

for sublease: 2805 agoura road westlake village, ca 91361



method  
COMMERCIAL

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## PROPERTY DESCRIPTION

Opportunity for immediate occupancy for food uses, this space presents high-quality new construction front and back of the house improvements. A full list of FF&E is available upon request. The unit provides interior and exterior dining space, a complete kitchen and abundant parking.

## PROPERTY HIGHLIGHTS

- Turn-key space dramatically reduces costs and time to open
- Key money includes: below-market rental rate, over \$400,000 in improvements and \$100,000 in FF&E
- Initial term through 2/28/2027

## OFFERING SUMMARY

Lease Rate:	Key Money includes below market sublease rental rate
Available SF:	1,247 SF
Availability:	Now

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,900	15,464	40,251
Total Population	6,827	38,665	107,924
Average HH Income	\$136,697	\$137,216	\$136,532

## interior photos

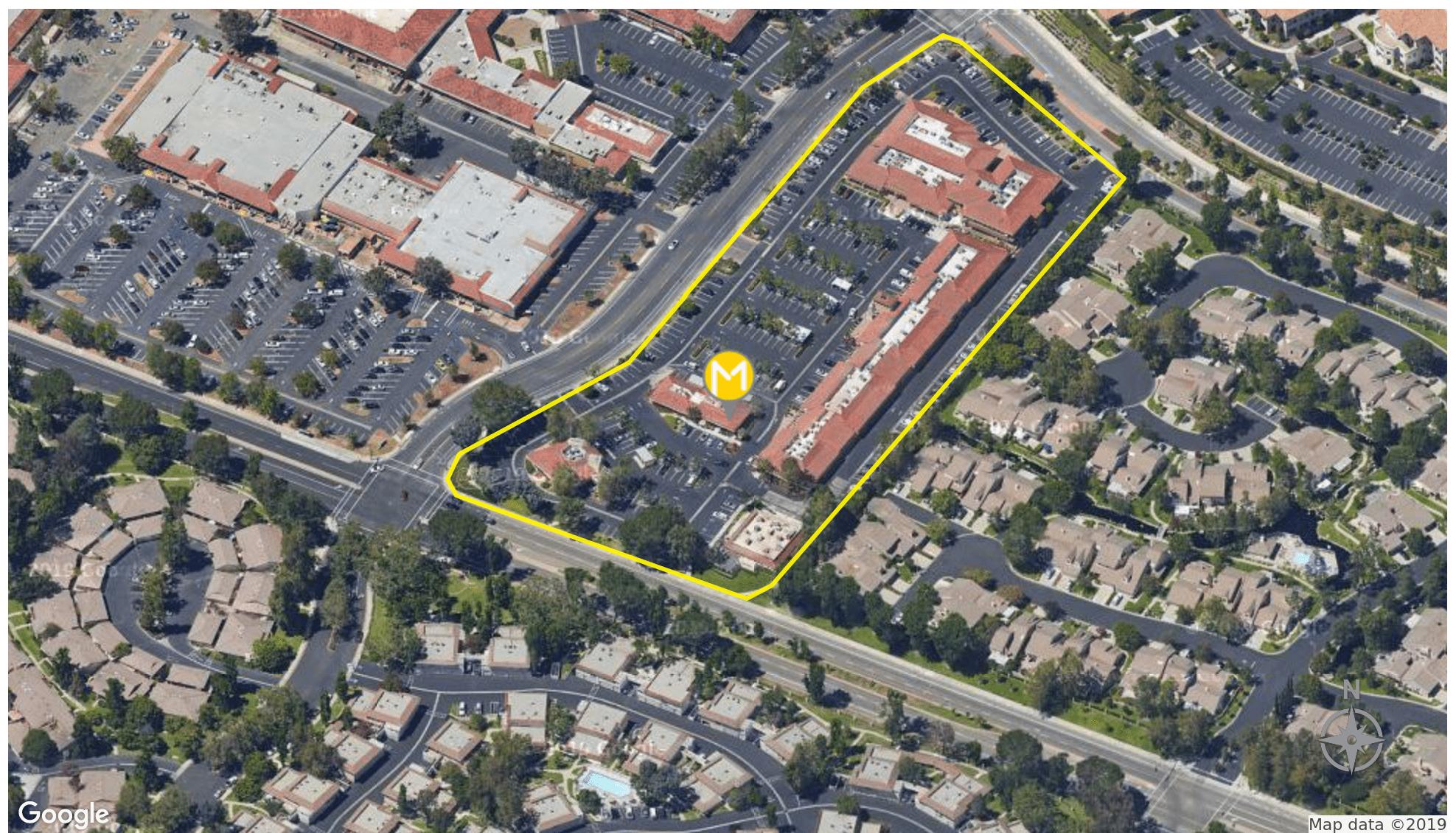




*Westlake*  
**COMMONS**  
**SITE PLAN**

← North





## location map



### LOCATION OVERVIEW

Located in the premier neighborhood center, Westlake Commons, this 80,000sf retail hub is best located to serve the strong demographic community of Westlake. The center is on the main corridor, Agoura Road, and the 101 exit. The location is also ideal for pulling in customers throughout the Conejo Valley. This center hosts a popular farmer's market on Sundays which brings great visibility to the unit.

For more  
information or to  
schedule a tour...

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Thank  
You

