



5321 Sterling Center Drive
Westlake Village, California 91361



Property Highlights

- Fully Air Conditioned Facility 16' minimum clearance
- 2,368 square feet of office showroom & executive offices
- One (1) Ground Level 10'w x 12'h
- 24 car surface parking adjacent to Facility
- 1,200 amps; 120/208 volt; 3 phase; 4 wire elect. power
- 11,406 square foot free standing facility
- Freeway adjacent to the Ventura (101) Freeway
- Available July of 2024

Offering Summary

Lease Rate:	\$1.80 SF/month (NNN)
Building Size:	11,406 SF
Available SF:	11,406 SF
Lot Size:	31,359 SF

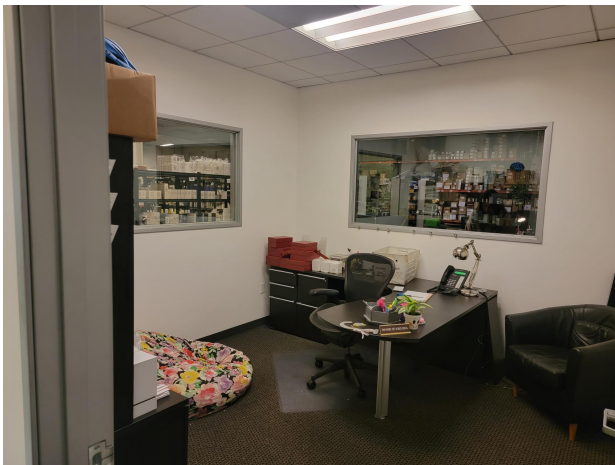
Timothy P. Foutz

Chairman
818.742.1614
tfoutz@naicapital.com
CA DRE #00389515

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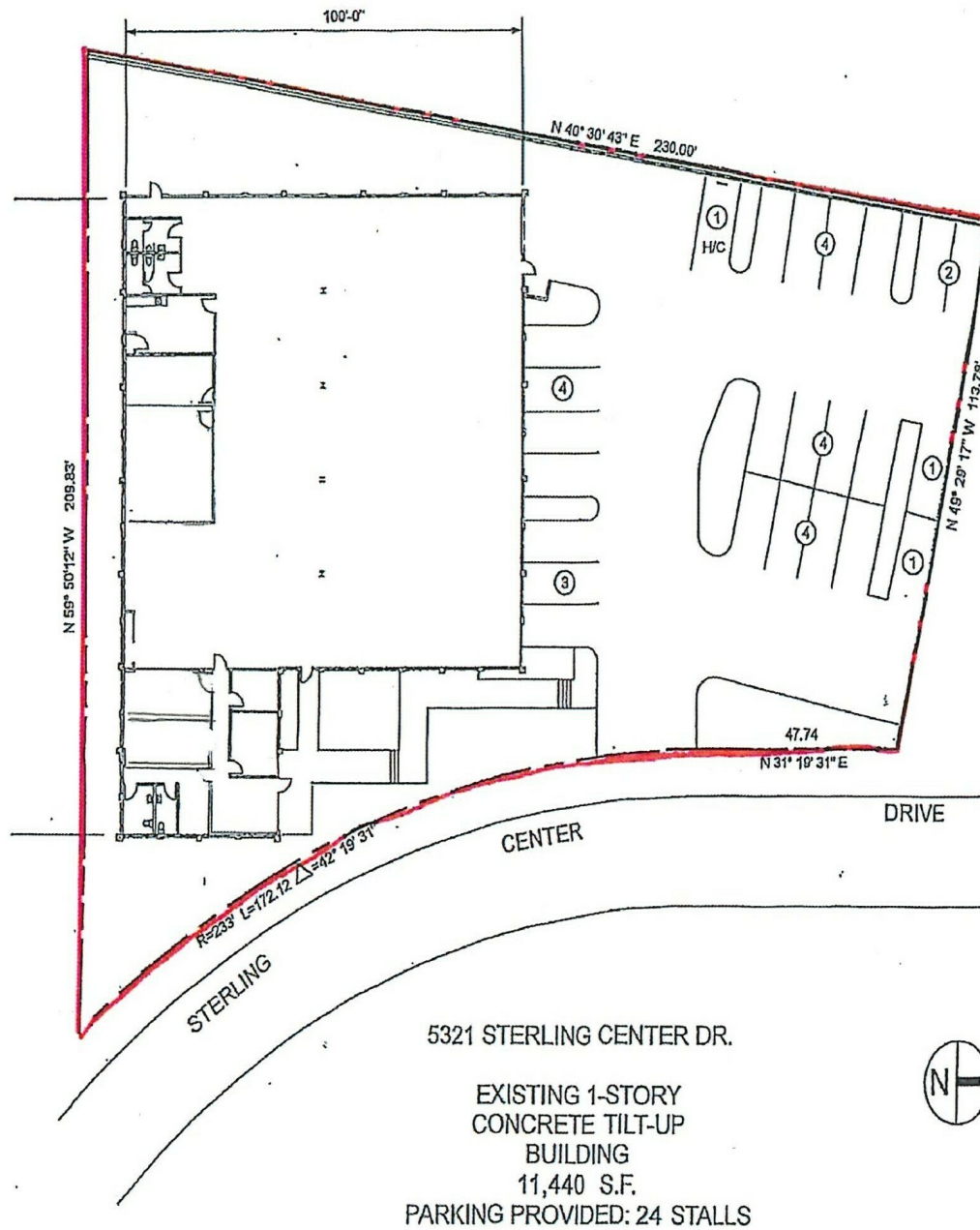
Property Photos



Property Photos



Site Plans

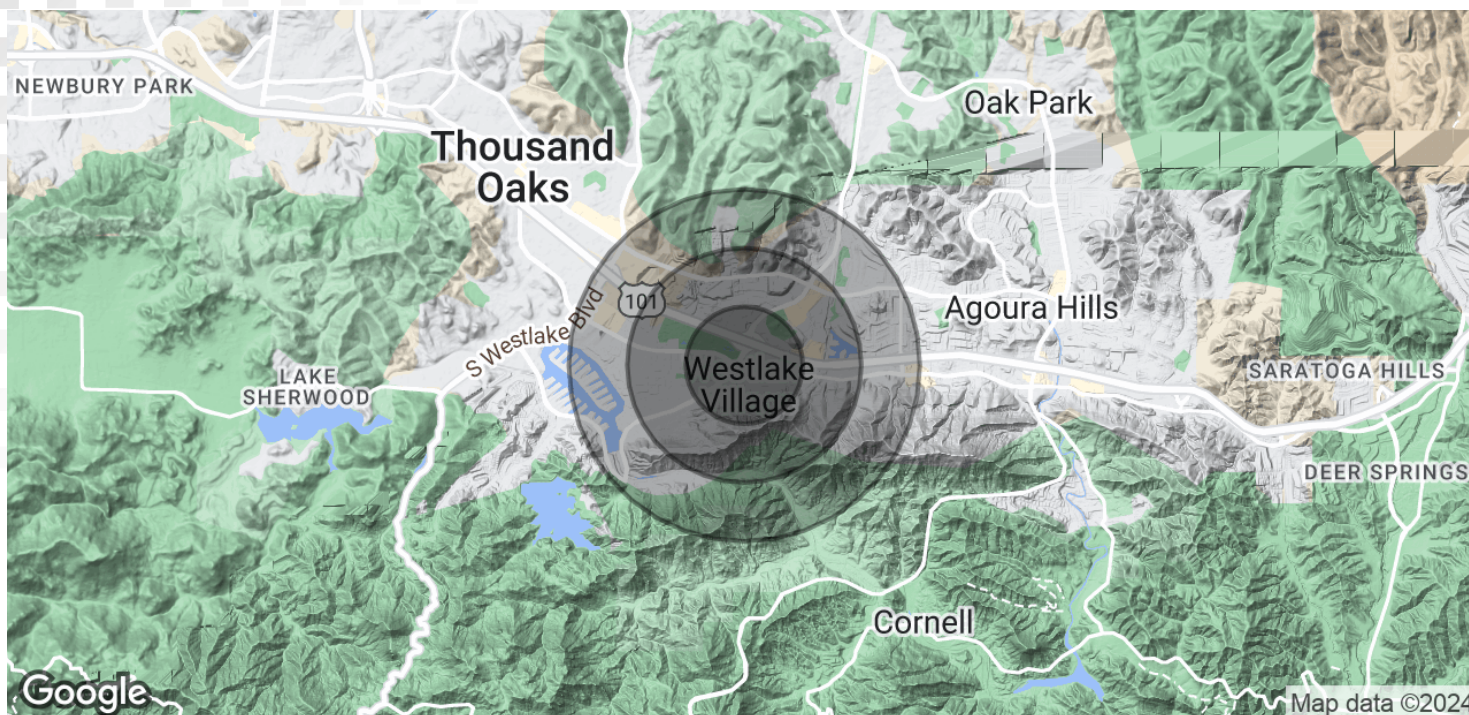


Location Map



Demographics

Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,678	5,455	12,165
Average Age	48.1	48.7	50.9
Average Age (Male)	48.9	48.7	50.1
Average Age (Female)	48.1	49.0	52.3

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	678	2,217	5,096
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$184,367	\$185,492	\$182,875
Average House Value	\$897,154	\$892,887	\$887,666

* Demographic data derived from 2020 ACS - US Census