



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

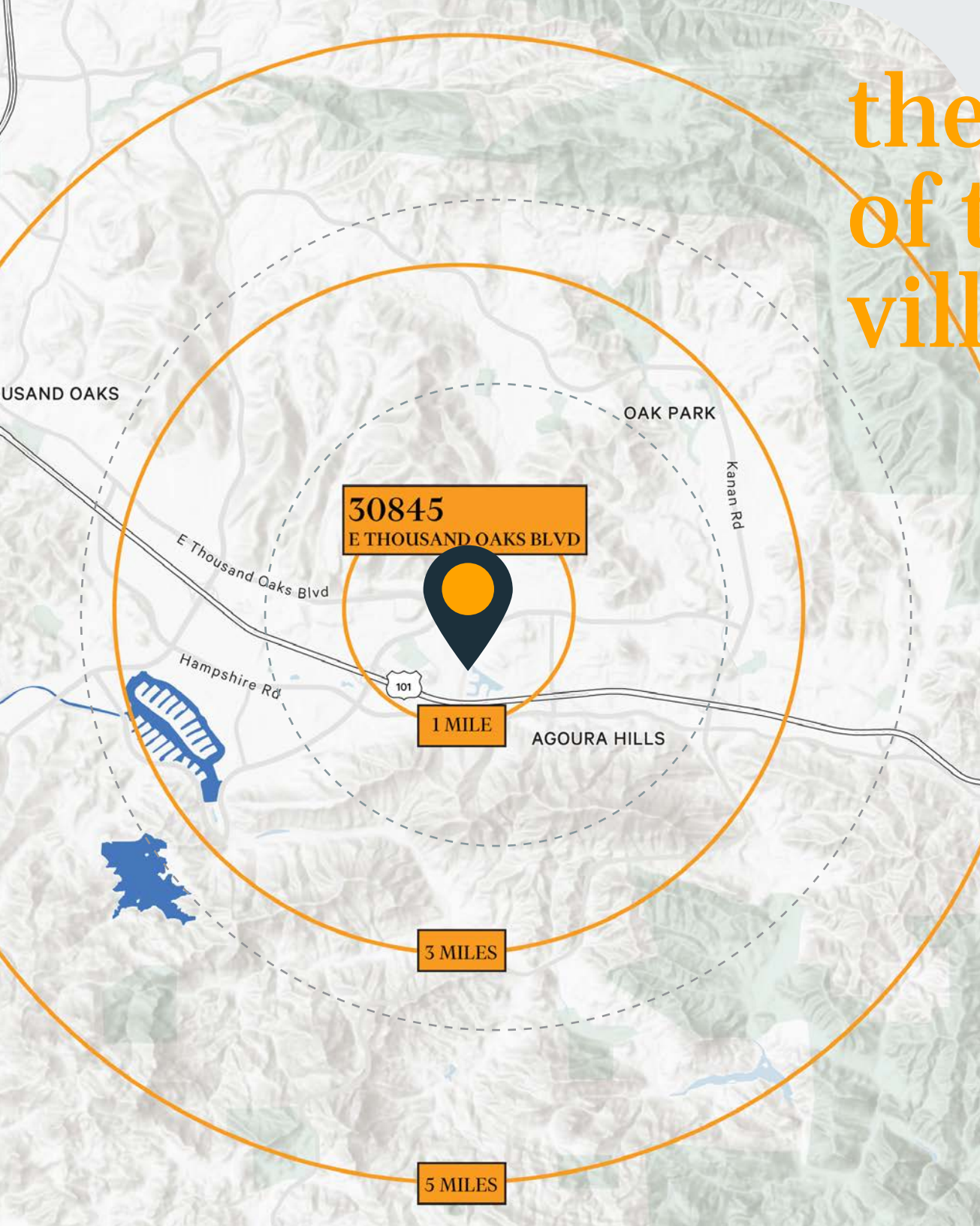
Lindero Canyon & Thousand Oaks Blvd

VISUALLY APPEALING

Landscaping & Architectural Touches



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

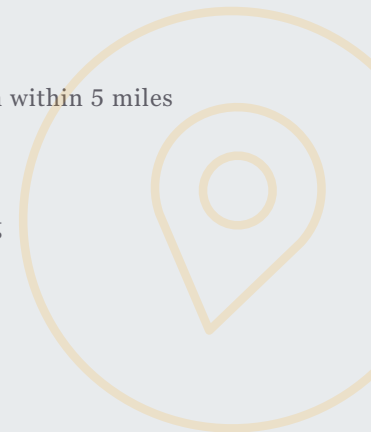
Average daytime population within 5 miles

\$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

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CBRE
nuveen

the one-stop spot for all things fabulous

GATHER, RELAX, & ENJOY



nuveen

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



Agoura Hills

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



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





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