

LINDERO INNOVATION CENTER

5775 - 5785 Lindero Canyon Rd
Westlake Village, California 91362

INDUSTRIAL/R&D AVAILABLE
98,086 SQUARE FEET



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All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Property Summary

Address	5775-5785 Lindero Canyon Westlake Village, CA 91362
Size	98,086 SF
• Warehouse Size	51,324 SF
• Ground Floor R&D	18,558 SF
• First Floor Office	4,653 SF
• Second Floor Office	23,551 SF
Clear Height	23-26 Feet
Dock High Loading	Three (3) Doors, Six (6) Positions
Ground Level Loading	One (1) Door (10' x 10')
Power	1,200A/480v 3p 4w
Parcel Size	7.04 Acres
Parking	273 Stalls (2.8/1,000)
Year Built	1978
Lease Rate (NNN)	Call Broker
OPEX	\$0.35 PSF
Availability	Call Broker



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PROPERTY HIGHLIGHTS



RETAIL AMENITIES

Within walking distance to numerous retail amenities/Four Seasons



LOCATION

Superb identity along main thoroughfare with immediate access to highway 101



HEAVY POWER

1,200A 277-480V 3P 4W



IMPRESSIVE IMPROVEMENTS

New, full service, kitchen



LOADING

Dock High & Ground Level



OUTSTANDING CLEARANCE HEIGHTS

23 - 26 Feet



WELL MAINTAINED CORPORATE FACILITY

PROPERTY HIGHLIGHTS

Lee & Associates is pleased to present 5775–5785 Lindero Canyon, a premier ±98,086-square-foot industrial/office campus located in highly sought-after Westlake Village. Prominently situated along Lindero Canyon Road, the property offers immediate access to the Ventura Freeway (101 Freeway), providing outstanding regional connectivity throughout Los Angeles and Ventura Counties.

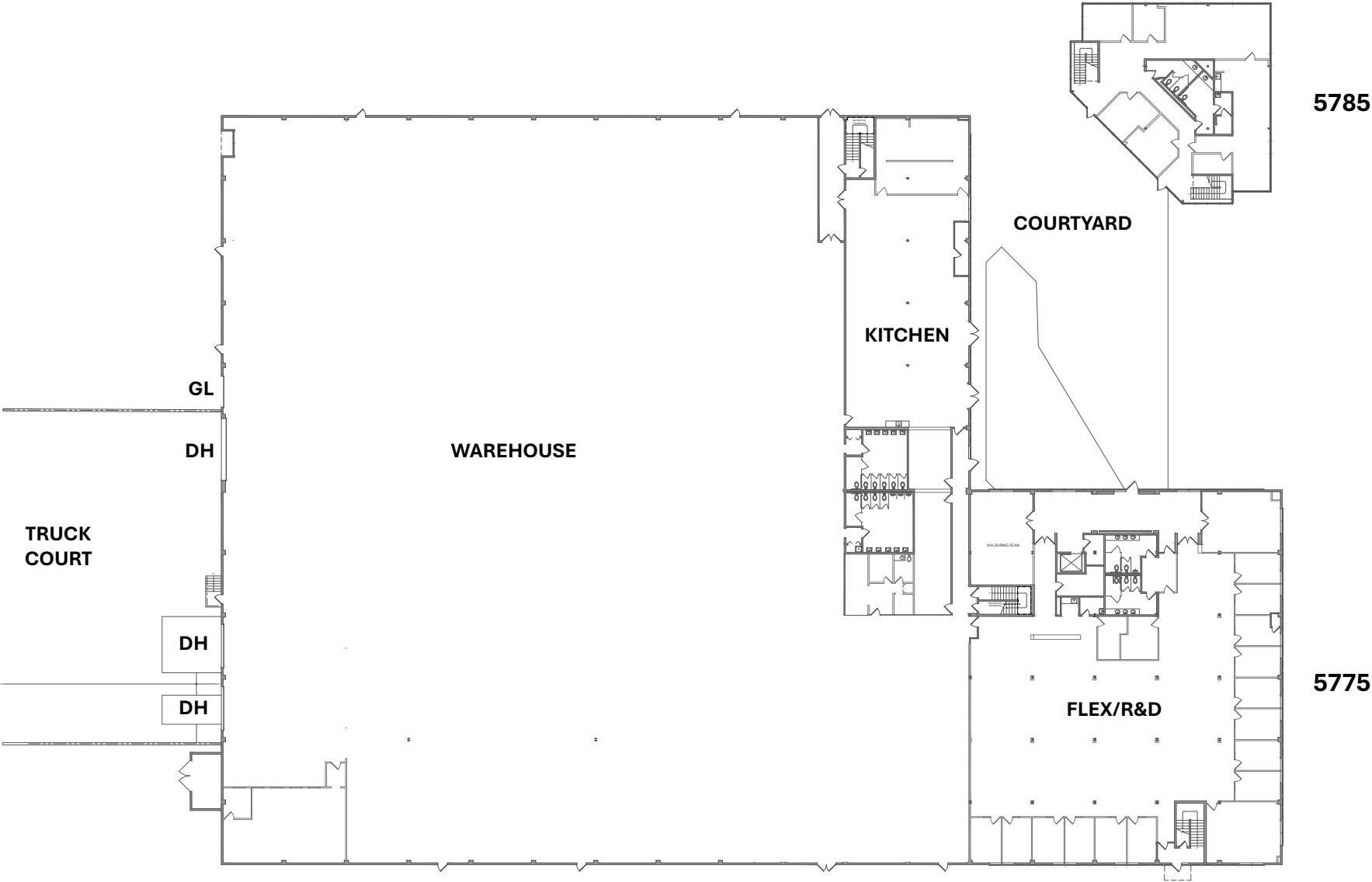
The asset benefits from a highly walkable and amenity-rich location, with nearby retail and hospitality offerings including Costco, Target, YMCA, Starbucks, Staples, and the Four Seasons Hotel Westlake Village—enhancing convenience and employee appeal.

5775 Lindero Canyon (±88,871 SF) serves as the functional backbone of the campus, featuring a ±51,324 SF warehouse with a combination of ground-level and dock-high loading, heavy power, and approximately 23-26 foot clear heights—well-suited for a wide range of industrial and R&D uses. 5785 Lindero Canyon complements the offering with a high-image “jewel box” office building, creating a cohesive, campus-style environment that supports both operational efficiency and corporate identity.

The property has been meticulously maintained by its current occupant, Guitar Center. Recent enhancements include the addition of a first-class employee cafeteria with a fully equipped commercial grade kitchen. New ownership is planning further capital improvements, positioning the asset as an ideal corporate headquarters facility.



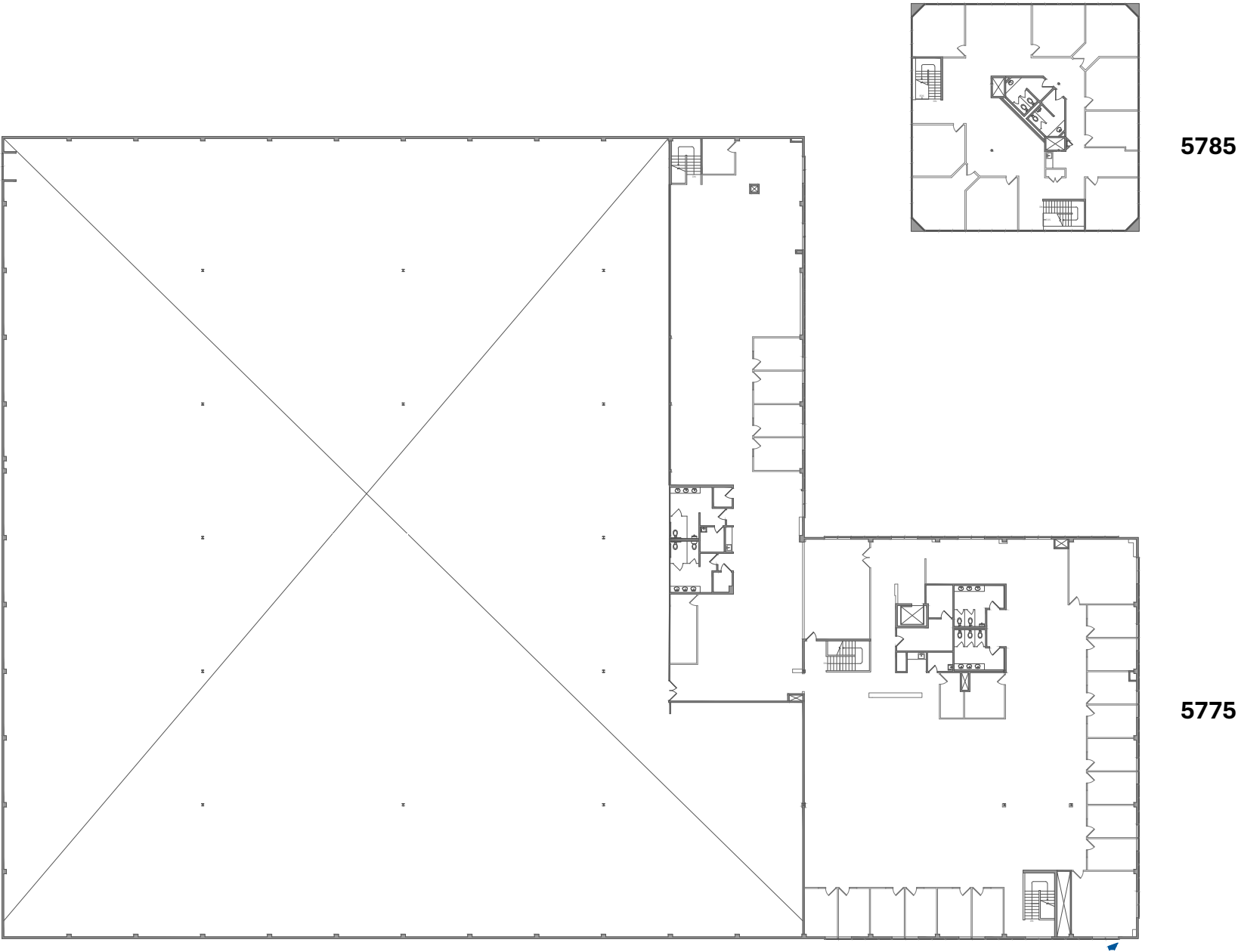
FLOOR PLAN - FIRST FLOOR



FLOOR PLANS ARE NOT TO SCALE



FLOOR PLAN - SECOND FLOOR



FLOOR PLANS ARE NOT TO SCALE



AERIAL PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



LOCATION OVERVIEW

The subject property is ideally situated along the intersection of Lindero Canyon Road and Thousand Oaks Blvd. in the affluent community of **Westlake Village**, CA. This property benefits from its proximity to the "Technology Corridor" along US Highway 101 in the Conejo Valley. 5775 - 5785 Lindero Canyon Rd. offers a serene setting with scenic views, blending the tranquility of suburban life with access to key business and lifestyle amenities.

Accessibility is a major advantage of this location. US Highway 101 (Ventura Freeway) is just a half mile south of the property, providing seamless connections to Los Angeles and the Central Coast, while State Route 23 (Thousand Oaks Freeway) lies 1.75 miles west. The surrounding area features a mix of upscale residential neighborhoods, corporate campuses, elite local schools, and retail and dining destinations, making it ideal for businesses seeking a prestigious address in a vibrant community.

Westlake Village is particularly known for its excellent quality of life, highlighted by landmarks such as Westlake Lake, a 125-acre man-made lake offering a scenic retreat for residents and visitors. The city consistently receives praise for its top-tier schools, abundant recreational opportunities, and family-friendly atmosphere, solidifying its status as one of the most desirable locations in the Conejo Valley.



WESTLAKE VILLAGE
KNOWN FOR THE ICONIC WESTLAKE
LAKE, A 125-ACRE MAN MADE LAKE.



THE PROMENADE AT WESTLAKE

BARNES & NOBLE cinépolis vuori
 WORLD MARKET SEPHORA lululemon
 RESTORATION HARDWARE Sur la table Paul Martin's
 farfalla SOCIAL MONK FRESH BROTHERS SHAKE SHACK
 MARMALADE sweetgreen

WESTLAKE HIGH SCHOOL

5775-5785
 LINDERO CANYON RD
 WESTLAKE VILLAGE, CA

EQUINOX

YMCA Sports Park

OAKS CHRISTIAN

WESTLAKE VILLAGE MARKETPLACE

Michaels Smart & Final extra! STAPLES
 PETSMART BANK OF AMERICA ANARBAGH WESTLAKE
 Panera Mediterranean PITA GRILL CHASE JINYA MISO CALIFORNIA BURRITO

Lindero Country Club

NORTH RANCH GATEWAY

TJ-maxx DUNKIN' MUZEN SUSHI

SHOPPES AT WESTLAKE VILLAGE

TARGET

TILLYS

Los Agaves FIGUEROA MOUNTAIN

IN-N-OUT BURGER Guitar Center

novo cafe SUSHI crumbl cookies

HYATT REGENCY WESTLAKE Comerica
 HARVEST BENT'S BANK OF AMERICA

mediterraneo
 STONEHAUS

WESTLAKE VILLAGE INN & SPA

FOUR SEASONS
 Hotels and Resorts

Residence INN BY MARRIOTT
 Lure Lady C's

COSTCO WHOLESALE

AMENITIES MAP

REGIONAL MAP



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