

SHOPPES

WESTLAKE VILLAGE



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NEWMARK
PACIFIC

SHOPPES

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The Shoppes at Westlake Village is a premier shopping destination in the heart of Westlake Village, anchored by a ±240,000-square-foot Target and complemented by over ±100,000 square feet of upscale retail and dining options. Ideally situated on Russell Ranch Road, the center offers exceptional visibility and accessibility from the 101 Freeway, which sees an impressive daily traffic count of approximately 171,000 vehicles. Positioned near one of Los Angeles County's busiest Costcos and the prestigious Four Seasons Hotel Westlake Village, this vibrant hub is a top choice for shopping, dining, and leisure.



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TENANTS



PRINCE STREET
PIZZA
NOW OPEN!



NOW OPEN!



NOW OPEN!



OPENING
SOON!



COMING
SOON!

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PRINCE STREET PIZZA NOW OPEN!

Prince Street Pizza is a renowned pizzeria located in the heart of New York City, celebrated for its iconic Sicilian-style, thick-crust pizzas. Established in Nolita, Manhattan, the eatery has

gained a loyal following for its signature spicy pepperoni “SoHo Square” slice, known for its crispy-yet-chewy crust and robust, zesty tomato sauce topped with curled, cup-like pepperoni slices. The pizzeria is popular with both locals and visitors, often drawing crowds for its late-night slices and authentic New York atmosphere. Praised for using high-quality ingredients and staying true to traditional pizza-making techniques, Prince Street Pizza is considered a must-visit destination for pizza enthusiasts seeking a classic NYC experience. Prince Street Pizza expanded its footprint by opening a new location in Westlake Village, bringing its famous slices and signature flavors to a broader audience on the West Coast.



[instagram.com/princestreetpizza](https://www.instagram.com/princestreetpizza)



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instagram.com/osterialabuca



OSTERIA LA BUCA
est. 2005



NOW OPEN!

Southern California produce, it sources from its West LA farm and local markets; pasta is made daily, everything is produced in-house, and all products are free of synthetics. With a third location in Westlake Village, each restaurant offers a focused Italian-and-California wine list and a full bar, earning a loyal following for its warm, farm-to-table, Italian-meets-California sensibility.

Founded in 2005 on Melrose Avenue, Osteria La Buca has grown into a Los Angeles-based group known for handmade pasta and simple, produce-driven cooking. Rooted in simple, well-executed cooking with

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Toastique
 GOURMET TOAST
 JUICE & COFFEE
NOW OPEN!

Toastique is a fast-casual, health-focused café franchise founded in 2018 by Brianna Keefe, whose passion for healthy snacks as a Division I athlete inspired her to open a wellness café offering all-natural smoothies,

juices, and customizable gourmet toasts. The menu includes a variety of artisanal toasts, smoothies, acai bowls, salads, and coffee, with a focus on fresh, locally sourced ingredients. The brand is known for its Instagram-worthy aesthetic and health-forward positioning. In 2020, Toastique began franchising, bringing its wellness-focused concept to new communities across the country, and has since expanded to 226 awarded locations across 13 new states. The franchise offers flexible dining options including dine-in, delivery, takeout, and catering.



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ADDRESS

30768 Russell Ranch Road,
Building G, Suite C
Westlake Village, CA 91362

USE

2nd Generation Restaurant/
Retail Space

SIZE

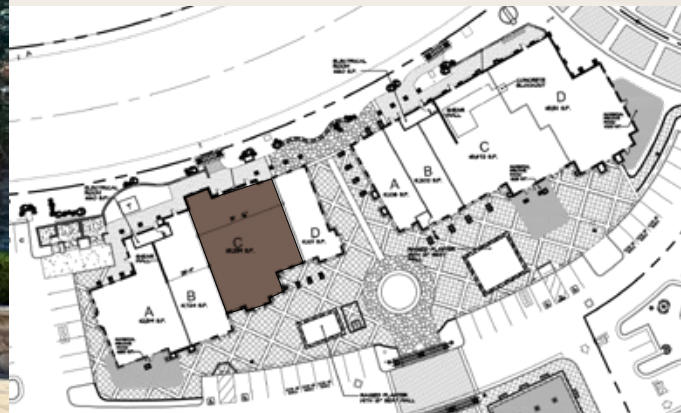
±3,259 SF plus patio

RENT

Available upon Request

AVAILABLE

Immediately



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ADDRESS

30760 Russell Ranch Road
Building F, Suite C
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USE

2nd Generation Restaurant/
Retail Space

SIZE

±3,672 SF plus patio

RENT

Available upon Request

AVAILABLE

Immediately



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ADDRESS

30750 Russell Ranch Road
Building C, Suite D
Westlake Village, CA 91362

USE

2nd Generation Salon Space

SIZE

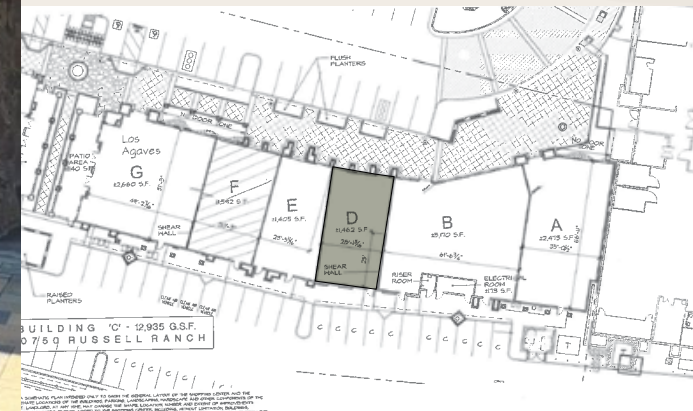
±1,462 SF

RENT

Available upon Request

AVAILABLE

Arranged



*** DO NOT DISTURB OCCUPANT**

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USE

Restaurant/Retail Space

SIZE

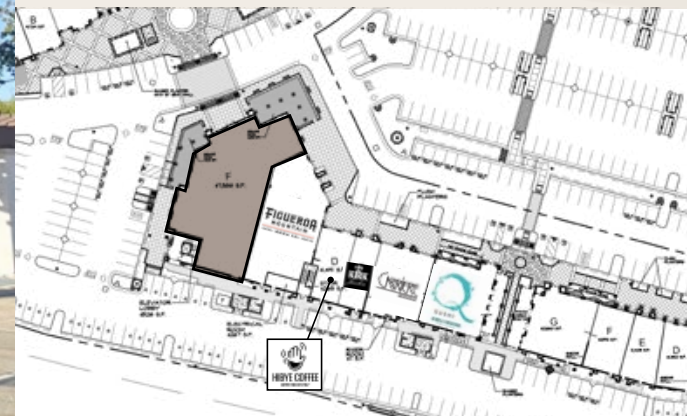
±6,875 SF plus two
wraparound patios

RENT

Available upon Request

AVAILABLE

Immediately



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SITE PLAN



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DEMOGRAPHICS

TOTAL POPULATION

5,537

1 MILE

46,365

3 MILES

83,537

5 MILES

TOTAL DAYTIME POPULATION

19,832

1 MILE

82,877

3 MILES

118,972

5 MILES

HOUSEHOLDS

2,158

1 MILE

18,410

3 MILES

32,809

5 MILES

AVERAGE HOUSEHOLD INCOME

\$227,670

1 MILE

\$221,682

3 MILES

\$212,089

5 MILES

AVERAGE HOME VALUE

\$1,174,323

1 MILE

\$1,239,887

3 MILES

\$1,262,393

5 MILES

MEDIAN AGE

46.7

1 MILE

48.1

3 MILES

46.3

5 MILES

Demographics: Esri 2024
Visitor Report: Placer.ai 2025

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ANNUAL VISITS
± 4.2 MILLION

MAP



Traffic Count: TrafficMetrix, Costar 2025

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