

Prime Restaurant/Retail Pad For Lease

Westlake Blvd & Agoura/Hampshire Rd Westlake Village, CA



Prominent Corner
Abundant Parking

Extensive Signage
Divisible 6,000 SF

Strong Demographics
Excellent Access

Contact

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Aerial



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Aerial

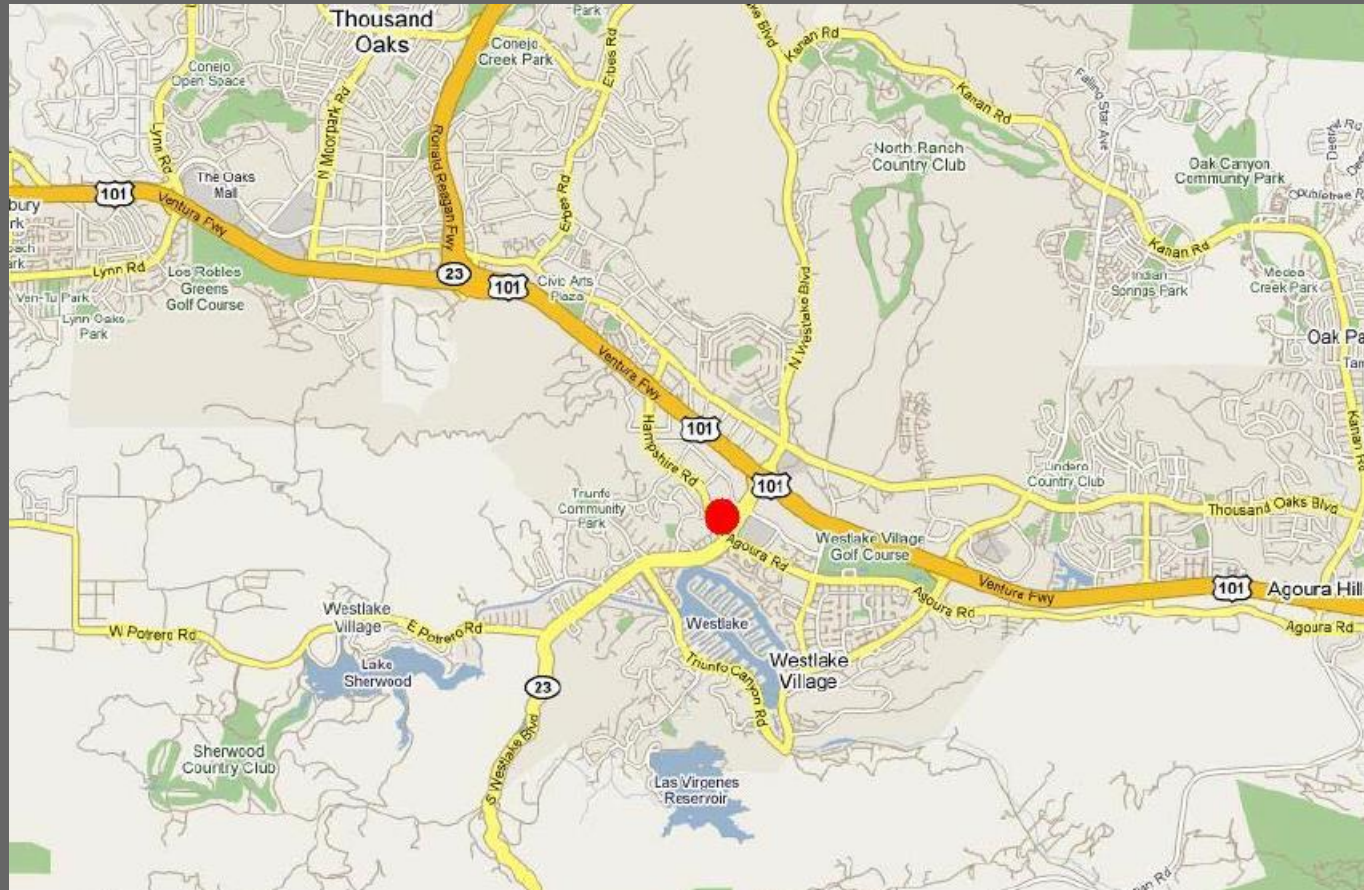


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Area Map

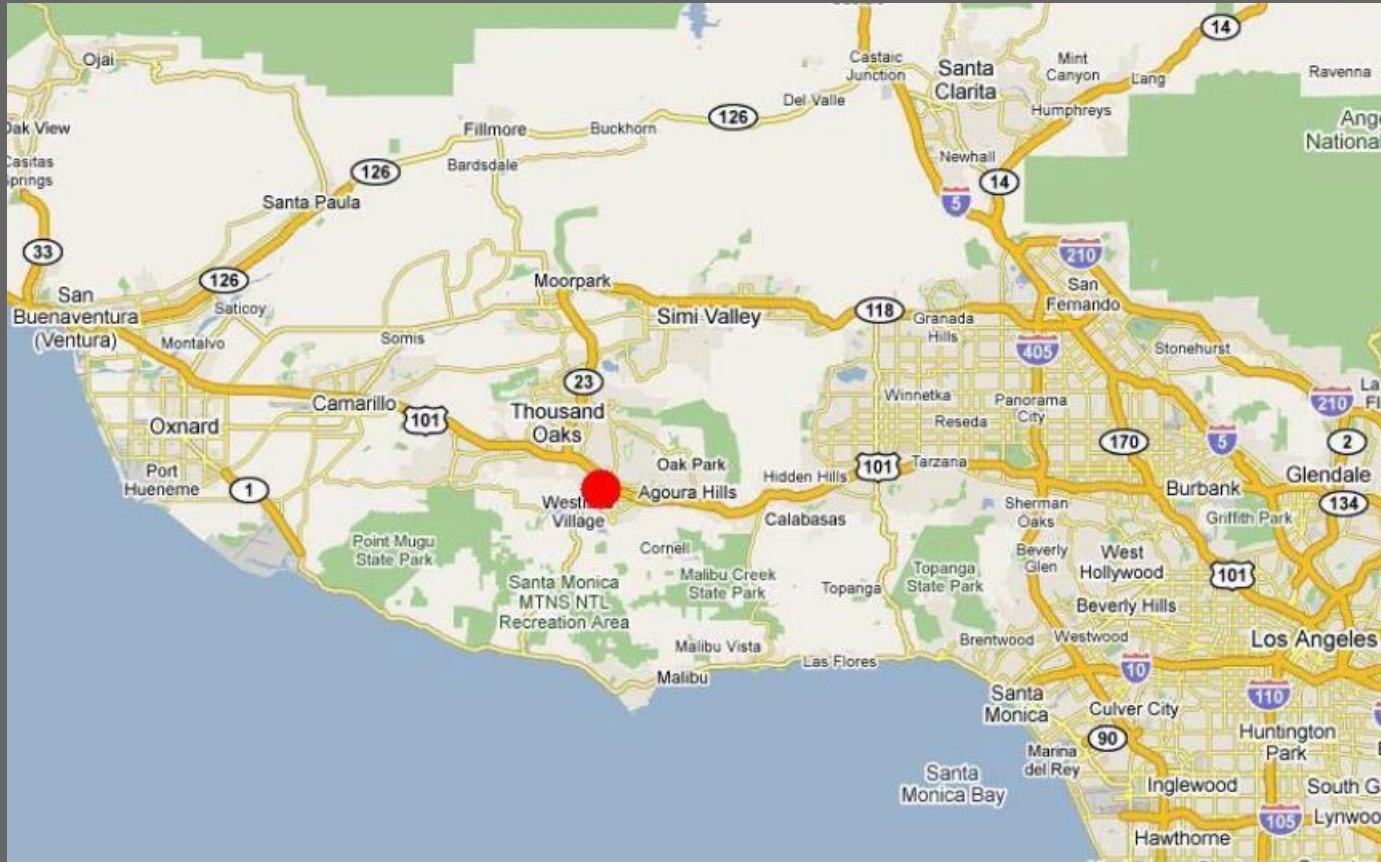


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Location Map



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Site Plan

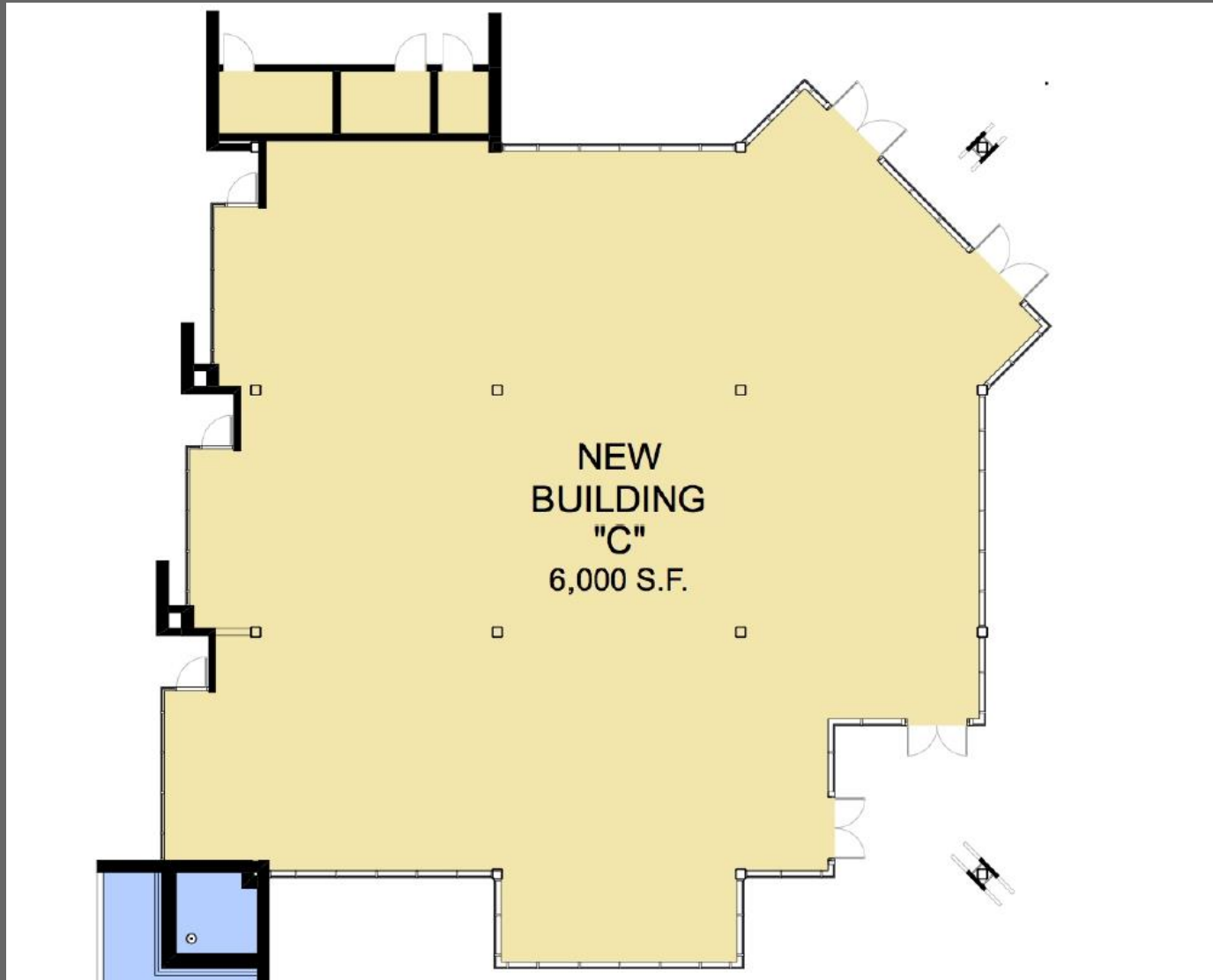


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Floorplan



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Conceptual Demised Floorplan



*Can be revised based on square footage requirement

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Westlake Blvd Street Level



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Westlake Blvd Aerial Elevation



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Hampshire Rd Street Level



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Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	10,561	44,284	123,304
Growth	0.46%	1.50%	0.89%
AV. HH Income	\$127,142	\$139,066	\$144,930
Median Age	49.60	46.30	45.10
Owner Occupied	64.10%	71.62%	72.09%
Renter Occupied	35.90%	28.38%	27.91%
Home Value	\$810,476	\$802,042	\$769,703

Traffic

The high visibility corner of Westlake Blvd and Agoura/ Hampshire Road has a combined traffic count of over 41,900 cars per day.

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The information in the Leasing Memorandum has been obtained from sources believed to be reliable. While TNG Real Estate Services feels that the information is correct, we make no guarantee, warranty or representation about it.

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