

# SHOPPES

WESTLAKE VILLAGE



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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.



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# TENANTS



PRINCE STREET  
**PIZZA**  
NOW OPEN!



**NOW OPEN!**

**NOW OPEN!**

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# 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.



[instagram.com/princestreetpizza](https://www.instagram.com/princestreetpizza)



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**OSTERIA LA BUCA**  
*est. 2005*



**NOW OPEN!**

Southern California produce, it sources from its West LA farm and local markets; pasta is made daily, everything is produced in-house, and all products are free of synthetics. With a third location in Westlake Village, each restaurant offers a focused Italian-and-California wine list and a full bar, earning a loyal following for its warm, farm-to-table, Italian-meets-California sensibility.

Founded in 2005 on Melrose Avenue, Osteria La Buca has grown into a Los Angeles-based group known for handmade pasta and simple, produce-driven cooking. Rooted in simple, well-executed cooking with

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instagram.com/osterialabuca



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**Toastique**  
 GOURMET TOAST  
 JUICE & COFFEE  
**NOW OPEN!**

Toastique is a fast-casual, health-focused café franchise founded in 2018 by Brianna Keefe, whose passion for healthy snacks as a Division I athlete inspired her to open a wellness café offering all-natural smoothies, juices, and customizable gourmet toasts. The menu includes a variety of artisanal toasts, smoothies, acai bowls, salads, and coffee, with a focus on fresh, locally sourced ingredients. The brand is known for its Instagram-worthy aesthetic and health-forward positioning. In 2020, Toastique began franchising, bringing its wellness-focused concept to new communities across the country, and has since expanded to 226 awarded locations across 13 new states. The franchise offers flexible dining options including dine-in, delivery, takeout, and catering.



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ADDRESS

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

USE

Retail | Service

SIZE

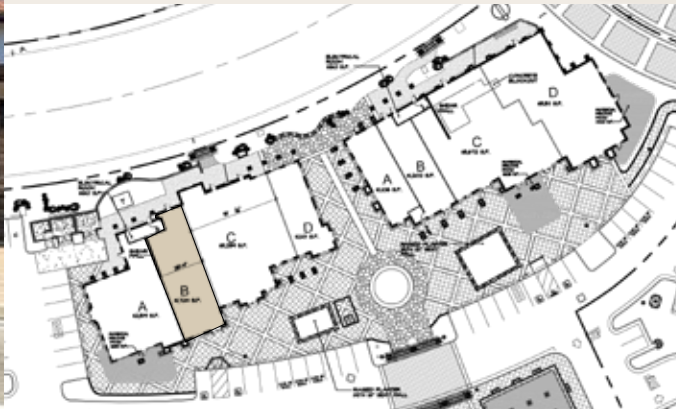
±1,724 SF

RENT

Available upon Request

FORMER TENANT

Amazing Lash



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## ADDRESS

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

## USE

2nd Generation Restaurant/  
Retail Space

## SIZE

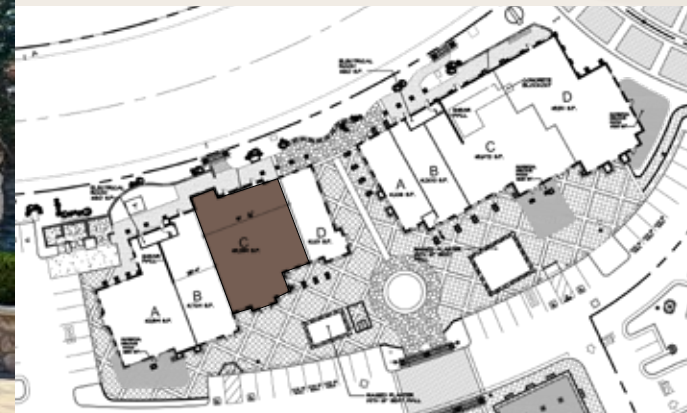
±3,259 SF plus Patio

## RENT

Available upon Request

## FORMER TENANT

Modern Kitchen/Gallery



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## 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



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ADDRESS

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

USE

2nd Generation Salon Space

SIZE

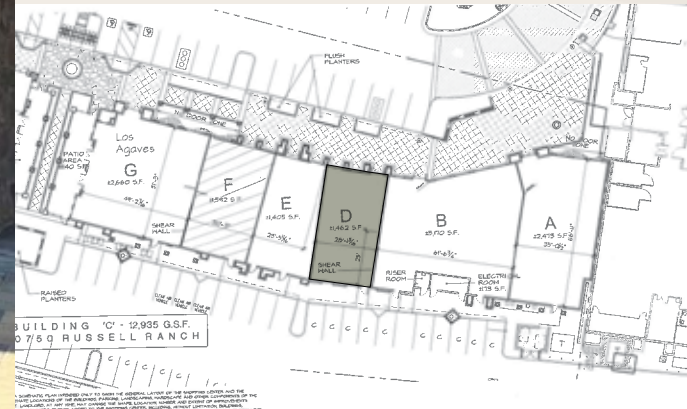
±1,462 SF

RENT

Available upon Request

FORMER TENANT

The Cove at Lighthouse



**\* DO NOT DISTURB OCCUPANT**

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### 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



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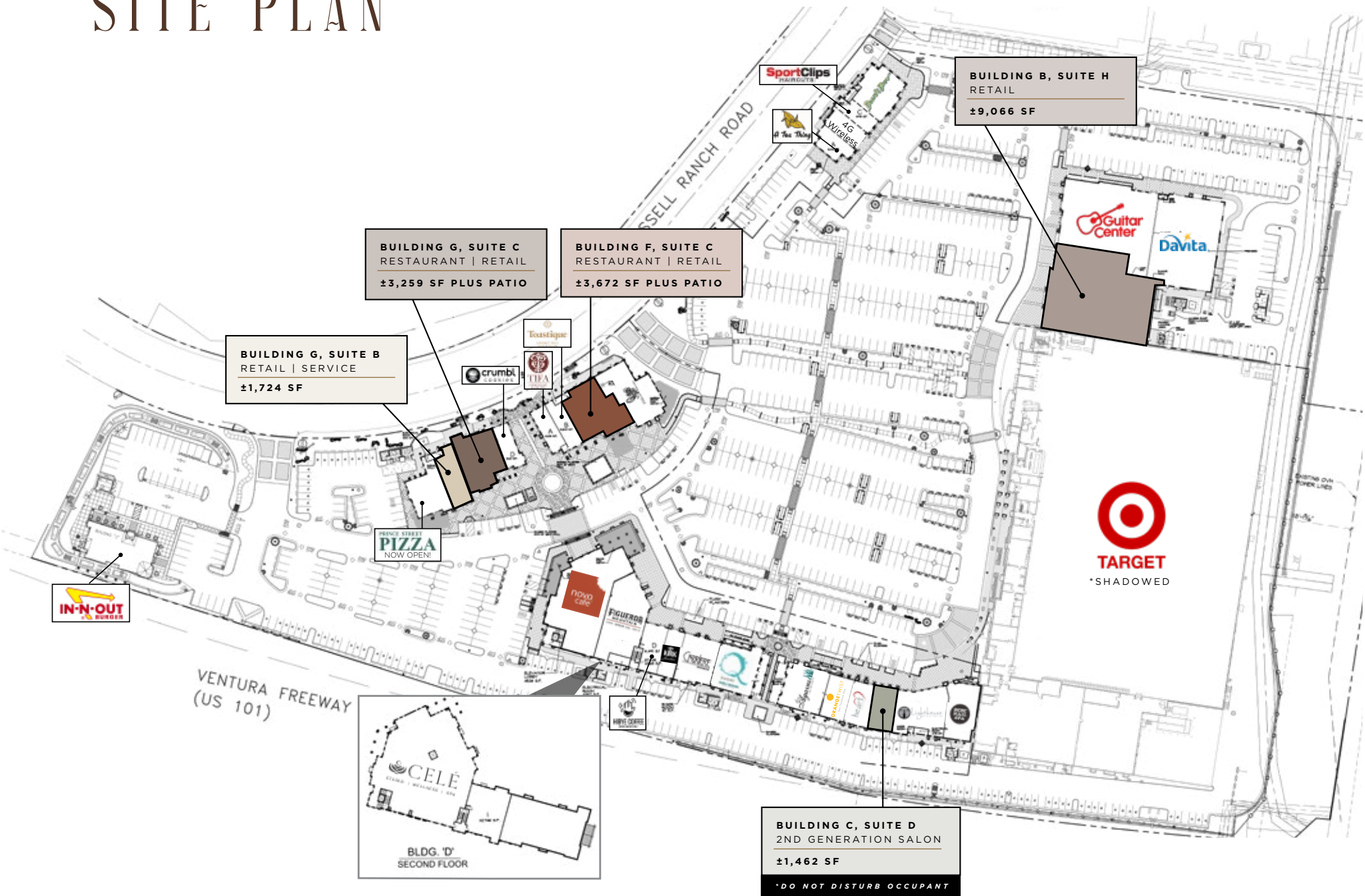
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# SITE PLAN



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# DEMOGRAPHICS

## 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



ANNUAL VISITS  
± 4.2 MILLION

Demographics: Esri 2024  
Visitor Report: Placer.ai 2025

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# MAP



Traffic Count: TrafficMetrix, Costar 2025

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