

NORTH RANCH CORPORATE CENTER

FOR LEASE ±1,639 - ±3,028 RSF

4580 E. THOUSAND OAKS BLVD. | WESTLAKE VILLAGE | CALIFORNIA

4580



MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

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CA License: #00773787



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“From negotiating a fair lease agreement, to designing and building a desired workspace, the Scheu Development Company has met and exceeded our expectations. The entire team at SDC has been professional and responsive. As a business owner, I believe that finding a trustworthy landlord is equally important to finding the ideal workspace. Scheu has provided both.”

Roger K. Kemp | President
Roger Kemp & Company, Inc.



±1,639 RSF-±3,028 RSF
AVAILABLE



NEWLY
RENOVATED LOBBY,
RESTROOMS AND SUITE



AMPLE
PARKING



\$2.60/ RSF
PER MONTH (F.S.G.)



ALL STEEL
CONSTRUCTION



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SUITE 185



±1,639
RSF



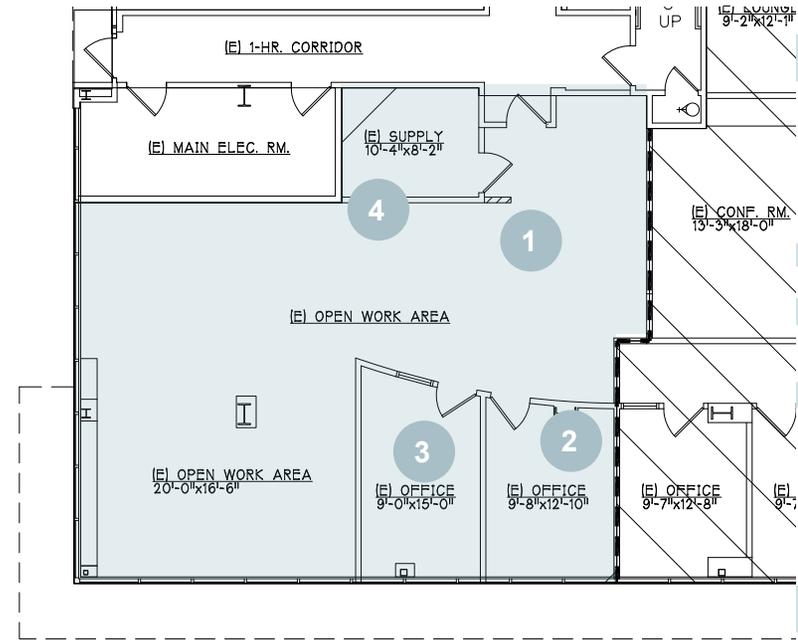
2
OFFICES



\$2.60
RSF
FSG



LARGE
OPEN WORK
AREA



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DAUM
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SUITE 275



±2,873
RSF



5
OFFICES



1
OPEN WORK
AREA



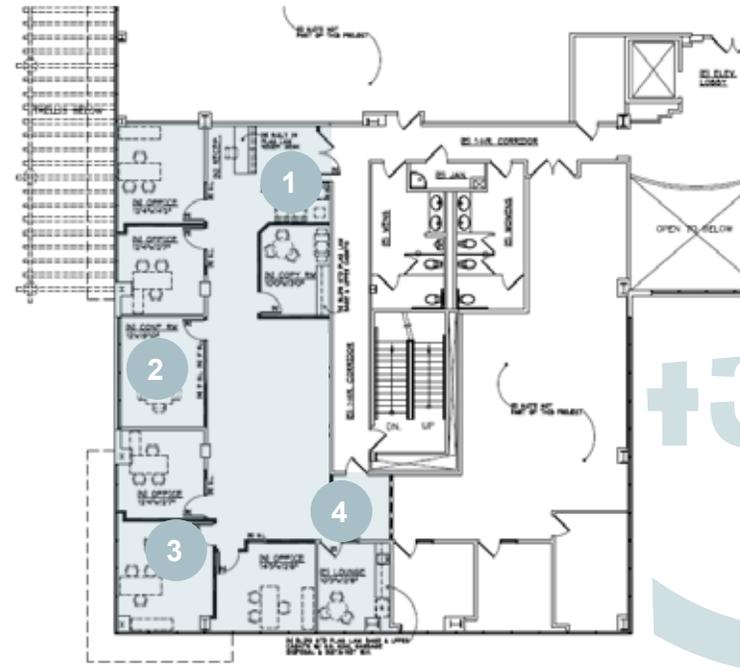
\$2.60
RSF
FSG



1
CONFERENCE
ROOM



1
KITCHEN



+580



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SUITE 300



±3,028
RSF



CHOOSE BUILDING
STANDARD
FLOORING



DIVISIBLE TO
±2,084 RSF



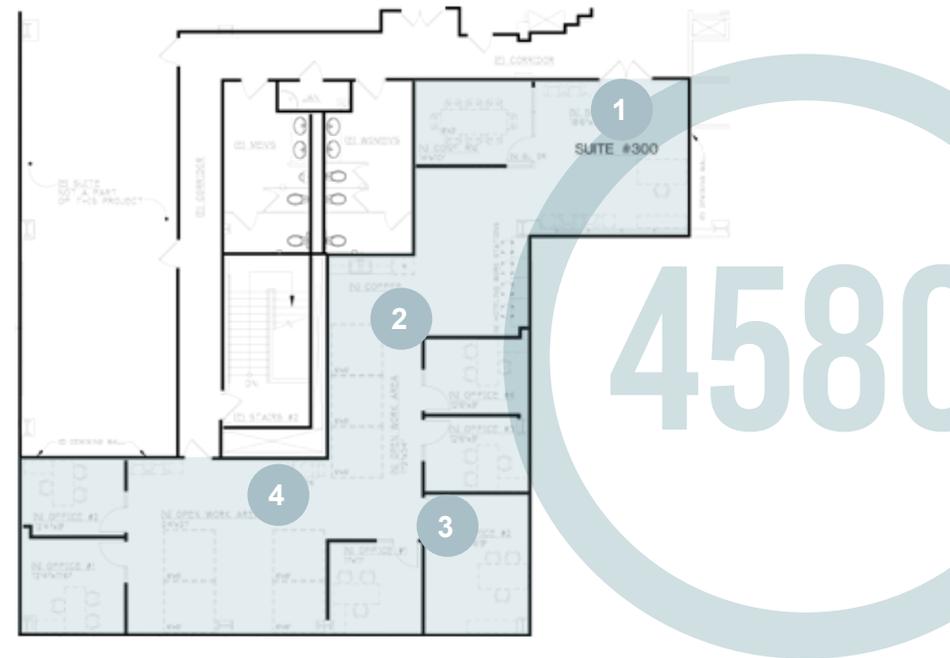
\$2.60
RSF
FSG



6
OFFICES



2
OPEN WORK
AREAS



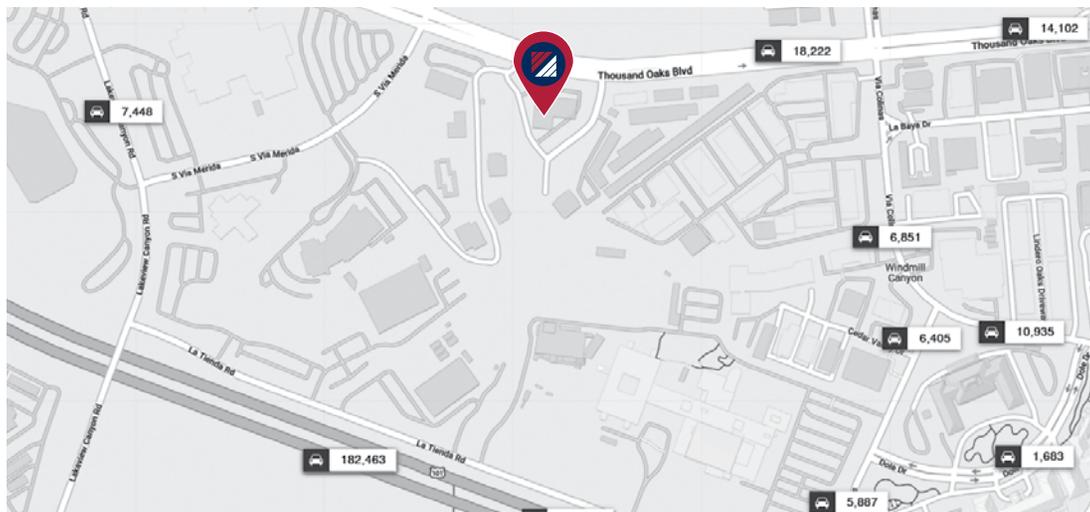
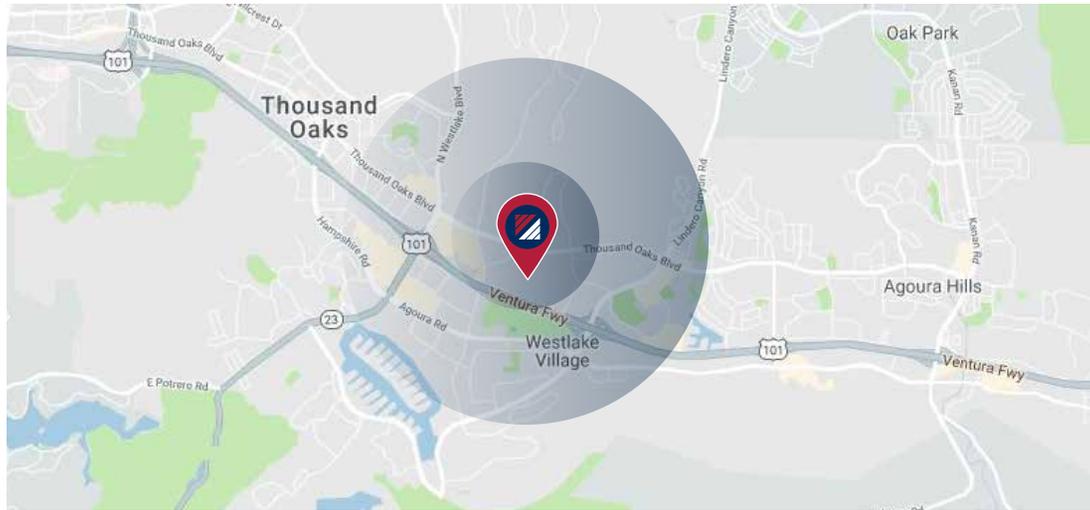
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DEMOGRAPHICS



Radius	2 Mile	5 Mile	10 Mile
Population:			
2020 Population	50,453	107,103	346,664
2024 Population	48,904	105,518	340,135
2029 Population Projection	47,858	103,777	334,402
Annual Growth 2020-2024	-0.8%	-0.4%	-0.5%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.3%
2020 Households	19,963	40,901	122,649
2024 Households	19,252	40,112	119,886
2029 Household Projection	18,819	39,404	117,715
Total Specified Consumer Spending (\$)	\$879.8M	\$1.8B	\$5.5B
Employment:			
Total Businesses	7,114	11,610	24,522
Employees	54,825	82,061	192,457

Traffic Count				
Collection St.	Cross Street	Count Year	Traffic Vol.	Dist From Subject
E Thousand Oaks Blvd	N Via Merida W	18,189	2025	0.22 mi
Via Colinas	Via Rocas SE	6,946	2025	0.31 mi
Ventura Freeway	-	154,886	2025	0.33 mi
101	Lindero Canyon Rd SE	178,810	2025	0.33 mi
Ventura Fwy	Lindero Canyon Rd SE	176,659	2024	0.33 mi
Lakeview Canyon Rd	S Via Merida S	7,448	2018	0.35 mi
Via Rocas	Cedar Valley Dr SW	6,401	2025	0.37 mi
Ia Tienda Rd	Via Rocas SE	3,891	2025	0.38 mi
Via Rocas	Dole Dr NE	3,894	2025	0.41 mi
E Thousand Oaks Blvd	Via Colinas W	14,187	2025	0.42 mi

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AMENITIES MAP



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