

# SHOPPES

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WESTLAKE VILLAGE



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# 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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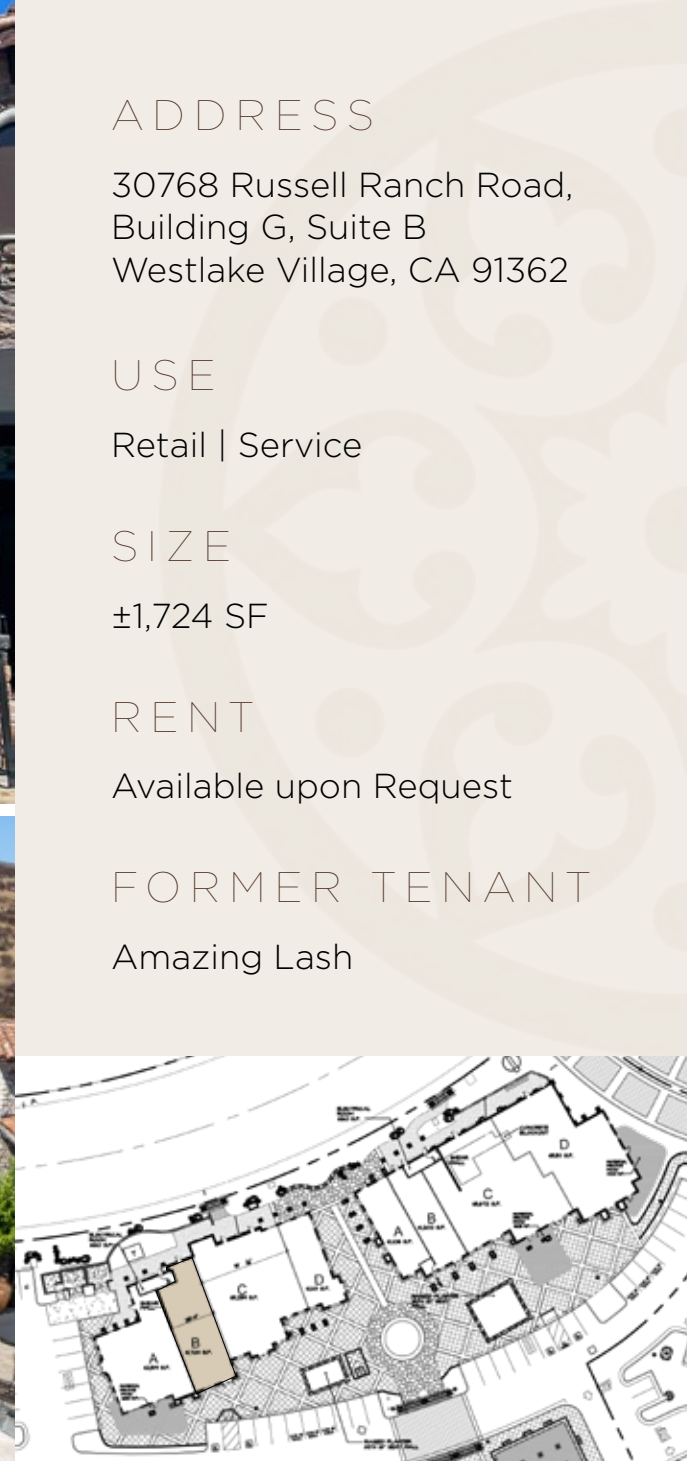
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## ADDRESS

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

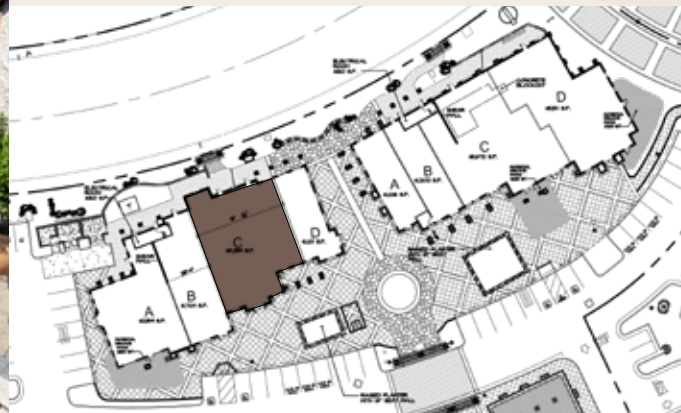
±3,259 SF plus Patio

## RENT

Available upon Request

## FORMER TENANT

Modern Kitchen/Gallery



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ADDRESS

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

USE

2nd Generation Restaurant/  
Retail Space

SIZE

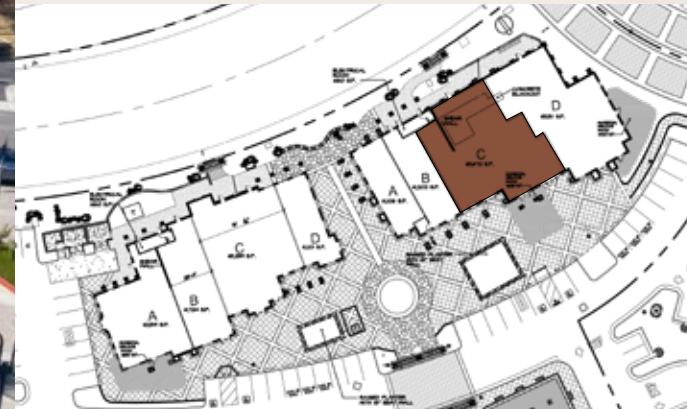
±3,672 SF plus Patio

RENT

Available upon Request

FORMER TENANT

Bamboo Room



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## ADDRESS

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

## USE

2nd Generation Salon Space

## SIZE

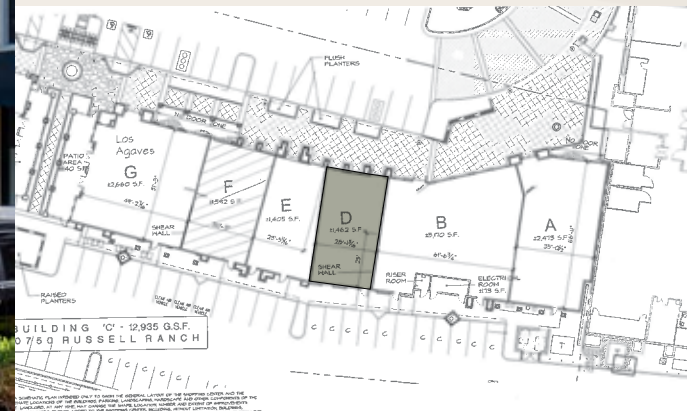
±1,462 SF

## RENT

Available upon Request

## FORMER TENANT

The Cove at Lighthouse



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## ADDRESS

30730 Russell Ranch Road,  
Building B, Suite H  
Westlake Village, CA 91362

## USE

Retail

## SIZE

±9,066 SF

## RENT

Available upon Request

## AVAILABLE

June 1, 2026



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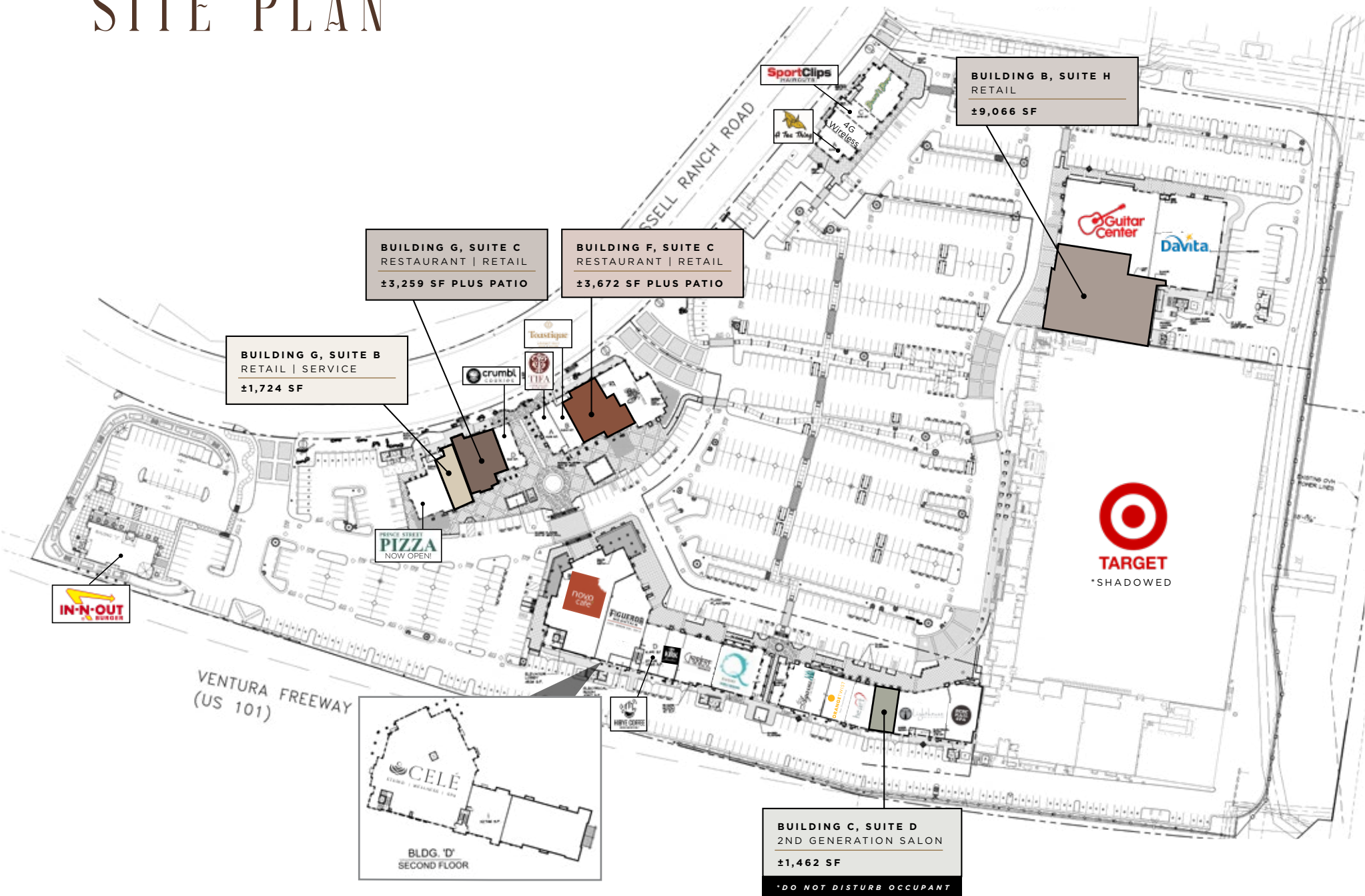
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# SITE PLAN



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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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# MAP



Traffic Count: TrafficMetrix, Costar 2025

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