

EXTENSIVELY RENOVATED INDUSTRIAL BUILDING FOR SALE OR LEASE ± 57,916 SF

375 CONEJO RIDGE AVE. | WESTLAKE VILLAGE | CA

375



BRAM WHITE | SIOR
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FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

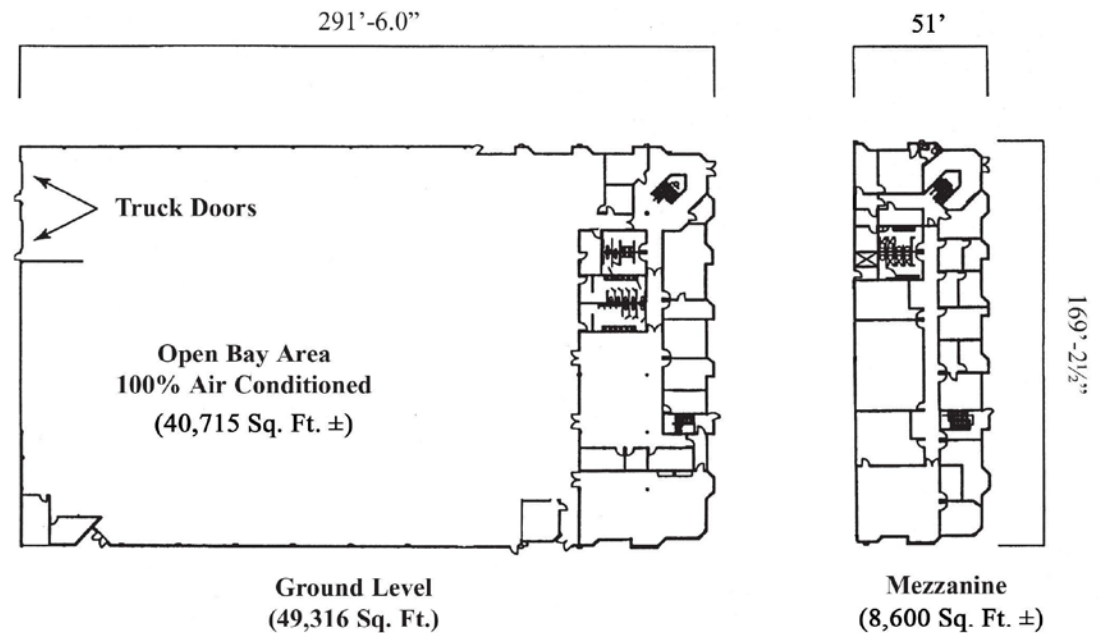
- Low NNN's based on low property taxes of only \$0.095/SF
- EXTENSIVE RENOVATION UNDERWAY:
- The building will have a new roof with a 10-year warranty
- New windows
- Newly Painted Inside and Out
- New Landscaping
- Parking surfaces to get pavement overlay and new striping
- Generous Parking: 185 Spaces (3.19/1,000 SF)
- Located in desirable Westlake Village, CA (Ventura County)

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FLOOR PLAN



NOT TO SCALE

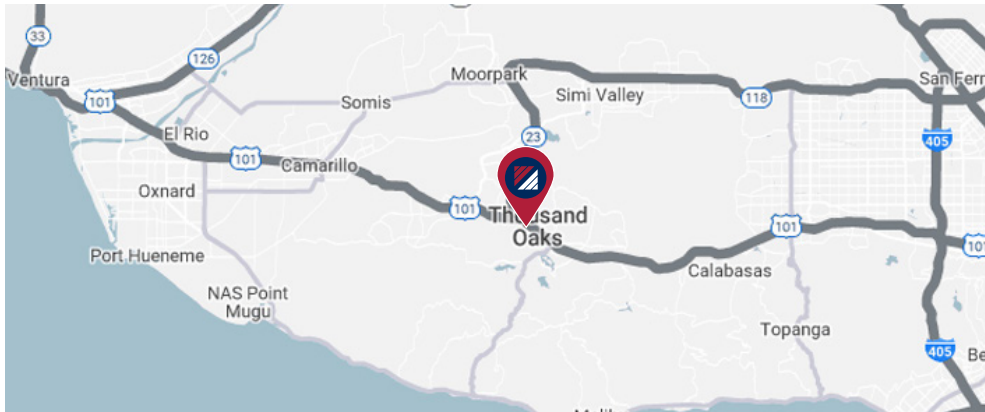
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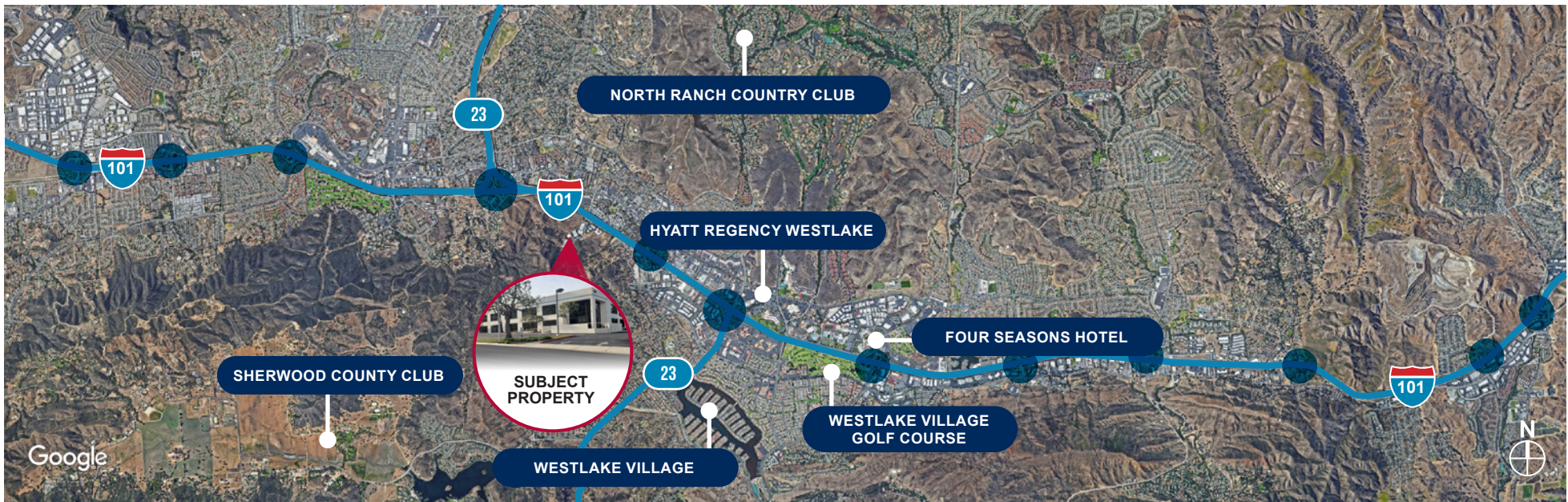


DEMOGRAPHICS + LOCATION MAPS

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Radius	3 Miles	5 Miles	10 Miles
Population:			
2010 Population	57,162	138,761	330,956
2022 Population	56,474	138,335	330,509
2027 Population Projection	55,688	136,635	326,546
Avg Household Income			
Median Household Income	\$139,276	\$150,435	\$146,013
Employment:			
Total Specified Consumer Spending (\$)	\$108,328	\$120,220	\$117,263
Total Businesses	\$956.9M	\$2.4B	\$5.4B
Employees	6,903	10,398	19,731
	51,924	89,001	165,809



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AMENITIES MAP

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