

# LINDERO INNOVATION CENTER

5775 - 5785 Lindero Canyon Rd  
Westlake Village, California 91362

INDUSTRIAL/R&D AVAILABLE

98,086 SQUARE FEET



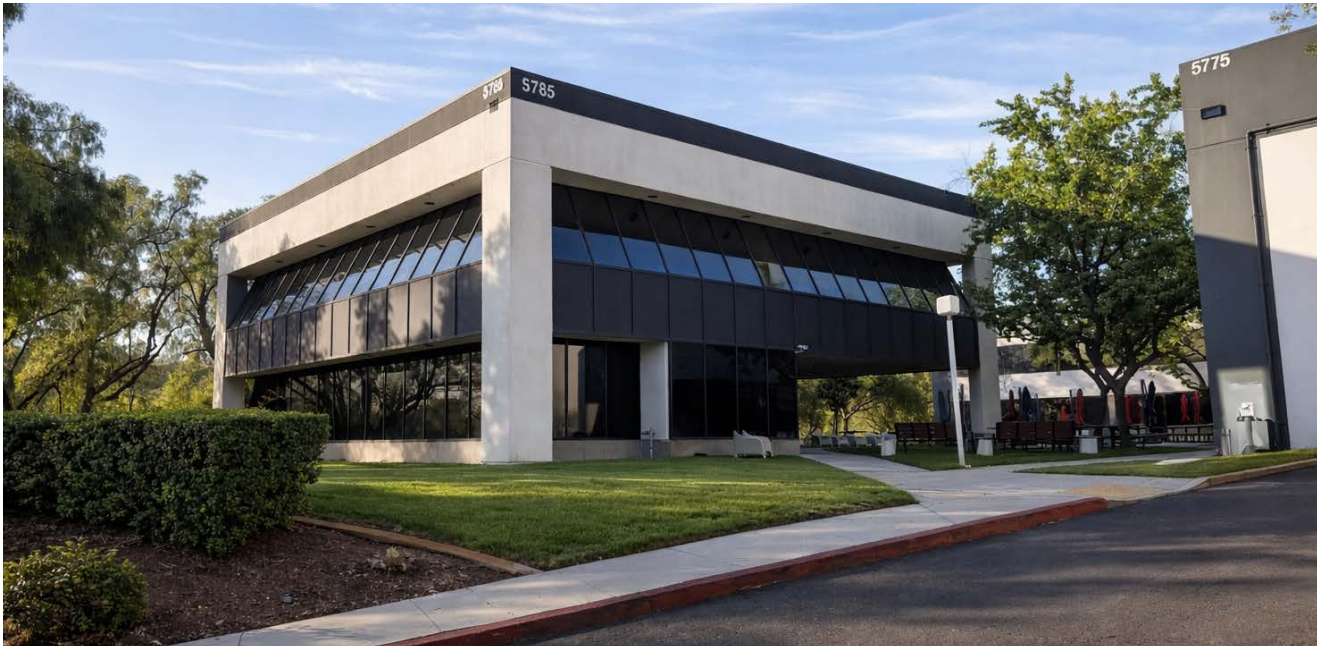
## GRANT FULKERSON, SIOR

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## Property Summary

Address	5775-5785 Lindero Canyon Westlake Village, CA 91362
Size	98,086 SF
• Warehouse Size	51,324 SF
• Ground Floor R&D	18,558 SF
• First Floor Office	4,653 SF
• Second Floor Office	23,551 SF
Clear Height	23-26 Feet
Dock High Loading	Three (3) Doors, Six (6) Positions
Ground Level Loading	One (1) Door (10' x 10')
Power	1,200A/480v 3p 4w
Parcel Size	7.04 Acres
Parking	273 Stalls (2.8/1,000)
Year Built	1978
Lease Rate (NNN)	Call Broker
OPEX	\$0.35 PSF
Availability	Call Broker



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# PROPERTY HIGHLIGHTS



## RETAIL AMENITIES

Within walking distance to numerous retail amenities/Four Seasons



## LOCATION

Superb identity along main thoroughfare with immediate access to highway 101



## HEAVY POWER

1,200A 277-480V 3P 4W



## IMPRESSIVE IMPROVEMENTS

New, full service, kitchen



## LOADING

Dock High & Ground Level



## OUTSTANDING CLEARANCE HEIGHTS

23 - 26 Feet



## WELL MAINTAINED CORPORATE FACILITY

# PROPERTY HIGHLIGHTS

Lee & Associates is pleased to present 5775–5785 Lindero Canyon, a premier ±98,086-square-foot industrial/office campus located in highly sought-after Westlake Village. Prominently situated along Lindero Canyon Road, the property offers immediate access to the Ventura Freeway (101 Freeway), providing outstanding regional connectivity throughout Los Angeles and Ventura Counties.

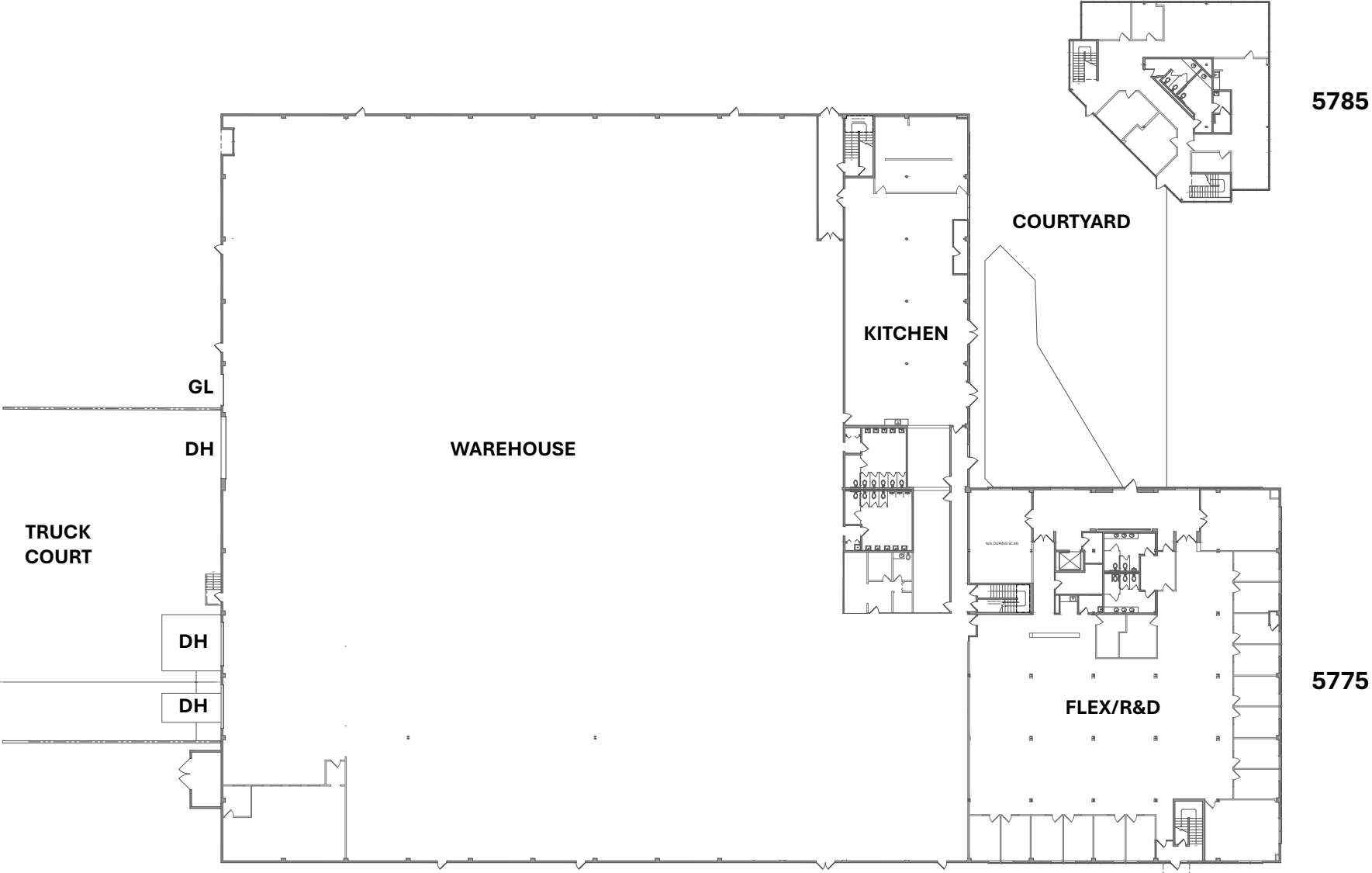
The asset benefits from a highly walkable and amenity-rich location, with nearby retail and hospitality offerings including Costco, Target, YMCA, Starbucks, Staples, and the Four Seasons Hotel Westlake Village—enhancing convenience and employee appeal.

5775 Lindero Canyon (±88,871 SF) serves as the functional backbone of the campus, featuring a ±51,324 SF warehouse with a combination of ground-level and dock-high loading, heavy power, and approximately 23-26 foot clear heights—well-suited for a wide range of industrial and R&D uses. 5785 Lindero Canyon complements the offering with a high-image “jewel box” office building, creating a cohesive, campus-style environment that supports both operational efficiency and corporate identity.

The property has been meticulously maintained by its current occupant, Guitar Center. Recent enhancements include the addition of a first-class employee cafeteria with a fully equipped commercial grade kitchen. New ownership is planning further capital improvements, positioning the asset as an ideal corporate headquarters facility.



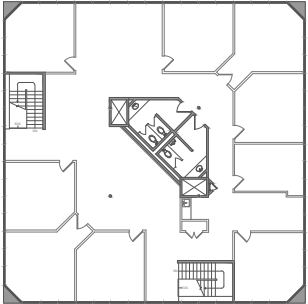
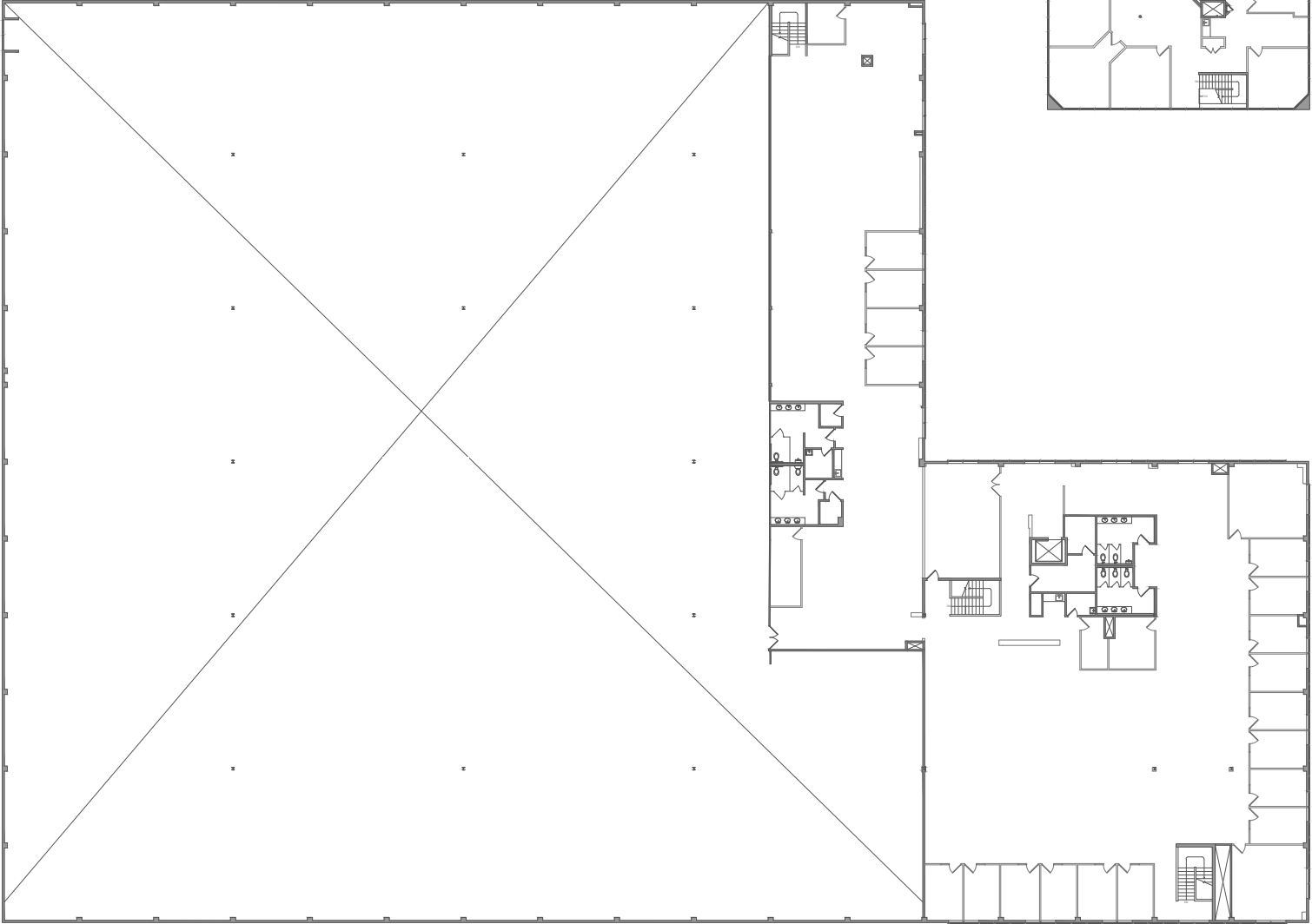
FLOOR PLAN - FIRST FLOOR



FLOOR PLANS ARE NOT TO SCALE



FLOOR PLAN - SECOND FLOOR



5785

5775

FLOOR PLANS ARE NOT TO SCALE



AERIAL PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



# LOCATION OVERVIEW

The subject property is ideally situated along the intersection of Lindero Canyon Road and Thousand Oaks Blvd. in the affluent community of **Westlake Village**, CA. This property benefits from its proximity to the "Technology Corridor" along US Highway 101 in the Conejo Valley. 5775 - 5785 Lindero Canyon Rd. offers a serene setting with scenic 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 a half mile 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, elite local schools, 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 excellent 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 top-tier 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.



THE PROMENADE AT WESTLAKE

BARNES & NOBLE cinépolis VUORI  
 WORLD MARKET SEPHORA lululemon  
 RESTORATION HARDWARE Sur la table Paul Martin's AMERICAN GRILL  
 farfalla SOCIAL MONK FRESH BROTHERS SHAKE SHACK  
 MARMALADE sweetgreen

WESTLAKE HIGH SCHOOL

5775-5785  
 LINDERO CANYON RD  
 WESTLAKE VILLAGE, CA

WESTLAKE VILLAGE MARKETPLACE

Michaels Smart & Final extra! STAPLES  
 PETSMART BANK OF AMERICA ANARBAGH WESTLAKE  
 Panera Mediterranean PITA GRILL CHASE JINYA MIKIS CALIFORNIA PIZZA KITCHEN

EQUINOX

YMCA Sports Park

Lindero Country Club

OAKS CHRISTIAN

NORTH RANCH GATEWAY

TJ-maxx DUNKIN' MUZEN SUSHI

Westlake Golf Course

SHOPPES AT WESTLAKE VILLAGE

TARGET

TILLYS

Los Agaves FIGUEROA MOUNTAIN

IN-N-OUT BURGER Guitar Center

novo cafe SUSHI crumbl cookies

HYATT REGENCY WESTLAKE Comerica

HARVEST BENT'S BANK OF AMERICA

mediterraneo STONEHAUS

WESTLAKE VILLAGE INN & SPA

FOUR SEASONS Hotels and Resorts

Residence INN BY HARRIOTT Lure Lady C's

COSTCO WHOLESALE

AMENITIES MAP

5775 - 5785 Lindero Canyon Rd | Westlake Village, CA 10





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