



30770 Russell Ranch Rd,
WESTLAKE VILLAGE, CA 91362

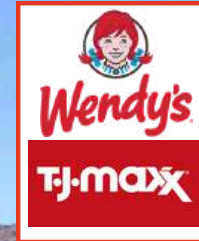


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RISE
REAL ESTATE

PROPERTY AERIAL MAP



PROPERTY OVERVIEW

**TYPE**

Retail

**SIZE**

6,800 SF

**RATE**

\$4.50/SF + NNN

**YEAR BUILT**

2014

**TERM**

Negotiable

**ZONING**

LCA21





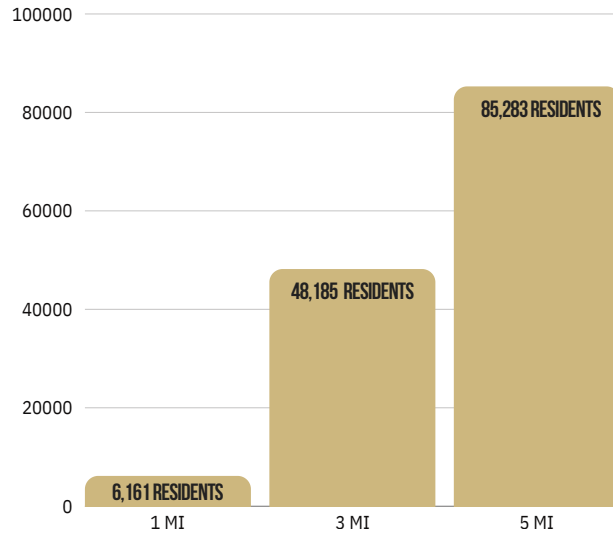
- **Key Money:** \$250,000 – \$300,000
- **Lease Rate** - Approx. \$4.50/SF + NNN
- **Size** - Approx. 6,800 SF + 2,200 SF Patio
- **Prime Westlake Village Location** – Situated in a high-income, high-traffic trade area with strong daytime population.
- **Turnkey Café & Restaurant Operation** – Fully built-out kitchen, café service line, dining area, and patio seating.
- **High-Quality Buildout** – Beautiful interior with premium finishes, modern equipment, and well-maintained infrastructure.
- **Outdoor Patio Seating** – Additional revenue potential from expanded seating capacity and events.
- **Flexible Layout** – Ideal for café, bakery, coffee shop, brunch concept, or fast-casual restaurant.
- **Move-In Ready** – Begin operations immediately upon assignment and transfer.
- **Large Fully Equipped** ready to go Kitchen

PROPERTY PHOTOS

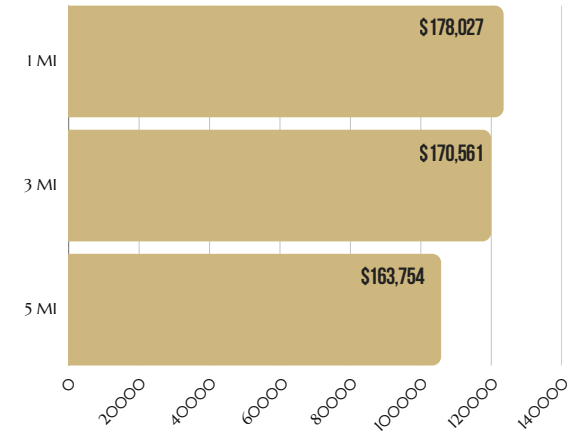


COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
101		164,378 vehicles/day	.18 miles
Agoura Rd	Oak Crest Dr	9,370 vehicles/day	.21 miles
Agoura Rd	Oak Crest Dr	9,329 vehicles/day	.21 miles
Agoura Rd	Flintlock Ln	9,748 vehicles/day	.31 miles
Agoura Rd	Flintlock Ln	9,756 vehicles/day	.31 miles
Russell Ranch Rd	Renaissance Pl	5,584 vehicles/day	.32 miles
Russell Ranch Rd	Renaissance Pl	5,840 vehicles/day	.32 miles
Ventura Fwy	Reyes Adobe Rd	175,371 vehicles/day	.35 miles
Ventura Fwy	Reyes Adobe Rd	176,874 vehicles/day	.35 miles
Russell Ranch Rd	Lindero Canyon Rd	5,075 vehicles/day	.43 miles



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