



north ranch gateway

CURATED RETAIL
DESTINATION
Westlake Village, CA

CBRE



gather, relax and enjoy

Located in **Westlake Village** - one of LA's most cherished and family-oriented communities, North Ranch Gateway offers an exceptional opportunity for retailers and restaurants seeking strong demographics, high household income and a loyal consumer base.

Average **Household Net Worth** of \$3.9M within 3 miles of project.

Great proximity to affluent communities including Thousand Oaks, Malibu, Topanga, Encino, and Camarillo.

Dynamic mix of **national** and **local retail** and **dining tenants**.

Signage Potential and ample surface parking.



SHOPPING DISTRICT

High traffic area and daily visitors

OVER 20K CARS PER DAY

Lindero Canyon & Thousand Oaks Blvd

VISUALLY APPEALING

Landscaping & Architectural Touches



SQUEEZE
MASSAGE

ANARBAGH
BEVERLY HILLS

Banfield
PET HOSPITAL

eLoong 一珑
Dumplings

THE ROYAL EGG
CAFE

STRONG
PIILATES

TJ-maxx

TRU
Bowl

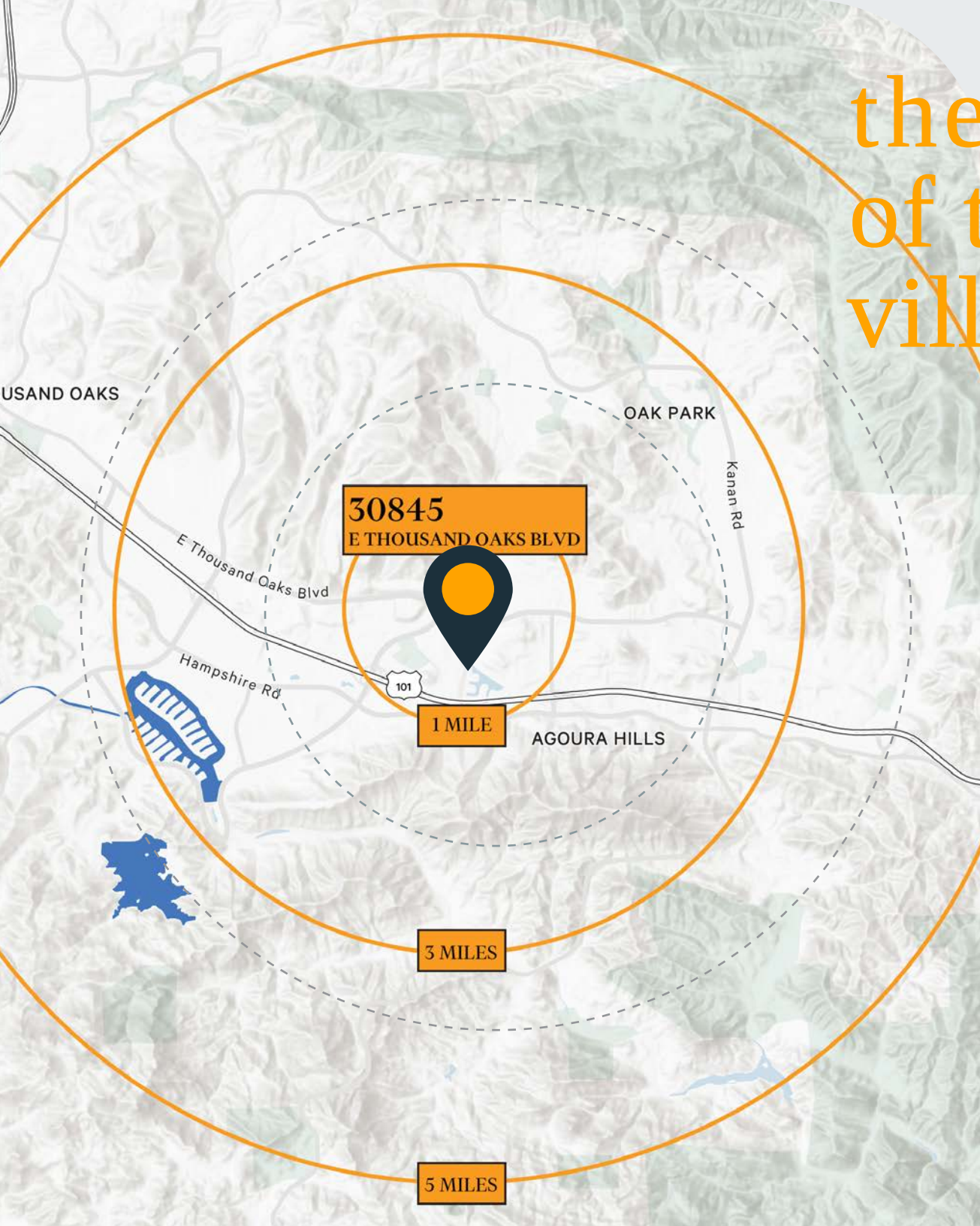
MOB
method of beauty

Jersey Mike's
SUBS

DUNKIN'

nuveen

the heart of the westlake village economy



This region represents a compelling growth market, supported by a population of more than 90K+ daily visitors. Its expanding community and appeal create meaningful retail opportunities with strong long-term upside.

36K

Residents within 5 miles

\$220K

Average household income within 5 miles

91K

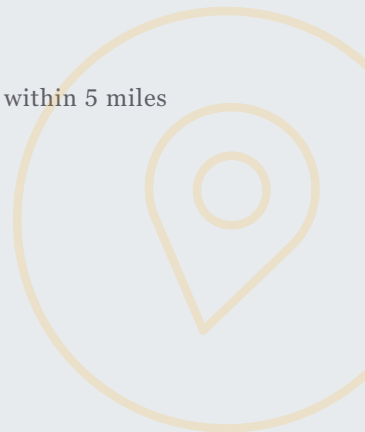
Average daytime population within 5 miles

\$2.2+B

Average consumer spending

8,000+

Local businesses



site plan



available

30841 | 1,300 SF

Available Now
Inline Retail Space

30845 | 1,563 SF

Available 30 days
Inline Retail Space

30871 | 890 SF

Available Now
Inline Retail Space

30857 | 2,550 SF

Available Now
Freestanding Retail Space

30895-B | 4,996 SF

Available 2/1/27
Second Gen Bank Space

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CBRE
nuveen

the one-stop spot for all things fabulous

GATHER, RELAX, & ENJOY



local area



Calabassas, Topanga,
Woodland Hills,
Encino

Santa Monica Mountains

Malibu

Westlake Lake



Shoppes at Westlake Village
Board & Brew, Cele Wellness,
Crumbl, Guitar Center, In N Out,
Los Agaves, Orange Twist, Osteria
La Buca, Prince Street, Target,
Toastique



Westlake North
Business Park

Westlake Village Marketplace
Chipotle, Costco, Hikari Sushi,
Mediterranean Pita Grill, Starbucks,
UPS, Wells Fargo, Yoga World Heart



Westlake Summit
Business Park

Lindero Canyon Rd- 11,000 VPD

E Thousand Oaks Blvd- 8,000 VPD

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Agoura Hills



local area

Santa Monica Mountains

Shoppes at Westlake Village

Board & Brew, Cele Wellness, Crumbl, Guitar Center, In N Out, Los Agaves, Orange Twist, Osteria La Buca, Prince Street, Target, Toastique



Westlake North Business Park

Westlake Village Marketplace

Chipotle, Costco, Hikari Sushi, Mediterranean Pita Grill, Starbucks, UPS, Wells Fargo, Yoga World Heart



Malibu

Westlake Lake

The Promenade at Westlake

Alo, Arhaus, Bacio di Latte, LaLa Land, Lululemon, Neighborly, RH, Roche Bobois, Seabutter, The Shade Store, Shake Shack, Soom Soom, Vuori, Warby Parker, Williams Sonoma, Whole Foods



Westlake Summit Business Park

North Ranch Shopping Center

BJ's, BMW, Chiq Fil A, Daiso, Equinox, Massage Envy, Melting Pot, Philz, Trader Joe's, Volvo



Thousand Oaks, Camarillo, Oxnard

E Thousand Oaks Blvd

E Thousand Oaks Blvd

Lindero Canyon Rd

n



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