

NORTH RANCH GATEWAY

30805-30895 Thousand Oaks Blvd., Westlake Village, CA



□ LOS ANGELES, CA

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For information:

Alex Cervantes
Ivan Aguilera

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November 2024

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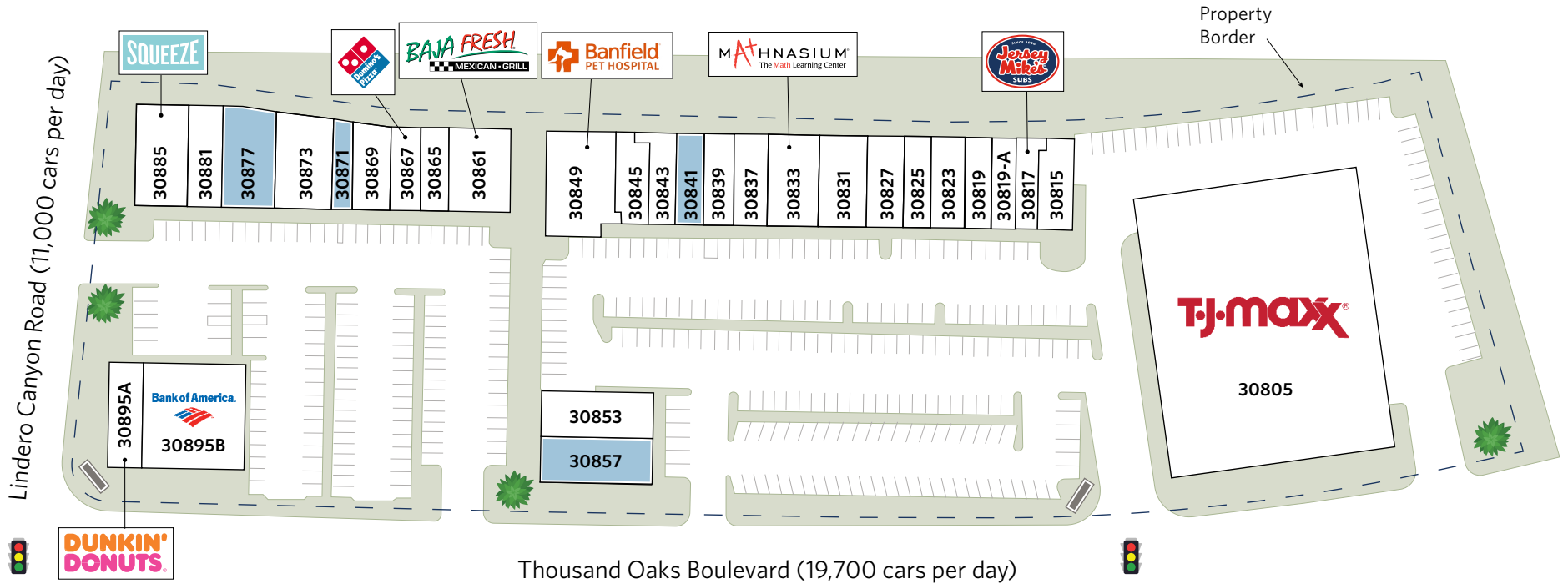
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6.424 acres
 pylon



UNIT	TENANT	SQ. FT.
30805	T.J. Maxx	32,000
30815	The Royal Egg	1,610
30817	Jersey Mike's Subs	1,011
30819-A	Muzen Sushi	1,300
30819	Tru Bowl Superfood Bar	1,000
30823	Westlake Nail Spa	1,585
30825	Kala Studio (Coming Soon)	1,265
30827	TLC Cleaners	1,640
30831	Westlake Shoe Company	2,239
30833	Mathnasium	2,275

UNIT	TENANT	SQ. FT.
30837	Get Fit	1,640
30839	Prime Body Sculpting	1,300
30841	Available	1,300
30843	eLoong	1,350
30845	Hardcore Fitness	1,536
30849	Banfield Pet Hospital	3,735
30853	Anarbagh Indian Restaurant	2,628
30857	Available	2,550
30861	Baja Fresh Mexican Grill	2,612
30865	Royal Head Spa (Coming Soon)	1,300

UNIT	TENANT	SQ. FT.
30867	Domino's Pizza	1,300
30869	OX Bone Ramen	1,604
30871	Available	890
30873	SoCal Sleep Dentistry	2,675
30877	Available	2,825
30881	Beauty Solutions	1,440
30885	Squeeze Massage	3,139
30895A	Dunkin Donuts	1,950
30895B	Bank of America	4,996

Total Square Feet: 86,695

For information:

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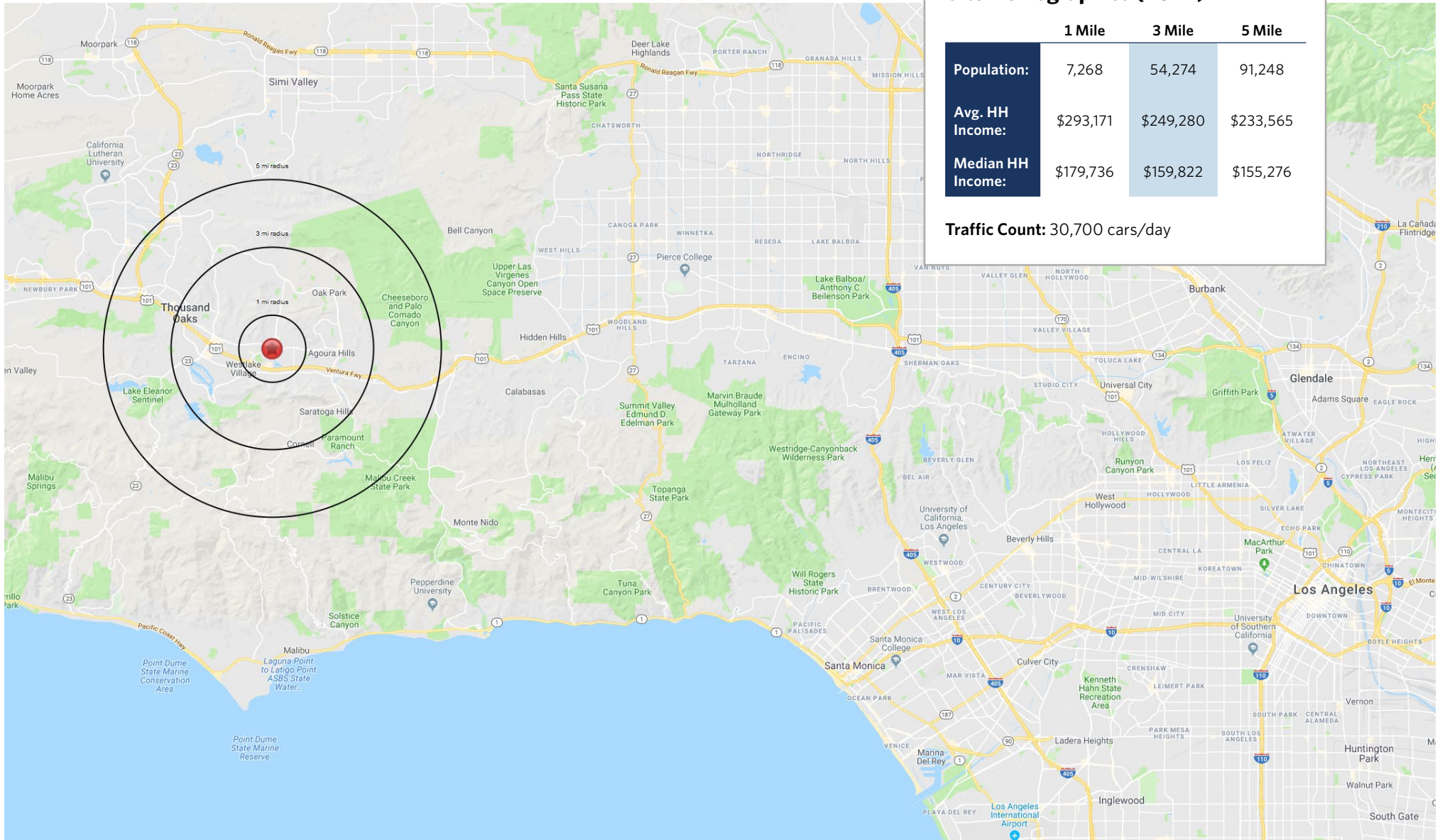
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Site Demographics (2024)

	1 Mile	3 Mile	5 Mile
Population:	7,268	54,274	91,248
Avg. HH Income:	\$293,171	\$249,280	\$233,565
Median HH Income:	\$179,736	\$159,822	\$155,276

Traffic Count: 30,700 cars/day

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