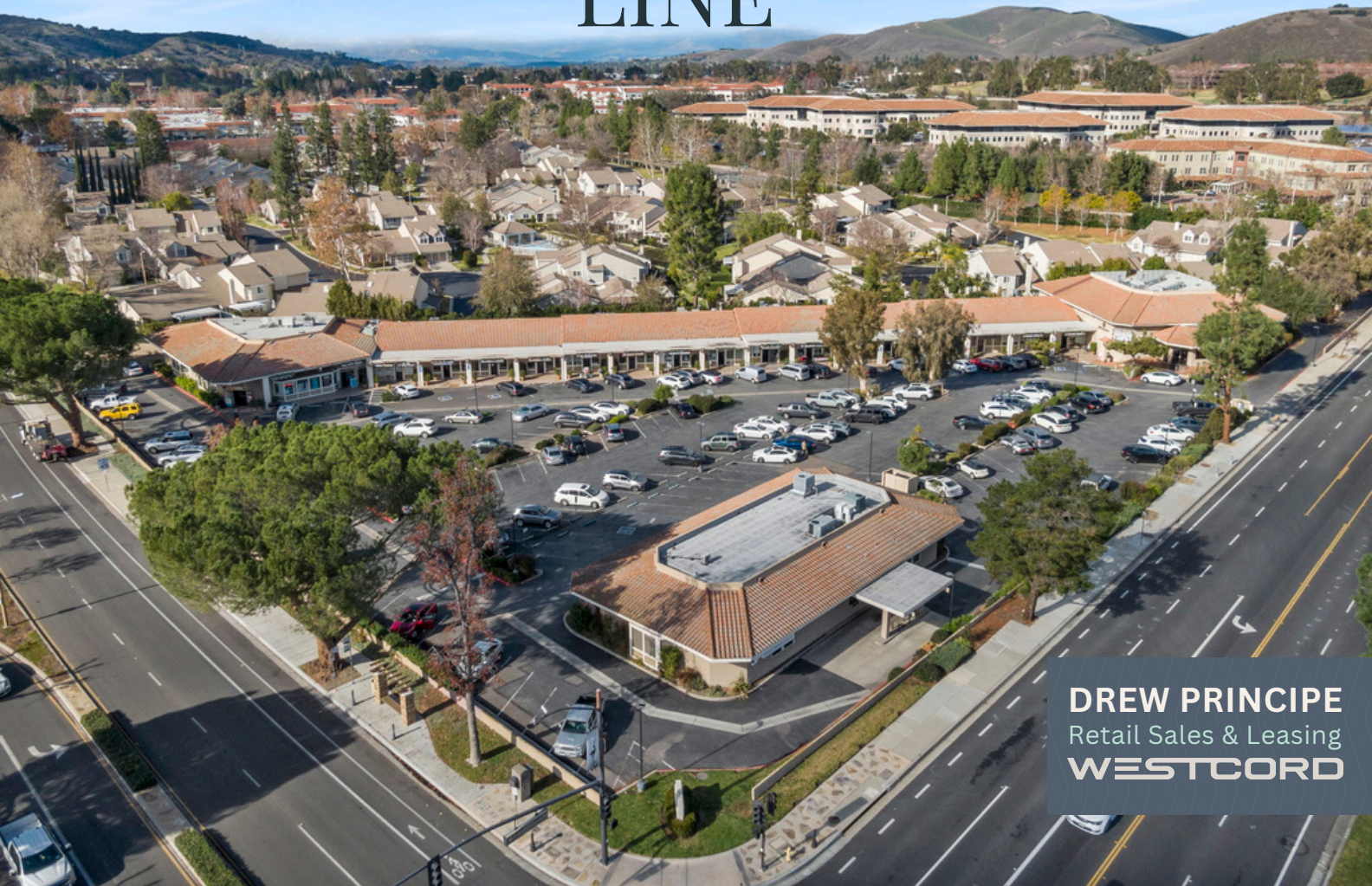


# COUNTY 4601 LAKEVIEW CANYON RD LINE



**DREW PRINCIPLE**  
Retail Sales & Leasing  
**WESTCORD**

# WESTLAKE VILLAGE RETAIL



**DIRECTLY ACROSS**

**FROM** **THE STONEHAUS**  
SEE & TASTE | DISCOVER

**ADJACENT TO**



**WESTLAKE GOLF COURSE**

**RARE OPPORTUNITY IN  
AFFLUENT SUBMARKET**

## BUILDING INFO

- + High profile neighborhood center consisting of approx. 31,565 SF retail
- + Comprised of dynamic tenant mix (French Florist, UPS, Pacific Western Bank, Village Spirits Shoppe, and more)
- + Excellent exposure with easy access to 101-Freeway
- + Shopping center also includes Salon Westlake, Lozano's Diamonds, California Closets, Fur Ever Pet Grooming, and more
- + 196 surface parking spaces (6.21/1000)

## SITE

1 County Line Shopping Center

## HOSPITALITY

1 Westlake Village Inn

## FOOD & DRINK

1 The Stonehaus

2 Mediterraneo

3 Bogies Bar

## OTHER

1 Westlake Golf Course

2 Westlake Lake

3 Oaks Christian School



# WESTLAKE VILLAGE



< Proximity to Westlake Golf Course, Stonehaus, and other retail



Approximately 7,500 residents within a 1 mile radius



~40,000 CPD



**SUNRISE**  
SENIOR LIVING



**STONEHAUS**

Lakeview Canyon Rd

Agoura Rd

# COUNTY

4601 LAKEVIEW CANYON RD

# LINE

## Suite 4661

💰 \$3.00 NNN    ↗ 1,000 RSF

**Term**  
Negotiable

**Available**  
Immediately

**Use**  
Retail /  
Restaurant

**Parking**  
6/1000 SF

### Notes:

Comes Furnished With Kitchen  
Equipment (Hood, Walk-In, Etc.)

Rear Loading Access

Excellent Exposure

Quick Service Restaurant  
Opportunity or General Retail



# COUNTY LINE

4601 LAKEVIEW CANYON RD

## Suite 4619

💰 \$3.00 NNN    ↗ 1,000 RSF

**Term**  
Negotiable      **Available**  
March 2023

**Use**  
Retail            **Parking**  
6/1000 SF

### Notes:

Formerly Sound Environments Inc.  
Recently Remodeled Space with  
New Flooring & Paint  
Rear Loading Access  
Excellent Exposure  
Restroom





# Westlake Village

106,257  
Population



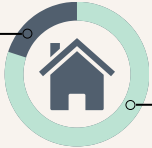
45.2  
Median Age

Female

Male



20%  
Rent



80%  
Own

69%

Completed Bachelors Degree

97% Employed

93% White Collar Workers

**\$1.84 B**

Yearly Total Spending  
in Westlake

**\$158,465**

Average Household  
Income

**\$873,953**

Median Home  
Value





**DREW PRINCE**

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**WESTCORD**



**COUNTY**  
4801 LAKEVIEW CANYON RD  
**LINE**