



AVAILABLE 



PLEASE DO NOT DISTURB
EXISTING TENANT(S)

RESTAURANT SPACE WITH COLD KITCHEN AVAILABLE

3835 E Thousand Oaks Blvd., Westlake Village, CA 91362



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DRE#02051633



PROPERTY FEATURES

3835 E Thousand Oaks Blvd., Westlake Village, CA 91362

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APPROX. 592 SF

RESTAURANT SPACE AVAILABLE

- ✓ Currently Operating as a Gelato Shop
- ✓ Full cold kitchen build out
- ✓ FF&E potentially available
- ✓ Hard to find built out food&beverage space in the city of Westlake Village
- ✓ Located at the intersection of Westlake Blvd. and Thousand Oaks Blvd
- ✓ Large parking area at shopping center
- ✓ Asking key money for business assets. Contact broker for details

AREA AMENITIES

- ✓ Trader Joe's and Ralph's Anchored Shopping Center
- ✓ Neighboring Tenants include Planet Fitness, Daiso, Makenna Coffee, Trek Bicycles, Jersey Mike's, Made In Italy, and more
- ✓ Fantastic location at Thousand Oaks Blvd and Westlake Blvd, across from The Promenade and Thousand Oaks Auto Mall
- ✓ Two blocks from Westlake High School
- ✓ Cinepolis Movie Theatre, Barnes & Noble, Whole Foods, Chase, Williams Sonoma, Vuori, Shake Shack, Paul Martin's, and Sharky's across the street
- ✓ Convenient access to the 101 Freeway

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	7,057	52,575	126,551
 Avg. HH Income	\$149,447	\$159,079	\$156,611
 Daytime Pop	6,712	49,665	119,175
 Traffic Count	± 55,271 CPD ON THOUSAND OAKS BLVD & N WESTLAKE BLVD		

RESTAURANT SPACE
WESTLAKE VILLAGE, CA

INTERIOR PHOTOS

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AERIAL MAP



COMMERCIAL
REAL ESTATE

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