

SHOPPES

WESTLAKE VILLAGE



JAY LUCHS

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NEWMARK
PACIFIC

SHOPPES

WESTLAKE VILLAGE

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



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.



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ADDRESS

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

USE

Retail | Service

SIZE

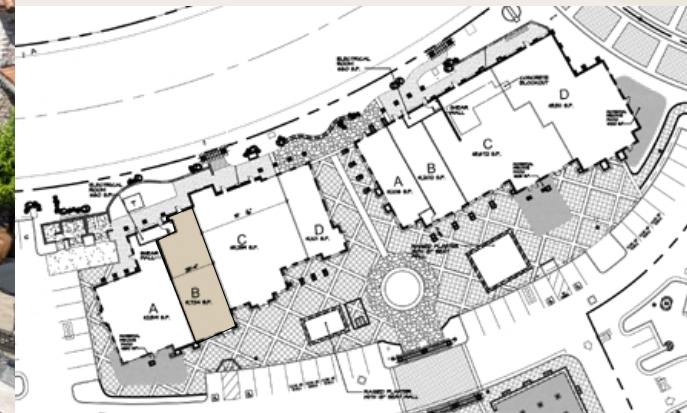
±1,724 SF

RENT

Available upon Request

FORMER TENANT

Amazing Lash



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ADDRESS

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

USE

2nd Generation Restaurant/
Retail Space

SIZE

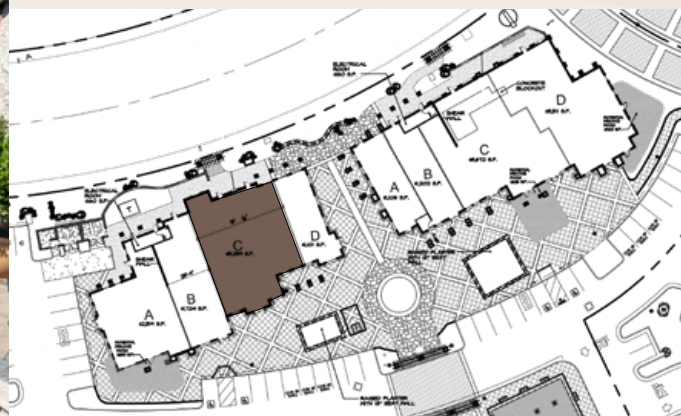
±2,900 - ±3,259 SF plus Patio

RENT

Available upon Request

FORMER TENANT

Modern Kitchen/Gallery



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PACIFIC



ADDRESS

30760 Russell Ranch Road
Building F, Suite C
Westlake Village, CA 91362

USE

2nd Generation Restaurant/
Retail Space

SIZE

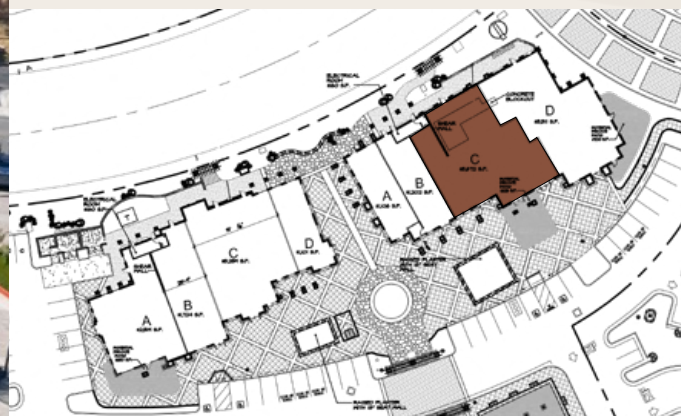
±3,672 SF plus Patio

RENT

Available upon Request

FORMER TENANT

Bamboo Room



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**DO NOT DISTURB OCCUPANT*



ADDRESS

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

USE

2nd Generation Salon Space

SIZE

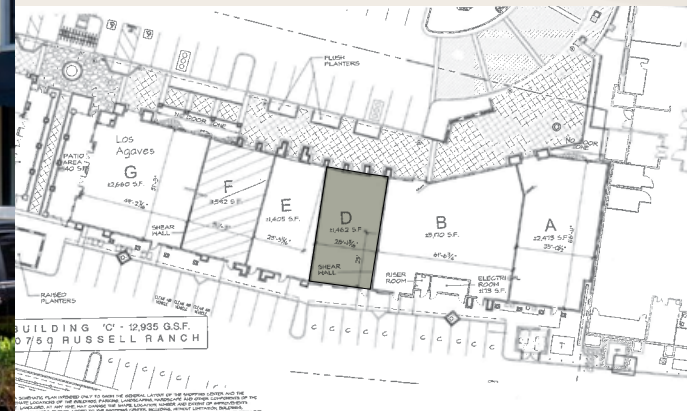
±1,462 SF

RENT

Available upon Request

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The Cove at Lighthouse



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SITE PLAN

BUILDING G, SUITE C
RESTAURANT | RETAIL
 $\pm 2,900 - \pm 3,259$ SF
PLUS PATIO

BUILDING F, SUITE C
RESTAURANT | RETAIL
 $\pm 3,672$ SF PLUS PATIO

BUILDING G, SUITE B
RETAIL | SERVICE
 $\pm 1,724$ SF

BUILDING C, SUITE D
2ND GENERATION SALON
 $\pm 1,462$ SF
*DO NOT DISTURB OCCUPANT

IN-N-OUT BURGER

PIZZA
NOW OPEN!

crumbl

Toastique

TIFA

novo cafe

FIGUEROA

4G Wireless

SportClips

Guitar Center

Davita

TILLYS

TARGET
*SHADOWED

CELE
STUDIO | WELLNESS | SPA
BLDG. 'D'
SECOND FLOOR

VENTURA FREEWAY (US 101)

SELL RANCH ROAD

*EXISTING OVER POWER LINES

JAYLUCHS.COM
NEWMARK
PACIFIC

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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