

30699, 30700, & 30721 Russell Ranch  
Road, Westlake Village, CA



**WESTLAKE  
NORTH**

20-Acre Site with  
Multiple Investment Opportunities



Jones Lang LaSalle Americas, Inc. ("JLL"),  
Real Estate License #01223413



# The Offering

JLL, as exclusive advisor, is pleased to offer qualified investors an opportunity to acquire the 100% fee simple interest in 30699, 30700, & 30721 Russell Ranch Road ("Westlake North", the “Property” or "Properties"); a distinctive three building, well-located, highly accessible opportunity in Westlake Village that totals **326,751 RSF with development optionality**. The Properties are on separate legal parcels and are being offered individually or as a portfolio.

Westlake North comprises three R+D office buildings **built in 2000-2001**, strategically located near the 101 Freeway for excellent accessibility and adjacent to the Shoppes at Westlake Village, a 245,000 RSF Target-anchored retail center. This 19.71-acre campus is the location of choice for a dynamic mix of technology, education, and legal tenants with an **average tenant size of 8,000 RSF**. Currently 21% leased after accounting for known vacates, the Property presents investors with the opportunity to relocate existing tenants to stabilize the 30700 Russell Ranch Road building and redevelop the 30699 and 30721 buildings for industrial or alternative uses.



**30699 Russell Ranch Road**  
131,324 RSF (BOMA) | 6.94 AC

Redevelopment Potential



**30700 Russell Ranch Road**  
134,268 RSF (BOMA) | 8.68 AC



**30721 Russell Ranch Road**  
61,159 RSF (BOMA) | 4.09 AC

Redevelopment Potential

## Property Summary

3

Buildings

42%

Occupancy Including  
Known Vacates\*

21%

Occupancy Removing  
Known Vacates\*

326,751 RSF  
(BOMA 2017)

2000-01  
Year Built

8,000 RSF  
Avg Tenant Size

4.24 / 1,000 RSF  
Parking Ratio

\*As of Jan 25



# Investment Highlights



Redevelopment  
Potential



Institutionally Owned  
and Maintained



Individual or  
Portfolio Sale



60%+ Discount to  
Post-COVID Competitive  
Set Trades



Walkable Amenities  
in a Supply  
Constrained Market

30700 Russell Ranch Road

30721 Russell Ranch Road

30699 Russell Ranch Road



# Redevelopment Potential

Westlake North offers redevelopment optionality rarely seen in the Conejo Valley. 30699 & 30721 Russell Ranch Road provide limited occupancy, WALT, and an 11-acre path to development.

Investors can relocate tenants to the 30700 building, maintaining proximity to the numerous retail and dining options at the Shoppes at Westlake Village.

The site's expansive size and flexible zoning make it ideal for a variety of industrial uses, such as manufacturing, distribution, or research, development, and testing facilities.

Zoning also permits for a variety of additional uses including office and accessory commercial uses, professional, medical and financial services, and wholesale trade.

Potential Industrial Conversion				
	30699	30721	30700	Total
Parcel	1	2	3	
Parcel #	2054-030-093	2054-030-084	2054-030-094	
RSF (BOMA 2017)	131,324	61,159	134,268	326,751 RSF
Land Area	6.94 AC	4.09 AC	8.68 AC	19.71 AC
Occupancy Removing KV	14%	0%	37%	21%
Occupancy Including KV	16%	19%	78%	42%
WALT	2.5	1.2	3.5	2.6 Years





# Institutionally Owned & Maintained

Institutionally maintained with over **\$16M** in capital improvements since 2009, inclusive of tenant improvements.



*On-Site Fitness Center*



*Key-card Access System and After-Hours Patrol Service*



*Numerous Windows and Skylights Provide Ample Natural Lighting*



*High Quality Interior Finishes*



*Renovated Common Areas and Lobbies*





# Strategic Location in a Supply Constrained Market

Westlake Village outperforms the Greater Los Angeles area in office occupancy rates by over

**500 bps**

as of Q2 2024

Over

**380,000 RSF**

of office supply is being

**converted**

to other uses

Business friendly city with

**no gross receipts**

tax provides competitive advantage over competing submarkets

Convenient access to executive and housing communities in Calabasas, Westlake Village, and Agoura Hills, with a median household income of over

**\$167K**

and a median home price of

**\$1.6M**



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**Highly Amenitized and Easily Accessible**

Located less than **100 yards** from **652K RSF** of retail amenities

**NORTH RANCH GATEWAY**

TJ-MAXX	JERSEY MICES SUBS
BAJA FRESH MEXICAN GRILL	Domino's
DUNKIN'	e loong Dumplings
Anarbagh Westlake Village	ROYAL EGG

**WESTLAKE VILLAGE MARKET PLACE**

Staples	PET SMART
Michaels Made by you	CHIPOTLE MEXICAN GRILL
Wendy's	Smart & Final extra!

CAFÉ BIZOU

**WESTLAKE NORTH**

Neighboring the Shoppes at Westlake Village, a **245,000 RSF** retail center featuring a Target, CVS, Pick-up Stix, Crumbl Cookies, and In-N-Out

**SHOPPES WESTLAKE VILLAGE**

TARGET	Guitar Center	Q	Starbucks
TILLYS	Beard & Brew	NOVO cafe	Pizza Hut
crumbl cookies	IN-N-OUT BURGER	los Agaves restaurant	

Conveniently situated with a **2-minute drive** to Highway 101 (Ventura Freeway) and 30 minutes from Highway 1 (Pacific Coast Highway)

Westlake North | 11



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