

950 Hampshire Road

WESTLAKE VILLAGE, CALIFORNIA 91361 · VENTURA COUNTY

FOR SALE OR LEASE



ASKING PRICE

\$7,150,000

BUILDING SIZE

±15,529 SF

USES PERMITTED

Retail, Office,
Medical

INVESTMENT TYPE

Owner-User /
Investment

Property Overview

950 HAMPSHIRE RD
WESTLAKE VILLAGE, CA 91361

BUILDING SIZE

±15,529 SF

Rentable Building Area

LAND AREA

1.94 Acres

±84,506 SF

AVAILABLE SF

±9,362 RSF

STORIES

1 Story

PARKING

±75 Spaces

4.82 / 1,000 SF

ZONING

C3

ASKING PRICE

\$7,150,000



ABOUT THE PROPERTY

950 Hampshire Road offers a rare opportunity to own a multi-tenant office building in a central Westlake Village location. Flexible zoning permits multiple uses including office, medical, and retail — providing exceptional versatility for owner-users and investors alike. Qualified tenants may alternatively lease up to ±9,362 RSF of immediately available space. For those seeking ownership, the property allows immediate occupancy of ±9,362 RSF upon close of escrow, with the ability to expand into the full ±15,529 SF building in the near term as existing short-term and month-to-month leases roll.

Suite Summary

SUITE	OCCUPANCY	RSF	CONTIGUOUS RSF	LEASE EXP.
100	Available	±7,156 RSF	±7,744 RSF	Vacant
101	Available	±2,206 RSF	—	Vacant
102	Occupied	±588 RSF	±7,744 RSF	MTM
103	Occupied	±4,546 RSF	—	10/31/2026
104	Occupied	±1,033 RSF	—	3/31/2028
5 Suites		±15,529 RSF	—	2 Avail • 3 Occ

Property Highlights

Available SF — Immediate Occupancy

±9,362 RSF (60% of the building) is immediately available for owner-user occupancy. Existing MTM leases can be terminated to accommodate up to the full ±15,529 SF, or any portion thereof, as needed.

SBA 504 Financing Eligible

By occupying 51% or more of the building, an owner-user may qualify for SBA 504 financing — as little as 10% down, a 25-year amortization, and a below-market fixed rate on the CDC portion. At \$7,150,000, that equates to approximately \$715,000 down to own a ±15,529 SF building.

Signature Interior Courtyard Building

A landscaped open-air courtyard creates an architectural identity that is unmatched in the local submarket.

Irreplaceable Westlake Village Location

Positioned at the gateway to the US-101 corridor with immediate access to premier retail, dining, and professional services.

Flexible Zoning

C3 zoning accommodates a wide range of uses including professional office, medical/dental, and retail — offering maximum flexibility for owner-users and investors alike.

Significant Land Position

1.94 acres at a low 0.18 FAR provides long-term repositioning and redevelopment potential in a supply-constrained infill market.

AVAILABLE SUITE

As-Built Floor Plan

950 Hampshire Rd | Suites 100, 101, & 102



SUITE LEGEND

Color Key

■ Suite 100 — Available

±7,156 RSF

■ Suite 101 — Available

±2,206 RSF

■ Suite 102 — Occupied

±588 RSF • MTM

LEASING OPPORTUNITY

Suites 100 / 101 / 102

±9,950 RSF • ±64% of Building

LEASE RATE

Inquire for Details

LEASE TERM

Negotiable

AVAILABILITY

Immediate

EXPANSION

Up to ±15,529 SF available via
termination of existing MTM leases

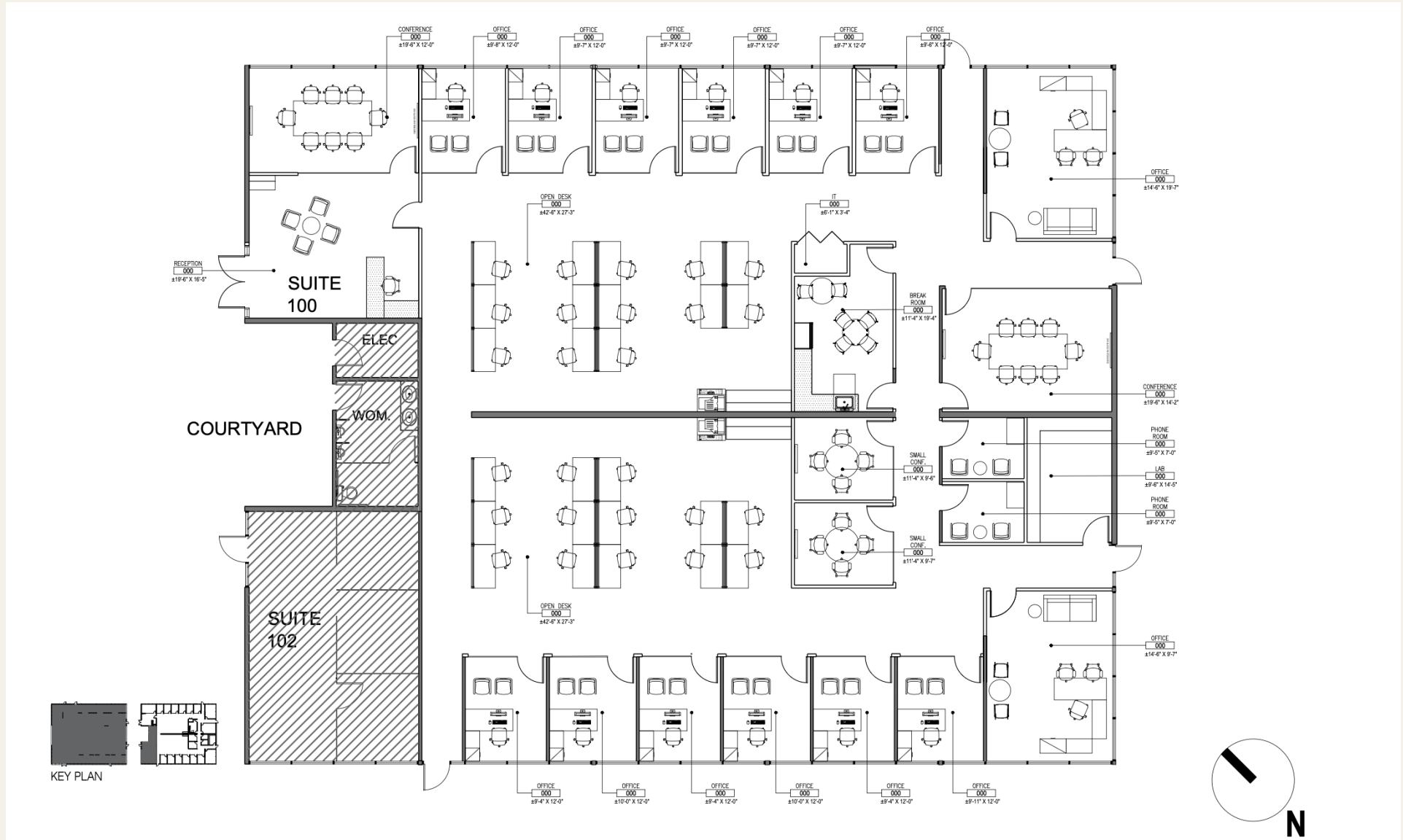
PERMITTED USES

- Professional Office
- Medical / Dental Office
- Retail / Showroom

Office Spec / Hypothetical Plan

±7,156 RSF

ILLUSTRATIVE ONLY — NOT A CONSTRUCTION DOCUMENT



14

PRIVATE
OFFICES

±30

OPEN
WORKSTATIONS

2

CONFERENCE
ROOMS

2

SMALL
CONFERENCE

2

PHONE
ROOMS

1

BREAK
ROOM

1

RECEPTION
LOBBY

1

LAB

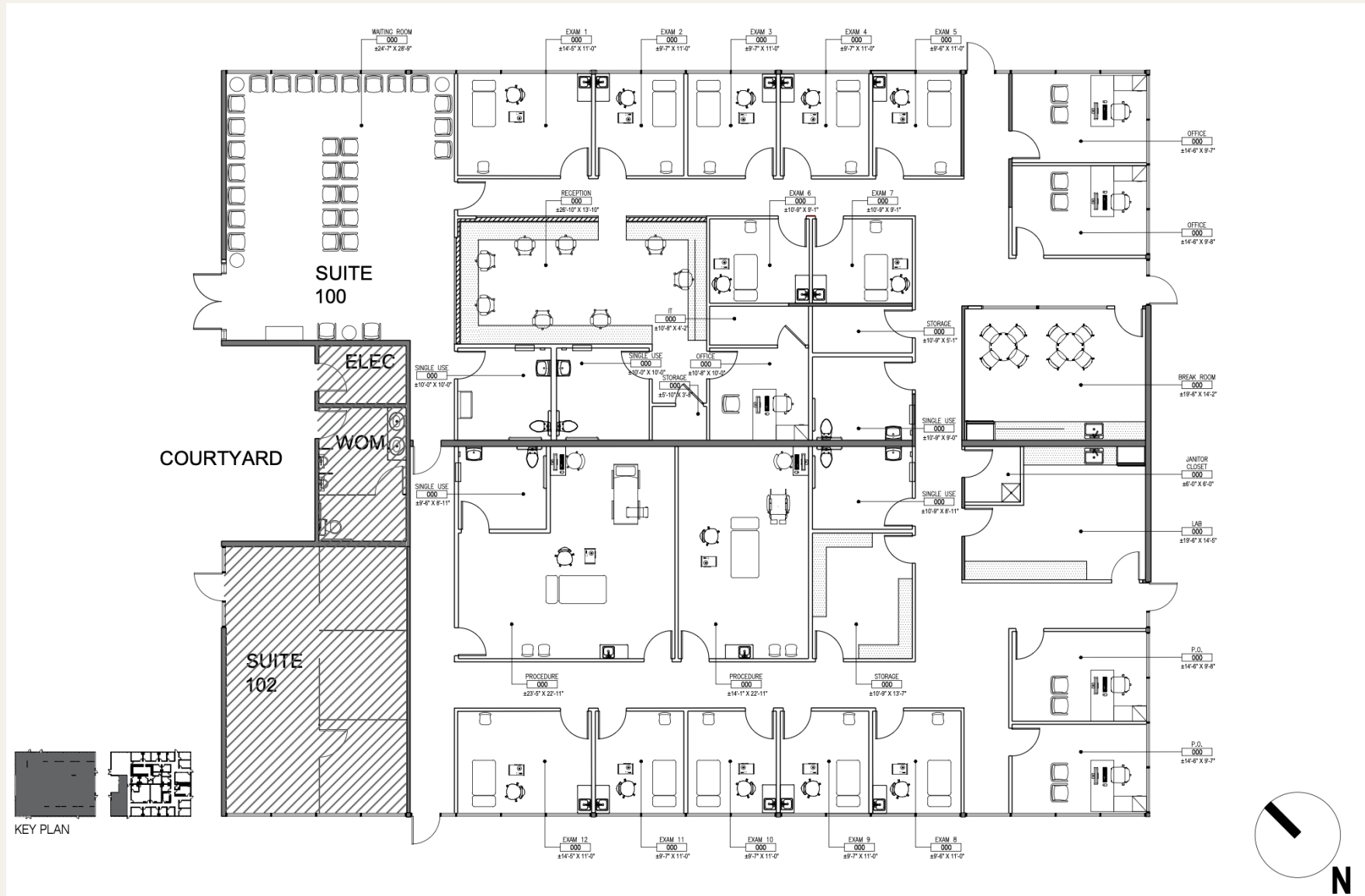
1

IT
ROOM

Medical Spec / Hypothetical Plan

±7,156 RSF

ILLUSTRATIVE ONLY — NOT A CONSTRUCTION DOCUMENT



12
EXAM
ROOMS

2
PROCEDURE
ROOMS

5
SINGLE-USE
ROOMS

5
PRIVATE
OFFICES

1
WAITING
ROOM

1
RECEPTION
& BUSINESS

1
LAB

1
BREAK
ROOM

3
STORAGE
ROOMS



LOCATION

Westlake Village, CA

SUBMARKET

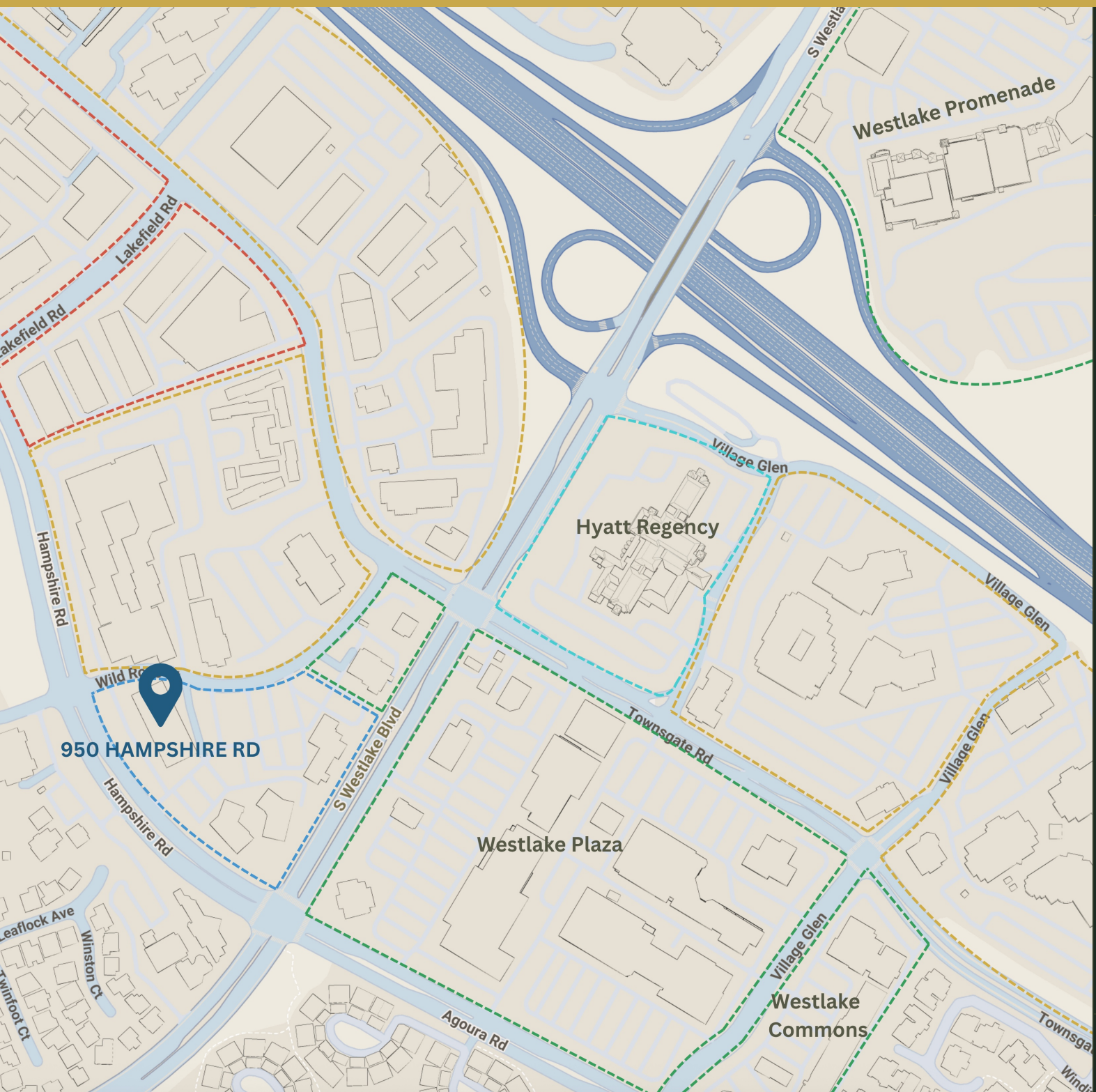
Thousand Oaks / SE
County

FREEWAY

US-101 Corridor

TRAFFIC (HAMPSHIRE RD)

39,578 VPD



ZONING OVERVIEW

Westlake Village, California

950 Hampshire Rd · 91361
Ventura County

SUBJECT PROPERTY

950 Hampshire Road
Zoning: C3

ZONING KEY

- Mixed Zone (Office / Retail / Medical)
- Office Zone
- Retail Zone
- Industrial Zone
- Hospitality Zone

NEARBY

Lake Sherwood	5m (2.5 mi)
North Ranch	8m (3.8 mi)
Hidden Valley	10m (5.2 mi)
Westlake Lake	5m (1.8 mi)
Westlake High School	3m (1.1 mi)
Oaks Christian	5m (2.2 mi)
Agoura Hills	10m (4.8 mi)
Malibu	25m (18.5 mi)
Calabasas	12m (7.4 mi)

Zoning boundaries are approximate. Map for illustrative purposes only.

Renovation Vision



PROPOSED MAIN ENTRANCE

950 HAMPSHIRE ROAD - WESTLAKE VILLAGE, CA



PROPOSED EXTERIOR - SIDE VIEW

Conceptual AI Rend



PROPOSED INTERIOR COURTYARD

Conceptual

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VENTURA COUNTY

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