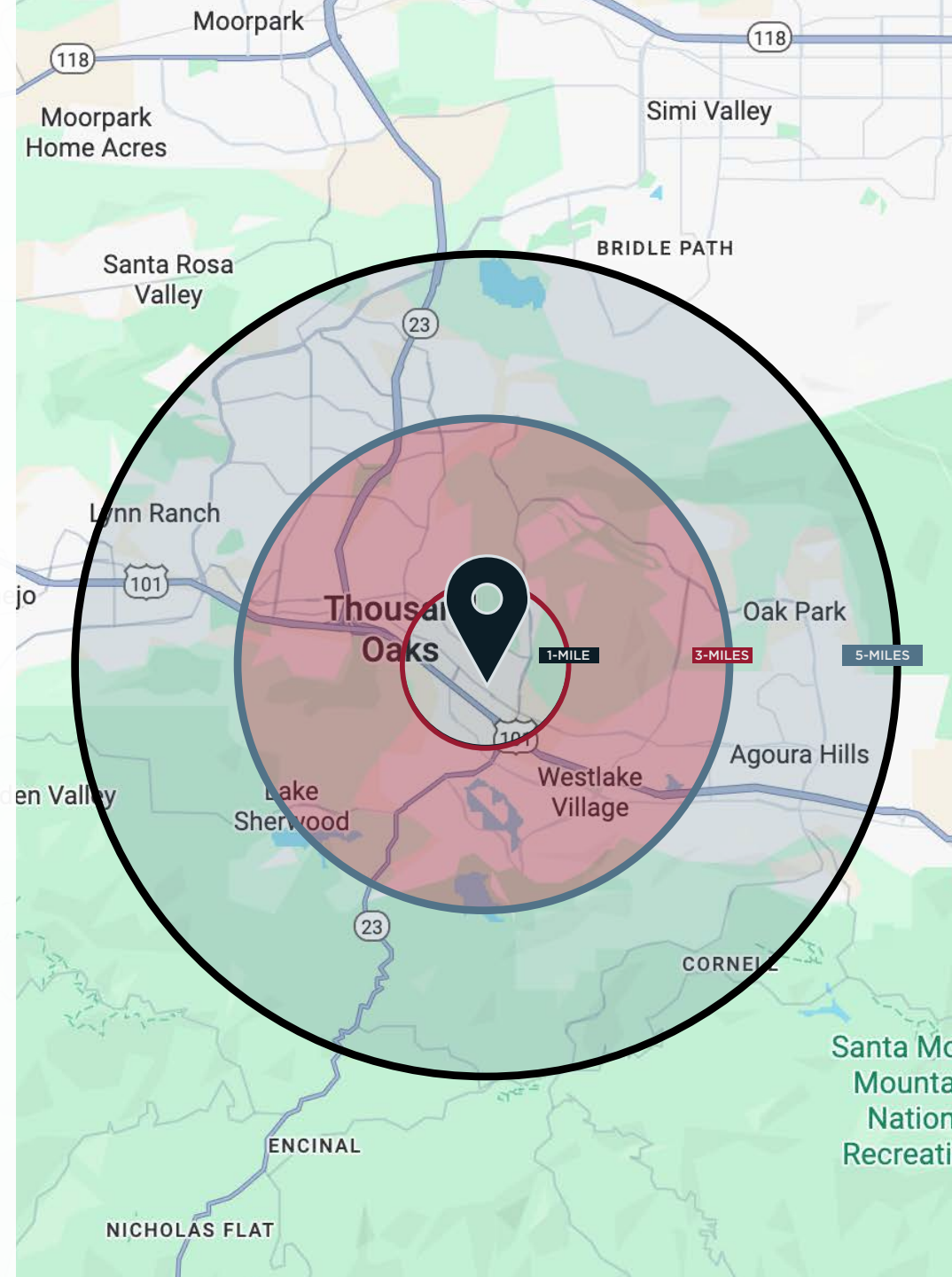
DEMOGRAPHICS

128 AUBURN CT | WESTLAKE VILLAGE, CA

POPULATION	1-MILE	3-MILES	5-MILES
2024 Population	6,617	55,015	132,616
% Female	49.5%	48.9%	49.0%
% Male	50.5%	51.1%	51.0%
2029 Population	6,636	55,414	133,339

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2024 Total Households	2,510	22,276	50,392
2025 Median Housing Value	\$1.1 M	\$1.15 M	\$1.08 M
2029 Total Households	2,528	22,480	50,768

HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2024 Average HH Income	\$149,312	\$167,308	\$169,798
2024 Per Capita Income	\$57,659	\$66,664	\$64,288
2029 Average HH Income	\$168,068	\$186,429	\$188,708



AMENITIES MAP



REGIONAL MAP



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No warranty of representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.