

# SHOPPES WESTLAKE VILLAGE



**JAY LUCHS**

**GAVIN KETCHUM**

Executive Vice Chairman

Director

310-407-6585

310-407-6593

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

CA RE Lic. #01260345

CA RE Lic. #01929170

**JAYLUCHS.COM**

**NEWMARK**  
PACIFIC

# SHOPPES

WESTLAKE VILLAGE

The Shoppes at Westlake Village is a premier shopping destination in the heart of Westlake Village, anchored by a ±240,000-square-foot Target and complemented by over ±100,000 square feet of upscale retail and dining options. Ideally situated on Russell Ranch Road, the center offers exceptional visibility and accessibility from the 101 Freeway, which sees an impressive daily traffic count of approximately 171,000 vehicles. Positioned near one of Los Angeles County's busiest Costcos and the prestigious Four Seasons Hotel Westlake Village, this vibrant hub is a top choice for shopping, dining, and leisure.



**JAY LUCHS**

**GAVIN KETCHUM**

Executive Vice Chairman

Director

310-407-6585

310-407-6593

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

CA RE Lic. #01260345

CA RE Lic. #01929170

**JAYLUCHS.COM**

**NEWMARK**  
PACIFIC



# TENANTS



**TARGET**  
\*SHADOWED

 **CELÉ**  
STUDIO | WELLNESS | SPA

*los Agaves*   
restaurant

 *Board & Brew*

 **HIBYE COFFEE**  
COFFEE THAT GETS YOU.™

 **TIFA**  
CHOCOLATE & GELATO

 **IN-N-OUT**  
BURGER

 **Guitar Center**

 **Q**  
SUSHI  
KIEU HOANG

PRINCE STREET  
**PIZZA**  
NOW OPEN!

 **crumbl**  
cookies

 **FIGUEROA**  
MOUNTAIN  
CENTRAL BREW CO. COAST, CA

 **ORANGETWIST**  
Your Treatment Shop

 **Lighthouse**  
TAILORED SUITES

## COMING SOON

 **OSTERIA LA BUCA**  
est. 2005  


 **Toastique**  
GOURMET TOAST  
JUICE & COFFEE

**JAY LUCHS**  
**GAVIN KETCHUM**

Executive Vice Chairman  
Director

310-407-6585  
310-407-6593

jay.luchs@nmrk.com  
gavin.ketchum@nmrk.com

CA RE Lic. #01260345  
CA RE Lic. #01929170

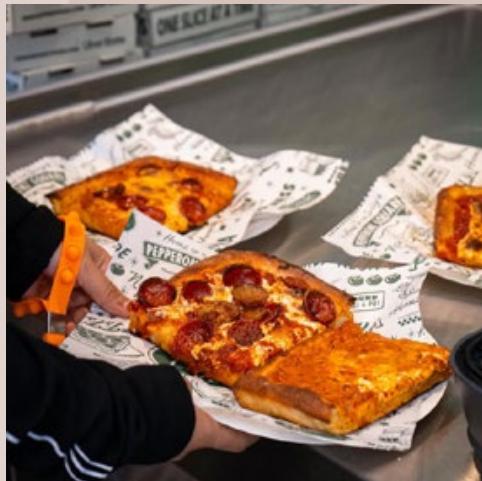
**JAYLUCHS.COM**  
**NEWMARK**  
PACIFIC

# PRINCE STREET PIZZA

## NOW OPEN!

Prince Street Pizza is a renowned pizzeria located in the heart of New York City, celebrated for its iconic Sicilian-style, thick-crust pizzas. Established in Nolita, Manhattan, the eatery has

gained a loyal following for its signature spicy pepperoni "SoHo Square" slice, known for its crispy-yet-chewy crust and robust, zesty tomato sauce topped with curled, cup-like pepperoni slices. The pizzeria is popular with both locals and visitors, often drawing crowds for its late-night slices and authentic New York atmosphere. Praised for using high-quality ingredients and staying true to traditional pizza-making techniques, Prince Street Pizza is considered a must-visit destination for pizza enthusiasts seeking a classic NYC experience. Prince Street Pizza expanded its footprint by opening a new location in Westlake Village, bringing its famous slices and signature flavors to a broader audience on the West Coast.



**JAY LUCHS**

**GAVIN KETCHUM**

Executive Vice Chairman

Director

310-407-6585

310-407-6593

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

CA RE Lic. #01260345

CA RE Lic. #01929170

**JAYLUCHS.COM**

**NEWMARK**  
PACIFIC



## ADDRESS

30768 Russell Ranch Road,  
Building G, Suite B  
Westlake Village, CA 91362

## USE

Retail | Service

## SIZE

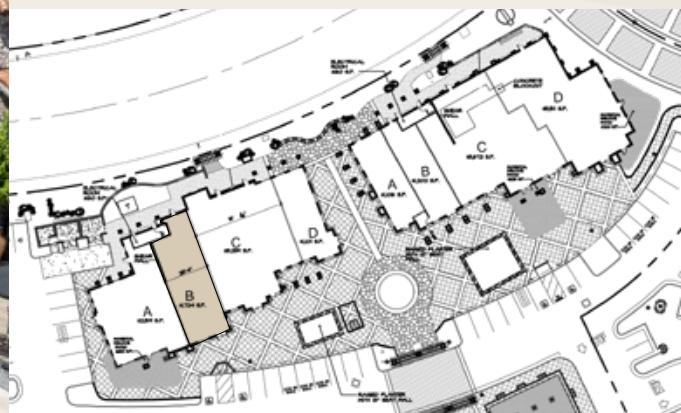
±1,724 SF

## RENT

Available upon Request

## FORMER TENANT

Amazing Lash



**JAY LUCHS**

**GAVIN KETCHUM**

Executive Vice Chairman

Director

310-407-6585

310-407-6593

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

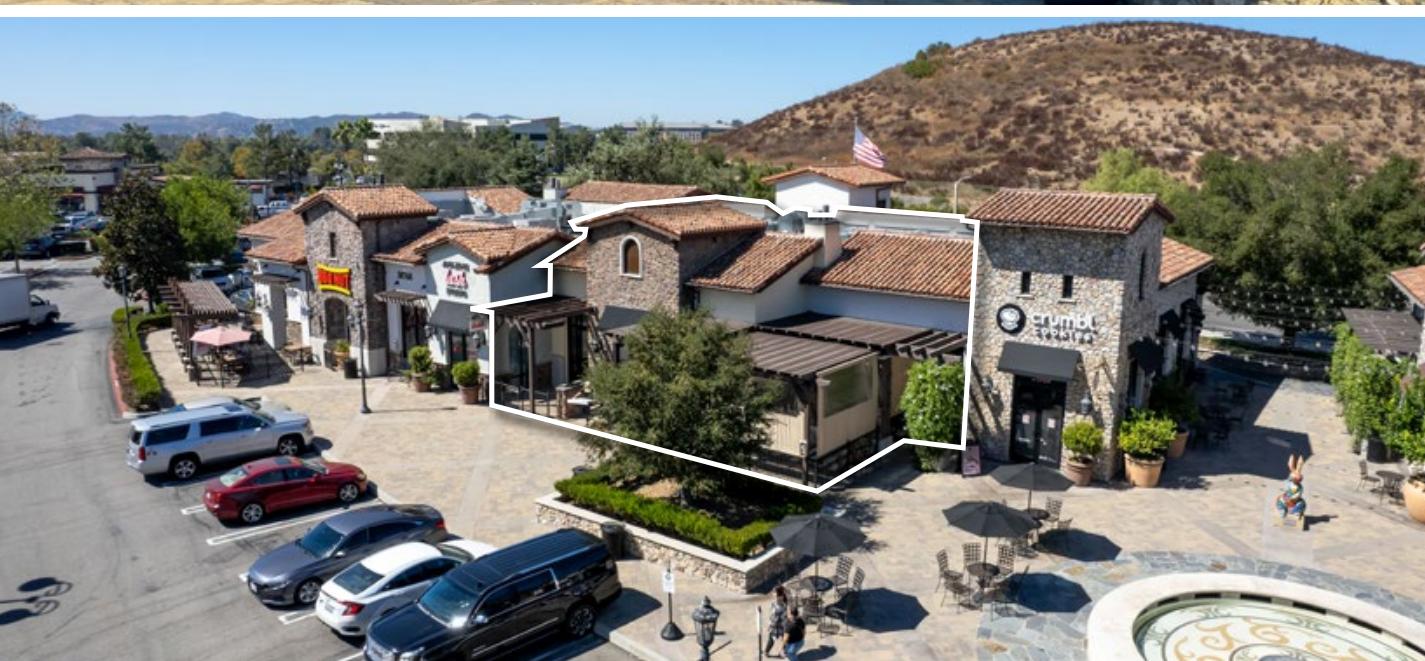
CA RE Lic. #01260345

CA RE Lic. #01929170

**JAYLUCHS.COM**

**NEWMARK**

PACIFIC



## ADDRESS

30768 Russell Ranch Road,  
Building G, Suite C  
Westlake Village, CA 91362

## USE

2nd Generation Restaurant/  
Retail Space

## SIZE

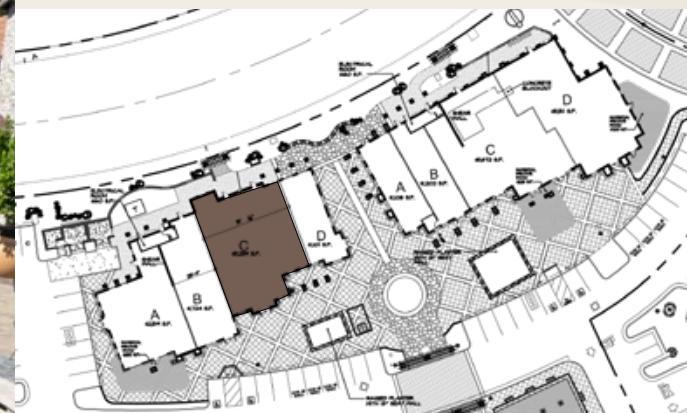
±2,900 - ±3,259 SF plus Patio

## RENT

Available upon Request

## FORMER TENANT

Modern Kitchen/Gallery



**JAY LUCHS**

**GAVIN KETCHUM**

Executive Vice Chairman

Director

310-407-6585

310-407-6593

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

CA RE Lic. #01260345

CA RE Lic. #01929170

**JAYLUCHS.COM**

**NEWMARK**

PACIFIC



## ADDRESS

30760 Russell Ranch Road  
Building F, Suite C  
Westlake Village, CA 91362

## USE

2nd Generation Restaurant/  
Retail Space

## SIZE

±3,672 SF plus Patio

## RENT

Available upon Request

## FORMER TENANT

Bamboo Room



**JAY LUCHS**

**GAVIN KETCHUM**

Executive Vice Chairman

Director

310-407-6585

310-407-6593

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

CA RE Lic. #01260345

CA RE Lic. #01929170

**JAYLUCHS.COM**

**NEWMARK**  
PACIFIC



**\*DO NOT DISTURB OCCUPANT**



## ADDRESS

30750 Russell Ranch Road  
Building C, Suite D  
Westlake Village, CA 91362

## USE

## 2nd Generation Salon Space

## SIZE

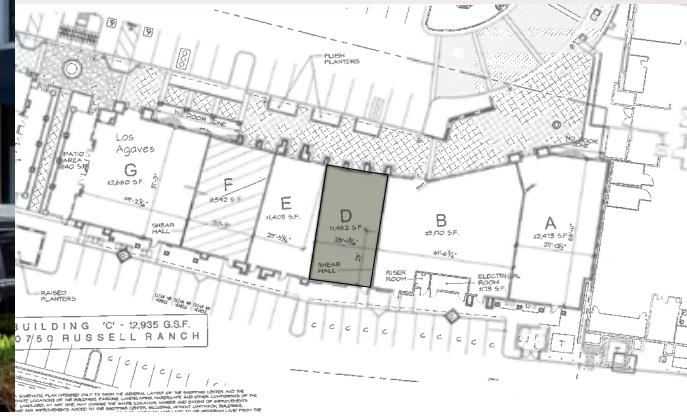
±1,462 SF

## RENT

Available upon Request

## FORMER TENANT

## The Cove at Lighthouse



JAY LUCHS

## GAVIN KETCHUM

## Executive Vice Chairman

## Director

310-407-6585

310-407-6593

jay.luchs@nmrk.com

gavin.ketchum@nmrk.com

CA RE Lic. #01260345

CA RE Lic. #01929170

JAYLUCHS.COM

**NEWMARK  
PACIFIC**



## ADDRESS

30730 Russell Ranch Road,  
Building B, Suite H  
Westlake Village, CA 91362

## USE

Retail

## SIZE

±9,066 SF

## RENT

Available upon Request

## AVAILABLE

June 1, 2026



\*SHADOWED

**JAY LUCHS**

**GAVIN KETCHUM**

Executive Vice Chairman

Director

310-407-6585

310-407-6593

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

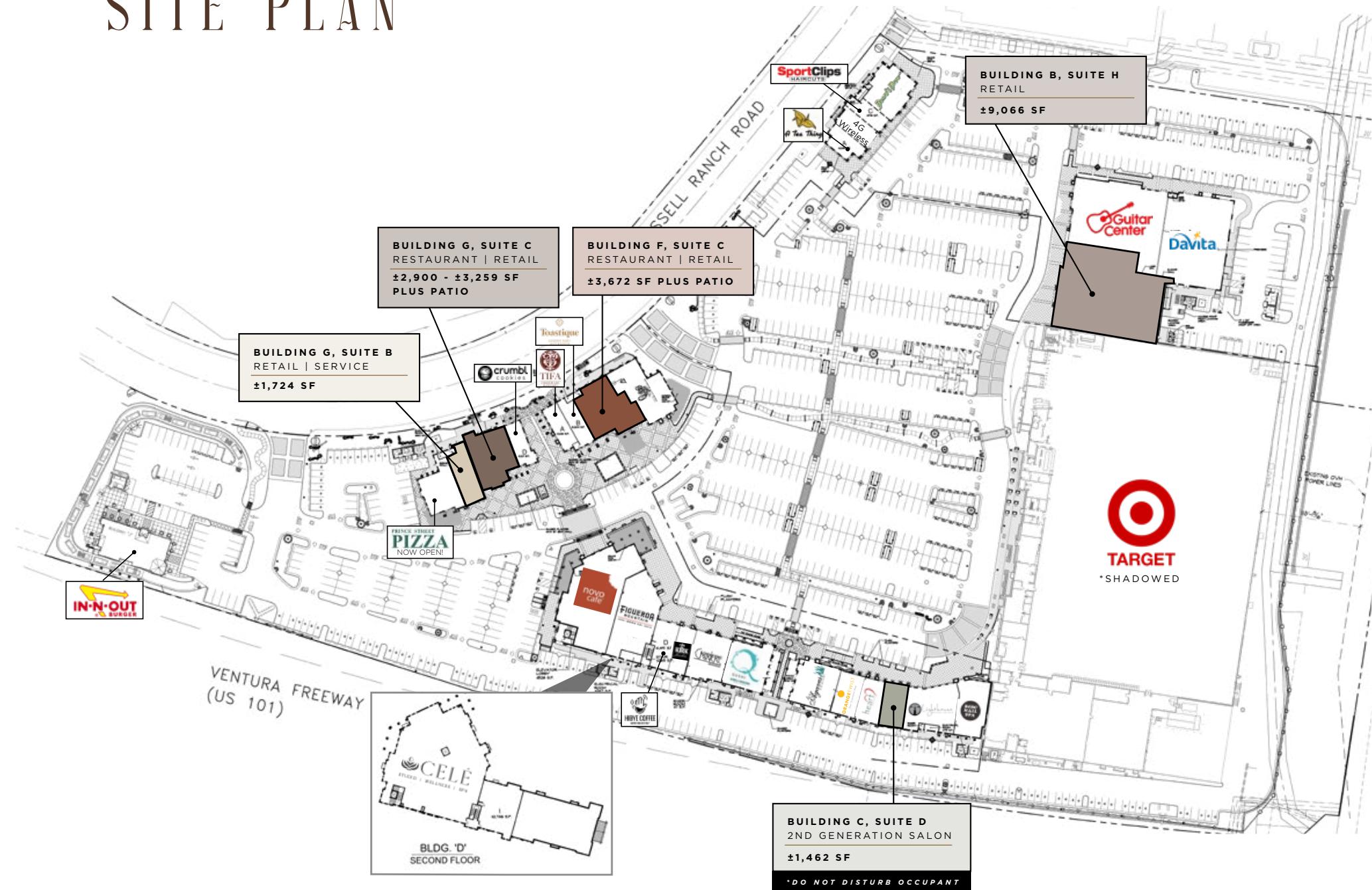
CA RE Lic. #01260345

CA RE Lic. #01929170

**JAYLUCHS.COM**

**NEWMARK**  
PACIFIC

# SITE PLAN



**JAY LUCHS**

**GAVIN KETCHUM**

Executive Vice Chairman

Director

310-407-6585

310-407-6593

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

CA RE Lic. #01260345

CA RE Lic. #01929170

# DEMOCRAPHICS

## TOTAL POPULATION

|        |         |         |
|--------|---------|---------|
| 5,537  | 46,365  | 83,537  |
| 1 MILE | 3 MILES | 5 MILES |

## TOTAL DAYTIME POPULATION

|        |         |         |
|--------|---------|---------|
| 19,832 | 82,877  | 118,972 |
| 1 MILE | 3 MILES | 5 MILES |

## HOUSEHOLDS

|        |         |         |
|--------|---------|---------|
| 2,158  | 18,410  | 32,809  |
| 1 MILE | 3 MILES | 5 MILES |

## AVERAGE HOUSEHOLD INCOME

|           |           |           |
|-----------|-----------|-----------|
| \$227,670 | \$221,682 | \$212,089 |
| 1 MILE    | 3 MILES   | 5 MILES   |

## AVERAGE HOME VALUE

|             |             |             |
|-------------|-------------|-------------|
| \$1,174,323 | \$1,239,887 | \$1,262,393 |
| 1 MILE      | 3 MILES     | 5 MILES     |

## MEDIAN AGE

|        |         |         |
|--------|---------|---------|
| 46.7   | 48.1    | 46.3    |
| 1 MILE | 3 MILES | 5 MILES |

Demographics: Esri 2024  
Visitor Report: Placer.ai 2025

**JAY LUCHS**

Executive Vice Chairman

310-407-6585

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

CA RE Lic. #01260345

**JAYLUCHS.COM**

**GAVIN KETCHUM**

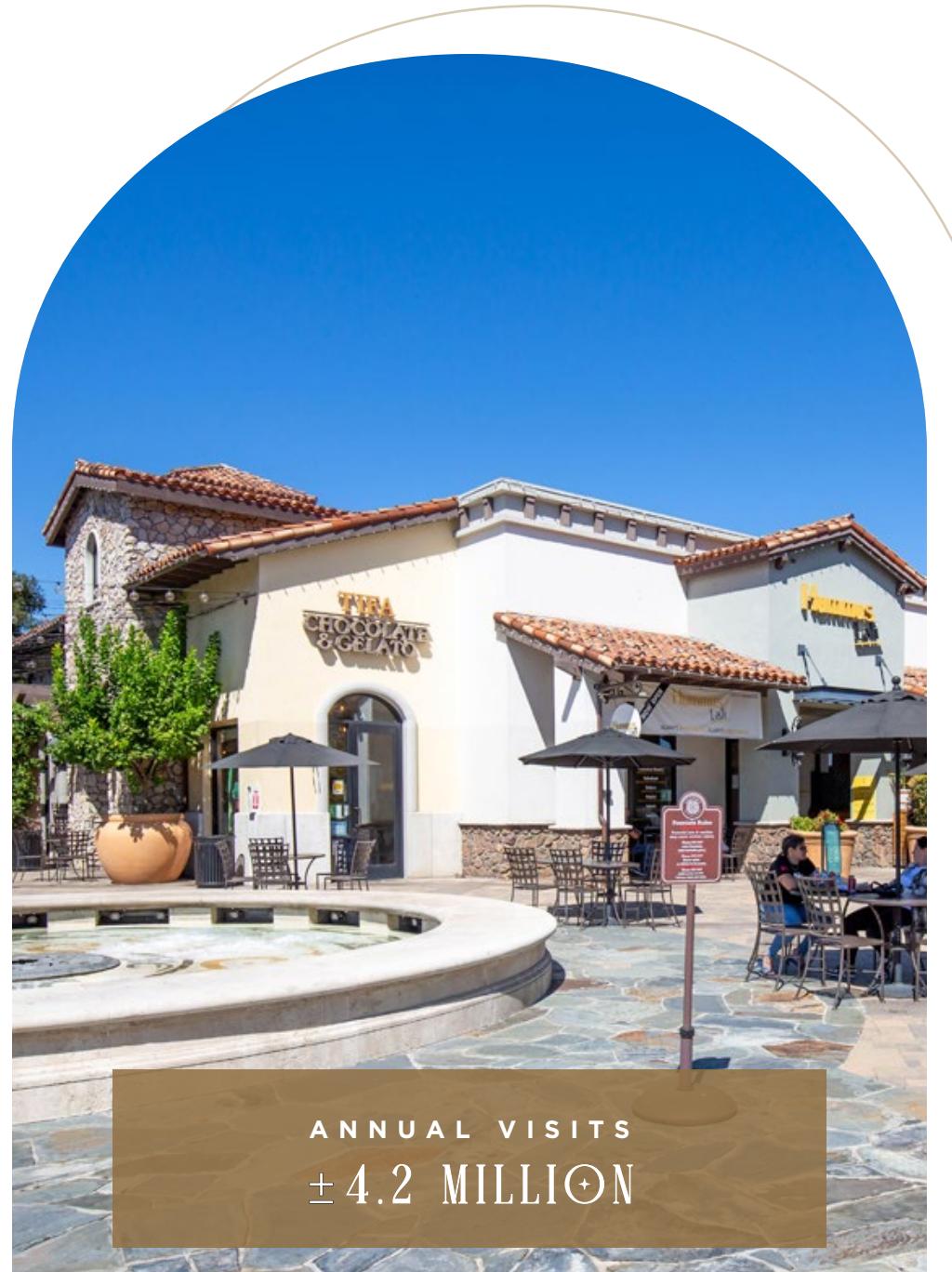
Director

310-407-6593

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

CA RE Lic. #01929170

**NEWMARK**  
PACIFIC



# MAP



Traffic Count: TrafficMetrix, Costar 2025

**JAY LUCHS**

**GAVIN KETCHUM**

Executive Vice Chairman

Director

310-407-6585

310-407-6593

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

CA RE Lic. #01260345

CA RE Lic. #01929170

**JAYLUCHS.COM**

**NEWMARK**  
PACIFIC



# SHOPS

WESTLAKE VILLAGE

Corporate RE Lic. #01796698

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**JAY LUCHS**

Executive Vice Chairman

310-407-6585

[jay.luchs@nmrk.com](mailto:jay.luchs@nmrk.com)

CA RE Lic. #01260345

**GAVIN KETCHUM**

Director

310-407-6593

[gavin.ketchum@nmrk.com](mailto:gavin.ketchum@nmrk.com)

CA RE Lic. #01929170

**JAYLUCHS.COM**  
**NEWMARK**  
PACIFIC