



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



FULLY BUILT OUT COMMERCIAL KITCHEN AVAILABLE FOR SUBLEASE IN THE HEART OF WESTLAKE VILLAGE!

31139 Via Colinas, Westlake Village, CA 91362



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DRE#02204046



FLEX SPACE
WESTLAKE VILLAGE

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

31139 Via Colinas, Westlake Village, CA 91362







APPROX. 1,760 SF

FLEX SPACE AVAILABLE

- ✓ Amazing opportunity to sublease a fully built-out commercial kitchen in the heart of Westlake Village
- ✓ Sublease term through October 3, 2025
- ✓ Ideal for a Ghost Kitchen/Prep/Production Kitchen for dessert, bakery, confection use, or meat concepts
- ✓ Underground grease trap available
- ✓ All kitchen equipment is available for an additional \$1,200 a month
- ✓ Beautiful storefront windows and front retail/office components with high exposed ceilings
- ✓ Front and rear entrances into the unit

AREA AMENITIES

- ✓ Lindero Oaks is an upscale retail/industrial center, located in the heart of Westlake Village
- ✓ Located near upscale residential, hospitality, retail, and offices
- ✓ Directly across the street from the Four Seasons Hotel, close to Westlake Inn, Hyatt, Marriott Residence Inn, Costco, Smart and Final, schools, business parks, and restaurants with easy access to the 101 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	6,370	53,112	99,697
 Avg. HH Income	\$166,187	\$162,583	\$155,921
 Daytime Pop	5,439	45,148	83,871
 Traffic Count	± 10,935 CPD ON VIA COLINAS		

FLEX SPACE
WESTLAKE VILLAGE

INTERIOR PHOTOS

31139 Via Colinas, Westlake Village, CA 91362

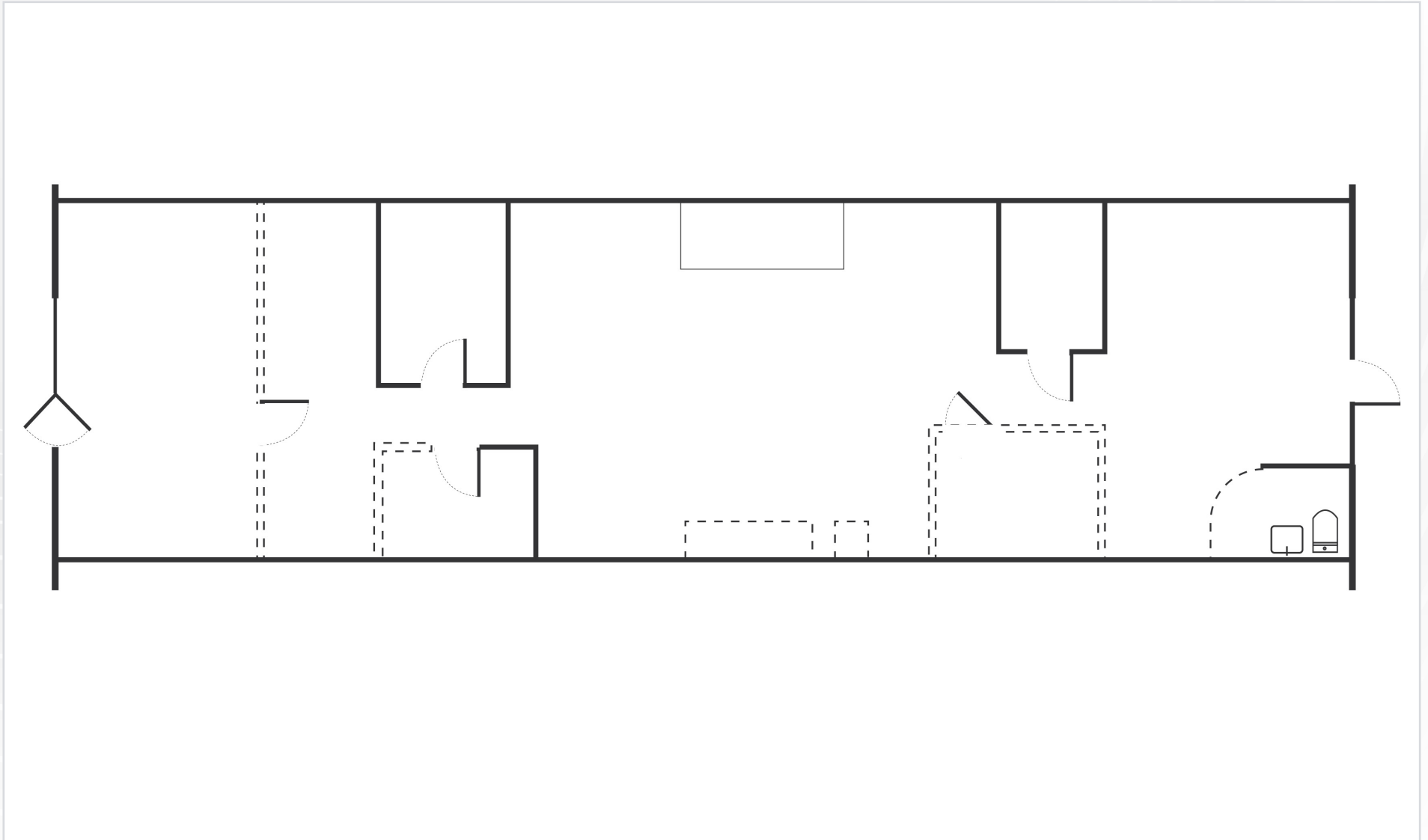


SUITE 208



FLOOR PLAN

31139 Via Colinas, Westlake Village, CA 91362



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



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