

# Second Generation Restaurant Space Available

4661 Lakeview Canyon Rd., Westlake Village, CA 91361



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## PROPERTY FEATURES

- ±1,000 RSF second generation restaurant space
- Current tenant's business assets including FF&E and ABC license available for an additional cost
- Recently remodeled and upgraded premises
- Hood, walk-in refrigeration, bar, tables, seating, and more
- Very rare opportunity in an extremely affluent sub-market
- High profile busy neighborhood center across from Stonehaus and Westlake Village Inn Winery
- Co-tenants include French Florist, UPS Store, Pacific Western Bank, Village Spirit Shoppe, Salon Westlake, Lozano's Diamond Jewelry, Fur Ever Pet Grooming, California Closets and more

## AREA AMENITIES

- Densely populated residential area with impressive demographics
- Convenient access to 101 Freeway at Lindero Canyon Rd. or Westlake Blvd.
- Close proximity to many national and regional tenants
- Median home value = \$873,953 in one (1) mile radius
- Average household income = \$149,695 in one (1) mile radius
- Nearby retailers include: Gelson's, Sprouts, Vons, Finney's Craffthouse, Bank of America, The Coffee Bean, Starbucks, Popeye's, Logix Credit Union, Mendocino Farms, Joi Café, Moody Rooster, and more



DEMOS	1 MILE	3 MILE	5 MILE
Population	7,255	41,409	105,755
Avg. HH Income	\$149,695	\$155,167	\$150,987
Daytime Pop	6,363	35,076	88,769
Traffic Count	± 21,524 cars per day		



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Measurements are approximate only, and Broker does not guarantee their accuracy. Lessees 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.



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## TOP EMPLOYERS



**Amgen Inc.** is an American multinational biopharmaceutical company headquartered in Thousand Oaks, California. A biotechnology innovator since 1980, Amgen has grown to be one of the world's leading biotechnology companies, has reached millions of patients around the world. Amgen is an industry leader with 19,200 employees and an annual revenue of \$23.8B.



**Dole Food Company** is an American agricultural multinational corporation headquartered in Westlake Village, California. The company is the largest producer of fruit and vegetables in the world, operating with 74,300 full-time and seasonal employees who are responsible for over 300 products in their distribution.



**California Lutheran University** was Founded in 1959, California Lutheran University is home to more than 2,804 undergraduate and 1,223 graduate students who come from more than 58 countries and represent a wide variety of faiths. The 225-acre campus is home to a wide array of undergraduate programs, including 41 majors and 43 minors.



**MannKind Corporation** is a biopharmaceutical company focusing on the discovery, development, and commercialization of therapeutic products for diseases such as diabetes and pulmonary arterial.



**The Westlake Village Inn & Spa** is a hotel with 156 well-appointed, deluxe accommodations and a special event venue that caters to weddings, birthdays, meetings, and other special occasions. Located halfway between Santa Barbara and Los Angeles, the 17-acre property hosts various banquet and meeting rooms, outdoor wedding sites, and a vineyard.



**Los Robles Hospital & Medical Center** is the largest hospital in eastern Ventura County. It is a 321-bed acute care hospital with a level II trauma center. Los Robles Regional Medical Center is a key player in the health care industry.



**Atara Biotherapeutics, Inc.** is a leading allogeneic T-Cell immunotherapy company pioneering the development of transformative therapies for patients with serious diseases including solid tumors, hematologic cancers and autoimmune diseases.



**Sienna Biopharmaceuticals, Inc.** is a clinical-stage biopharmaceutical company that discovers, develops, and commercializes topical products for medical dermatology and aesthetics markets in North America.



**Teledyne Technologies, Inc.** is an American industrial conglomerate who provides geospatial software designed for the hydrographic and marine community. Teledyne Technologies, founded in 1960, is a key player in the industry with 8,970 employees.



**Oaks Christian School** is a nonprofit, private, co-educational school serving grades 5-12, that opened its doors in the fall of 2000. Oaks Christian School is accredited by the Southern Association of Independent Schools (SAIS) and the Western Association of Schools and Colleges (WASC). The school is a member of the Association of Christian Schools International (ACSI) and the National Association of Independent Schools (NAIS).

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