



HIGH-IMAGE OFFICE BUILDING FOR SALE

31330 OAK CREST DR

WESTLAKE VILLAGE, CA 91361

CHRIS SWATOSH

chris@ppc-re.com

Dir. +1 818 862 2848 | Mob. +1 818 517 8372

CA BRE Lic No. 01803294



PACIFIC PARTNERS
COMMERCIAL, INC.



TABLE OF CONTENTS

Executive Summary

3

Property Overview

4

Hypothetical Loan Scenario

7

Property Photos

8

Location Overview

13

DISCLAIMER TO ALL BUYERS: The intent of this sale brochure is to provide conceptual information on the property for sale at 31330 Oak Crest Drive. The information contained within this brochure has been obtained from unverified outside sources and/or estimated and is not to be relied upon. The property will be sold on an “as-is”, “where-is” basis, accepting any conditions and/or faults as one may find at the property, and subject to the confirmation of the terms of sale from a receivership court. Pacific Partners Commercial, Inc., and its agents, have not verified nor confirmed the details and information contained within this brochure and assume no responsibility for the details and information contained within as it is solely meant to be conceptual in nature. It is the sole responsibility of the user of this information to conduct their own investigations and due diligence on all aspects of the property, including physical specifications, zoning, use, environmental, etc., upon which to base its decisions prior to taking any action towards buying the property and closing escrow.

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Pacific Partners Commercial, Inc. has been exclusively retained to present the sale of this rare high-image Westlake Village office building consisting of approximately 21,107 square feet on 2.89 acres of land located at 31330 Oak Crest Drive.

This free-standing single story office building is perched in the hills overlooking Westlake Village. The quiet and natural setting provides views across the valley and up the Santa Monica mountains. The private parking lot currently has 89 spaces and is surrounded by green trees, local flowers and plants.

The building is currently built out to accommodate six suites varying in size from approximately 951 rentable square feet to 10,969 rentable square feet. The building was completed in 1994 with concrete tilt-up construction, and interior improvements consist of windowed perimeter offices and a mix of high and floating ceiling open areas. The roof was also replaced in 2021.

The property is being sold as-is, through a court-ordered receivership. The Receiver has been ordered to sell the property and the parties have agreed, through a court-approved stipulation, to the conversion of the existing master lease to a month-to-month tenancy and the surrender of the premises by the master lessee within 30 days of the sale of the property, unless otherwise agreed to by the master lessee and buyer. All necessary parties are in favor of the sale and are cooperating to consummate a sale in a timely and efficient manner.

PURCHASE PRICE:
\$6,300,000

PRICE PSF:
\$298

TYPE:
Owner-User/Investment Opportunity

PROPERTY HIGHLIGHTS



21,107 SF SINGLE OR MULTI-TENANT
office building on 2.89 acres of land



RARE HIGH-IMAGE WESTLAKE VILLAGE
office building for sale



CENTRAL LOCATION
with less than 30 minutes to Los Angeles, Malibu, or Ventura



HIGH-END OFFICE TENANT IMPROVEMENTS
including floating ceilings, HVAC ducting, and glass partitions



CURRENT BUILD OUT ACCOMMODATES 6 SUITES
varying in size from 951 RSF to 10,969 RSF



POTENTIAL FOR MEDICAL USE
Buyer to confirm use and restrictions with city



89 PARKING SPACES CURRENTLY PAINTED
ratio of 4.2 per 1,000 SF

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

PROPERTY ADDRESS

31330 Oak Crest Drive
Westlake Village, CA 91361

YEAR BUILT

1994

BUILDING SIZE

21,107 SF

TENANCY

Single or Multi-tenant

LAND SIZE

125,888 SF | 2.89 AC

STORY

1 story

APN

2057-002-016

CONSTRUCTION

Concrete Tilt-Up

MARKET

Los Angeles

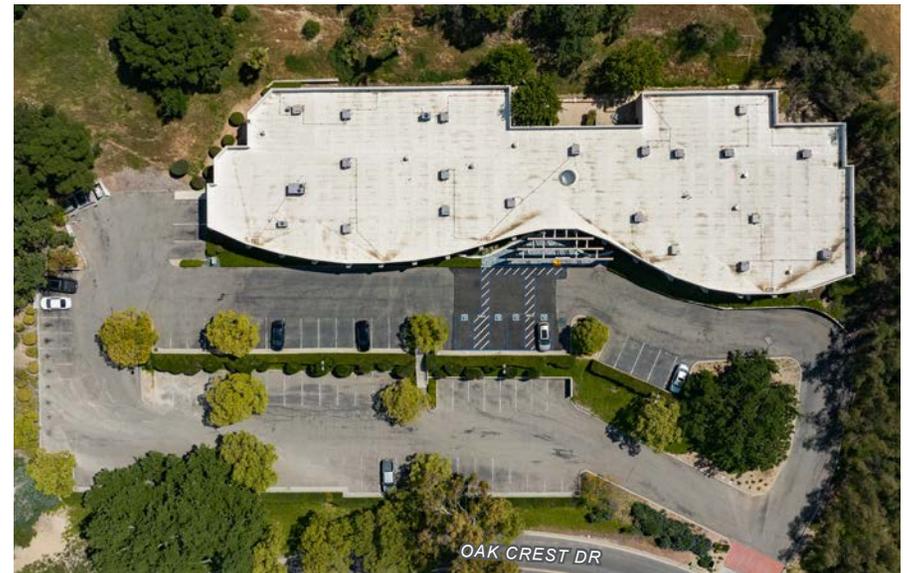
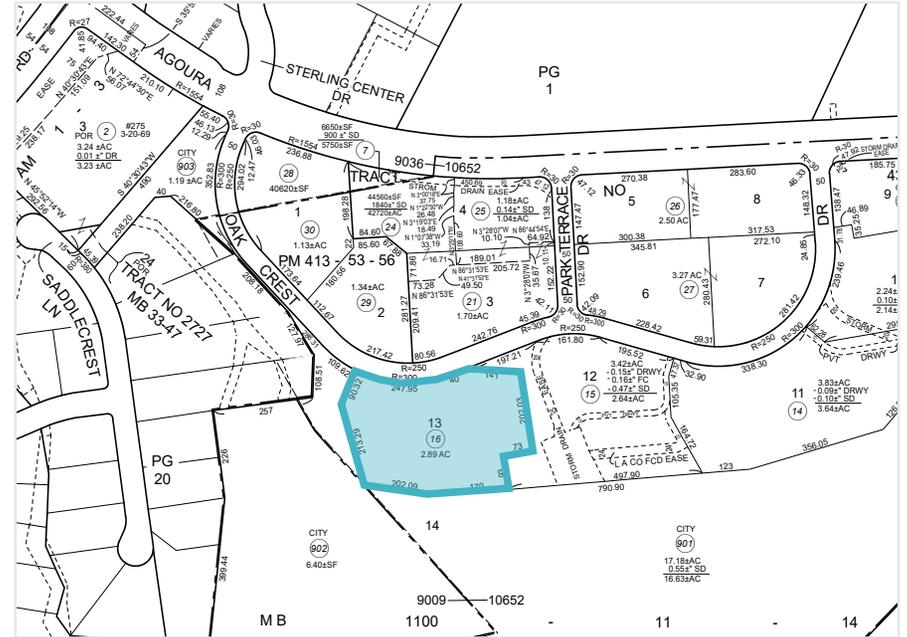
PARKING SPACES

89 Surface

SUBMARKET

Calabasas/Westlake Village

PARCEL MAP



PROPERTY OVERVIEW

OFFICE SUITE SIZES (RSF per BOMA study)

SUITE NO.	RSF
100	10,969 SF
101	2,660 SF
102	3,849 SF
103	951 SF
104	1,428 SF
105	2,008 SF
TOTAL	21,865 SF



HYPOTHETICAL LOAN SCENARIO

This is a hypothetical loan scenario provided by an outside source and is not a complete list of potential terms. It is intended for conceptual purposes only. Buyer is to discuss actual loan terms with its lender.

PROPOSED SBA 504 ADVANTAGES

- Up to 90% financing: 10% down payment preserves precious working capital
- Attractive long-term fixed rates: lock in occupancy cost savings
- No additional collateral: no lien on residence required
- Large scale projects possible (i.e. \$20+ million)
- Unlimited loans for manufacturers and qualifying “green” projects
- Wide range of participating lender partners with competitive rates

USE OF PROCEEDS

BUILDING PURCHASE	\$6,300,000
IMPROVEMENTS	\$0
EQUIPMENT	\$0
	\$6,300,000

SBA 504 FINANCING STRUCTURE FOR PURCHASE

%	Source of Funds	Project Amount	Interest Rate	Amort (Years)	Term (Years)	Monthly Payment	Annual Payment
50%	Lender/Bank 1st Trust Deed ^(a)	\$3,150,000	6.00%	30	10	\$18,886	\$226,630
40%	CDC/SBA 504 2nd Trust Deed ^(b)	\$2,520,000	5.88%	25	25	\$16,415	\$196,982
10%	Borrower Cash Down	\$630,000					
100%		\$6,300,000	5.95% blended rate			\$35,301	\$423,612

(a) Interest rate and terms are set by the bank, can be fixed or variable and typically range from 15- to 30-year amortizations.

(b) Points + fees on the SBA 504 loan (**2.15% + \$2,500**) are “pay as you go” over the term of the SBA 504 loan - rolled into principal and are not out-of-pocket costs.

SBA 504 rate is set at time of loan funding and is set based on 10 year treasury rate plus spread and fees.

PROPERTY PHOTOS

BUILDING EXTERIORS



PROPERTY PHOTOS

BUILDING INTERIORS



PROPERTY PHOTOS

BUILDING INTERIORS



PROPERTY PHOTOS

BUILDING INTERIORS



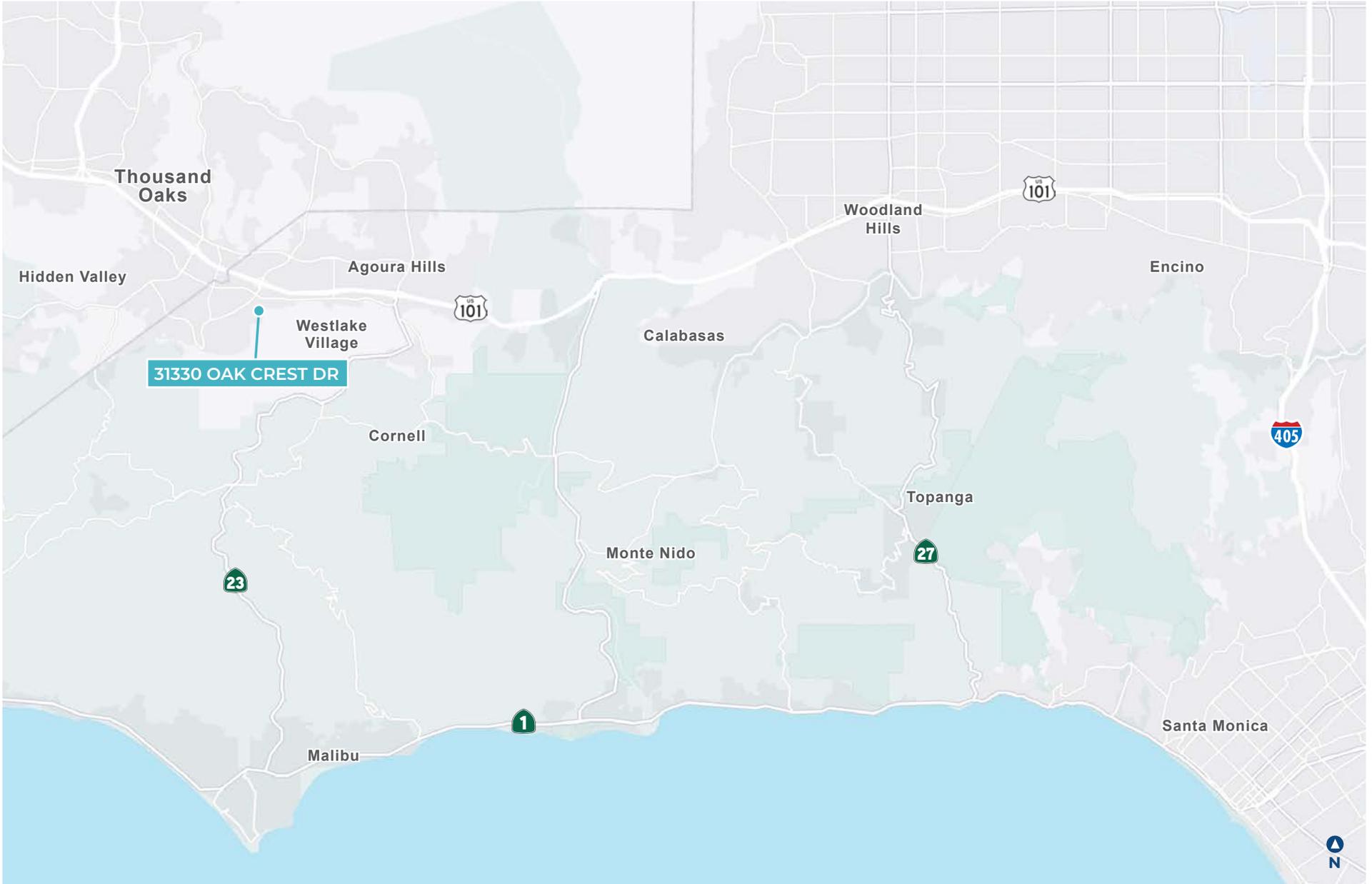
PROPERTY PHOTOS

BUILDING AERIALS



LOCATION OVERVIEW

LOCATION MAP



LOCATION OVERVIEW

AMENITIES MAP



FOOD/RESTAURANTS

- 1 In-N-Out Burger
- 2 Figueroa Mountain Brewing Co.
- 3 Los Agaves
- 4 Lure Fish House
- 5 Green Onion Chinese Cuisine
- 6 Lakeview Garden
- 7 Finney's Crafthouse

RETAIL/SHOPPING

- 1 Target
- 2 Costco Wholesale
- 3 Shoppes at Westlake Village
- 4 Staples
- 5 Vons
- 6 Gelson's Westlake Village
- 7 The Promenade at Westlake

GOLF COURSES/PARKS

- 1 Westlake Golf Course
- 2 Lake Lindero Golf Course
- 3 Russell Ranch Park
- 4 Reyes Adobe Park

HOTELS

- 1 Four Seasons Hotel
- 2 Residence Inn by Marriott
- 3 Westlake Village Inn
- 4 Hyatt Regency Westlake



PACIFIC PARTNERS
COMMERCIAL, INC.

The information herein has been furnished from sources which we deem reliable, but has not been verified by Pacific Partners Commercial, Inc. or its agents and for which we assume no liability. This marketing material is to be used for conceptual purposes only. All measurements and numerical data are approximate and to be verified by the prospective buyer.