



Auburn Oaks Dental Building
176 Auburn Court

OFFERING MEMORANDUM

MEDICAL INVESTMENT OPPORTUNITY

176 Auburn Court, Westlake Village, CA

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:



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THE OFFERING



\$4,300,000
SALES PRICE

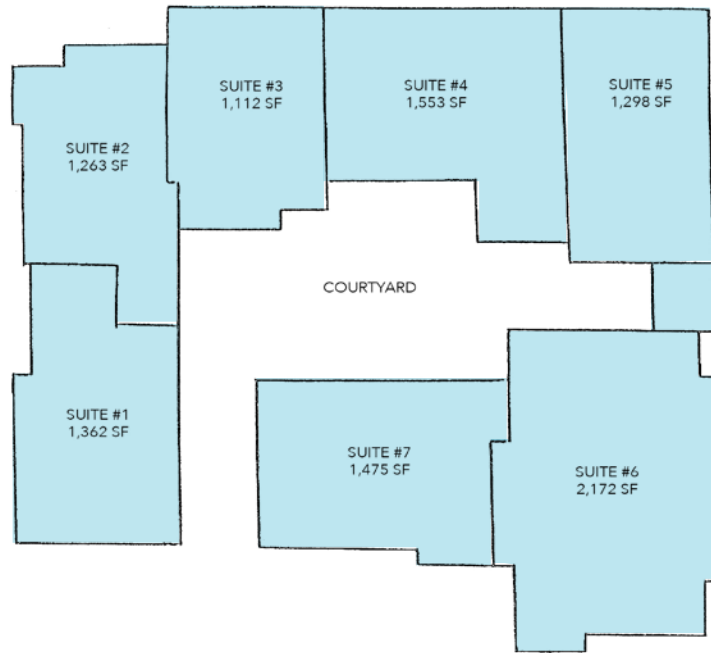


7.25%
CAP RATE



\$419.47
PRICE/SF

SELLER FINANCING AVAILABLE



Rent Roll

SUITE	TENANT	SIZE (SF)	RENT (PSF)	RENT (MONTHLY)
1	Weiss, DDS	1,362	\$3.27	\$4,453.74
2	Jeanbart, DDS	1,263	\$3.27	\$4,130.01
3	Jan, DDS	1,112	\$3.27	\$3,636.24
4 & 5	Lundy, Parsaee, Kaygee, DDS	2,851	\$3.27	\$9,322.77
6	Bollinger, Stoops, DDS	2,172	\$3.27	\$7,102.44
7	Zussman, DDS	1,475	\$3.27	\$4,823.25
TOTAL		10,235		

Notes

- LEASES EXPIRES 10/31/2029
- RENT INCREASES 2% ANNUALLY
- UTILITIES INCLUDE WATER, TRASH, COMMON AREA LIGHTING

Property Summary

Location	176 Auburn Ct., Westlake Village, CA 91362
Property Type	Medical Office—(Dental)
Parcel Number	680-0-220-015
Gross Building Area	±10,235 SF
Parcel Size	±36,702 SF
Zoning	C2
Year Built	1979
Construction	Masonry
Number of Floors	Single Story
HVAC / Roof	Updated 2019

Offering Summary

Purchase Price	\$4,300,000
Price/SF	\$419.47 PSF
CAP Rate	7.25%
GOI	\$401,624
OPEX	\$89,163
NOI	\$312,461

Operating Expenses

Taxes (Adjusted)	\$53,000
Utilities	\$19,925
Insurance	\$2,338
Maintenance	\$4,200
Landscaping	\$8,125
Pest Control	\$1,575
TOTAL OPEX	\$89,163



PROPERTY PHOTOS



AERIAL PHOTO

176 AUBURN COURT

WESTLAKE VILLAGE, CA

Blue Ridge Ct

Auburn Ct

LOCATION OVERVIEW

The subject property is ideally situated along the south side of Hillcrest Avenue in the affluent community of **Westlake Village, CA**. Located at the western border of the city, adjacent to Thousand Oaks, this property benefits from its proximity to the “Technology Corridor” along US Highway 101 in the Conejo Valley. 3050 E. Hillcrest Drive offers a serene setting with scenic hill views, blending the tranquility of suburban life with access to key business and lifestyle amenities.

Accessibility is a major advantage of this location. US Highway 101 (Ventura Freeway) is just 0.60 miles south of the property, providing seamless connections to Los Angeles and the Central Coast, while State Route 23 (Thousand Oaks Freeway) lies 1.75 miles west. The surrounding area features a mix of upscale residential neighborhoods, corporate campuses, and retail and dining destinations, making it ideal for businesses seeking a prestigious address in a vibrant community.

Westlake Village is particularly known for its high quality of life, highlighted by landmarks such as Westlake Lake, a 125-acre man-made lake offering a scenic retreat for residents and visitors. The city consistently receives praise for its excellent schools, abundant recreational opportunities, and family-friendly atmosphere, solidifying its status as one of the most desirable locations in the Conejo Valley.





WESTLAKE VILLAGE
KNOWN FOR THE ICONIC WESTLAKE
LAKE, A 125-ACRE MAN MADE LAKE.




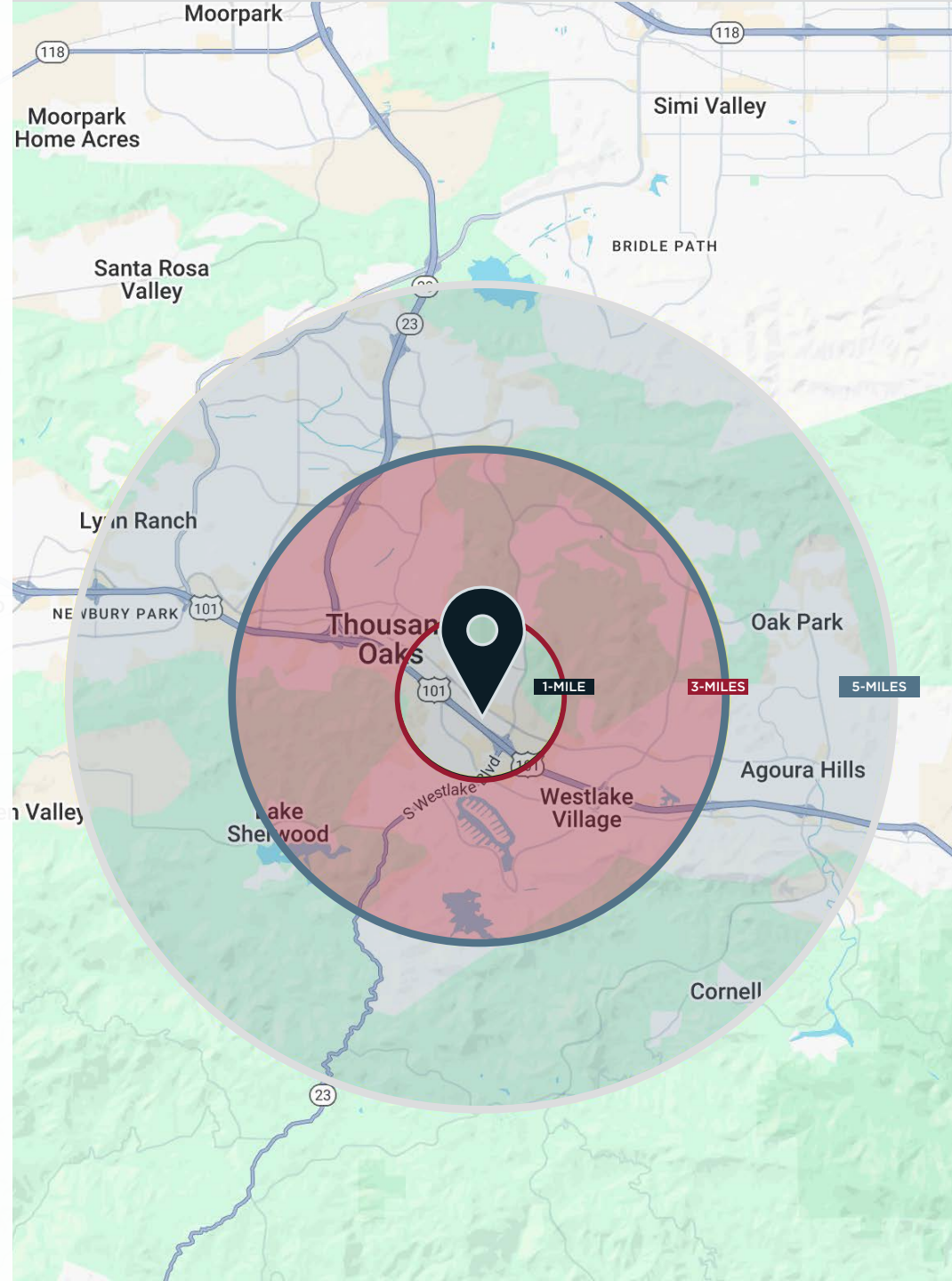
DEMOGRAPHICS

176 AUBURN CT | WESTLAKE VILLAGE, CA

 POPULATION	1-MILE	3-MILES	5-MILES
2023 Population	7,285	58,262	139,781
% Female	50.4%	51.0%	50.9%
% Male	49.6%	49.0%	49.1%
2028 Population	7,312	58,425	140,363

 HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2023 Total Households	2,987	23,634	139,781
2023 Median Housing Value	\$715,892	\$869,745	\$841,059
2028 Total Households	3,017	23,381	53,991

 HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2023 Average HH Income	\$111,141	\$162,838	\$170,211
2023 Per Capita Income	\$45,594	\$66,147	\$65,418
2028 Average HH Income	\$131,750	\$191,227	\$199,106



AMENITIES MAP

176 AUBURN COURT
Westlake Village, CA

BED BATH & BEYOND **BEVMO!** **Ralph's** **TRADER JOE'S** **Yogurtland**
BLAZE PIZZA **STARBUCKS** **RITE AID** **PETCO** **Do it Center** **STONE ISLAND** **Rabobank**
Sharky's **FedEx** **veggiegrill** **at&t** **CHASE**
verizon **PREMIER AMERICA** **Habit** **WELLS FARGO** **McDonald's** **KFC**
RESTAURANT REWARDS **SOFT ICE DAIRY CAFE** **UnionBank** **Message Easy** **citibank** **Press Coffee & Tea**



BARNES & NOBLE **Cinépolis** **WORLD MARKET** **SEPHORA** **See's CANDIES**
lululemon **RESTORATION HARDWARE** **Sur La Table** **farfalla** **NikeStore**
Paul Martin's Fresh Produce **chico's** **Sprinkles** **Kreation**
The GRILL **BRANDY MELVILLE** **Planet Beauty** **SHAKE SHACK**

COSTCO WHOLESALE **Michaels** **Smart & Final** **STAPLES** **usbank**
PETSMART **BAJA FRESH** **WELLS FARGO** **Mediterranean PITA GRILL** **eLong**
CHIPOTLE **PASTALANNE** **TJ-MAXX** **WELLS FARGO** **CHASE**
WESTLAKE VILLAGE HAND CAR WASH **DUNKIN' DONUTS** **MUZEN SUSHI**

BOSTON PRIVATE BANK & TRUST COMPANY **CITY NATIONAL BANK**
KINECTA **Community West Bank** **USHI PLANET** **Caribby**

Thousand Oaks Auto Mall

Westlake High School **YMCA Sports Park** **Lindero Country Club**
EQUINOX **FOUR SEASONS Hotels and Resorts**

VONS **GELSON'S** **CVS pharmacy** **PEARL DISTRICT** **Julio's**
SPROUTS **TOGO'S** **Tuscany** **Logix** **Rooster**
Natural Cafe **Subway** **First Bank** **Jamba Juice** **OneWest Bank** **JOHN DI MATTEO**
SUBWAY **CHASE** **M. FREDRIC** **pure barre**
WELLS FARGO **MENDOCINO FARMS sandwich market** **JOI** **FINNEY'S**

HYATT **HARVEST**
Comerica Bank **BANK OF AMERICA**

Westlake Golf Course
mediterraneo **STONEHAUS**

Residence Inn **Lure**
Cici's cafe

Zen **Soccaccio's**
WESTLAKE YACHT CLUB

SHOPPES WESTLAKE VILLAGE **TARGET**
TIFA CHOCOLATE & GELATO **TILLY'S** **Sport Clips**
Center **verizon** **KIRK** **BOIC WAVE SPA** **IN-N-OUT**
HOOK **the gallery** **PICK UP STIX**
CARRIERE **FIGUREN** **101 NORTH** **CVS pharmacy**
Los Agaves restaurant **novo cafe** **lylighthouse**

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No warranty of representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.