

# FOR LEASE

±1,300 SF Available

Thousand Oaks Marketplace | 520 N. Ventu Park Rd., Thousand Oaks, CA 91320



616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

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**CONTACT US (805) 684-7767**

## SUMMARY

**AVAILABLE** Suite 190: ±1,300 SF

**PARKING** Ample

**ASKING RENT** Contact Brokers

**NNN** Contact Brokers

**TERM** 5+ Years

**AVAILABLE** Now

**TRAFFIC COUNTS** Ventu Park Rd. - 13,776 ADT  
Hillcrest Dr. - 14,387 ADT  
Highway 101 - 170,059 ADT

## HIGHLIGHTS

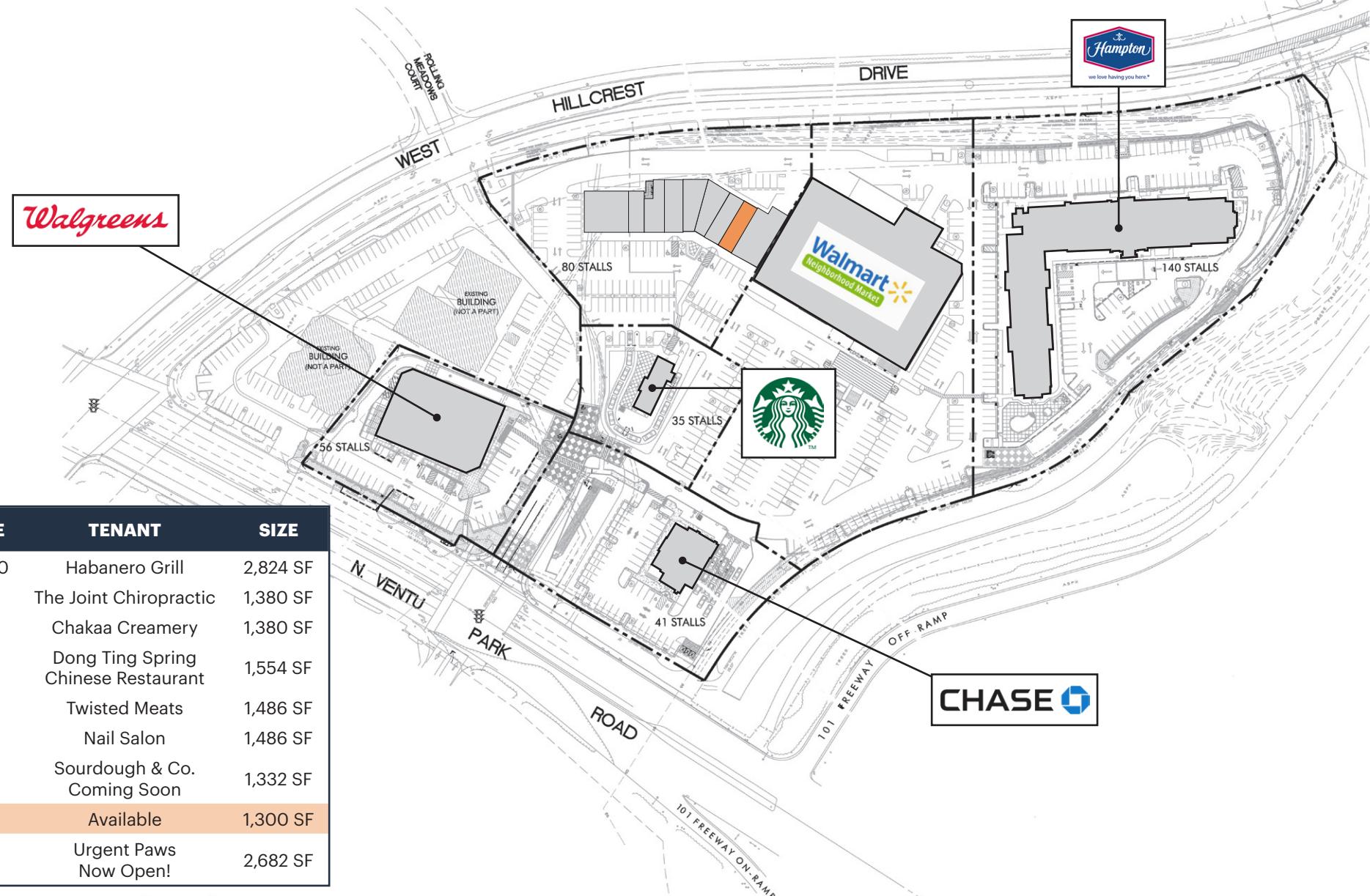
- Anchored by Walmart Neighborhood Market, Walgreens, Starbucks, Chase Bank, and More
- Over 56,592 Daytime Population within 3 Miles
- Less than 1 Mile from Amgen Campus
- US Highway 101 Visibility with Exposure to over 184,812 Cars per Day
- \$50 Million of Daily Needs Sales at Intersection
- New Construction Grocery Anchored Center



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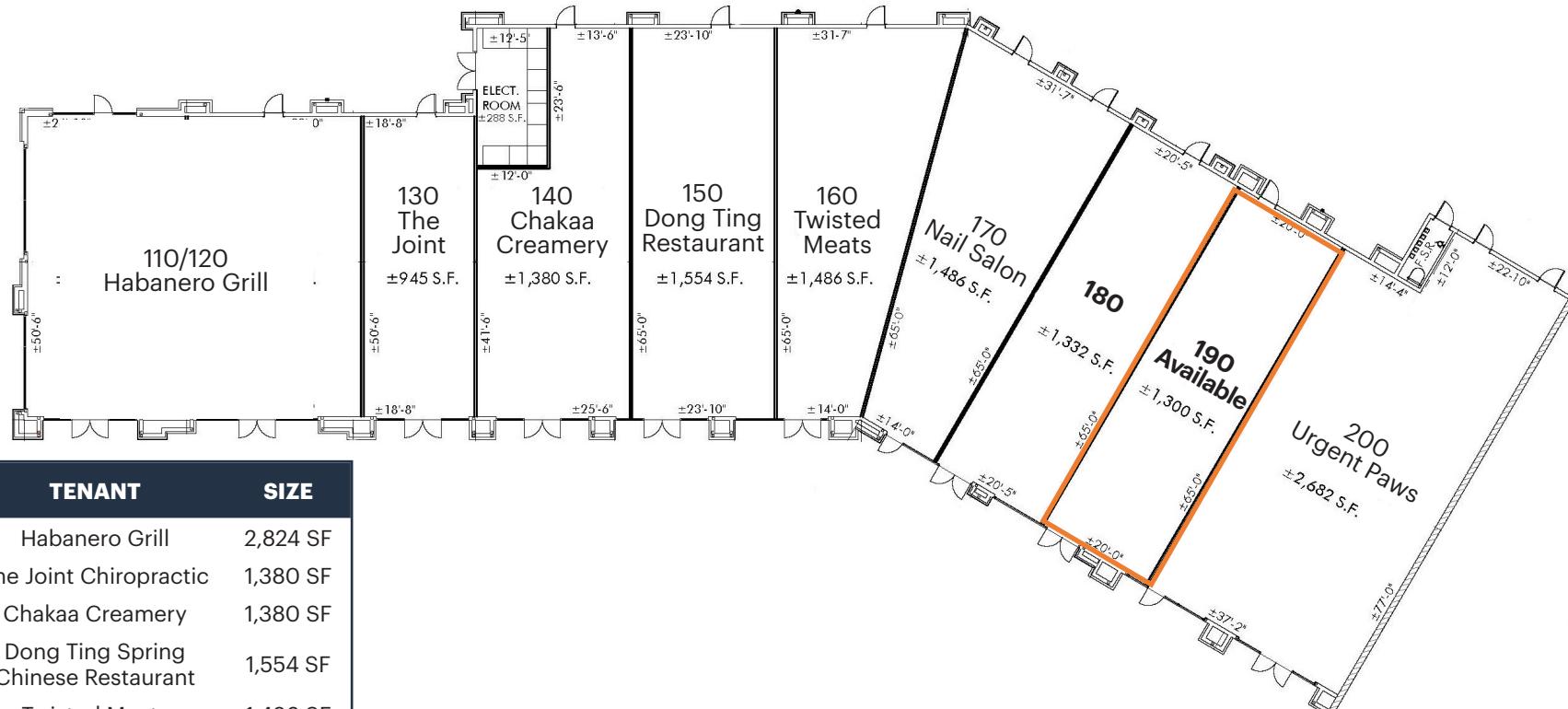


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SUITE	TENANT	SIZE
110/120	Habanero Grill	2,824 S.F.
130	The Joint Chiropractic	1,380 S.F.
140	Chakaa Creamery	1,380 S.F.
150	Dong Ting Spring Chinese Restaurant	1,554 S.F.
160	Twisted Meats	1,486 S.F.
170	Nail Salon	1,486 S.F.
180	Sourdough & Co. Coming Soon	1,332 S.F.
190	Available	1,300 S.F.
200	Urgent Paws Now Open!	2,682 S.F.



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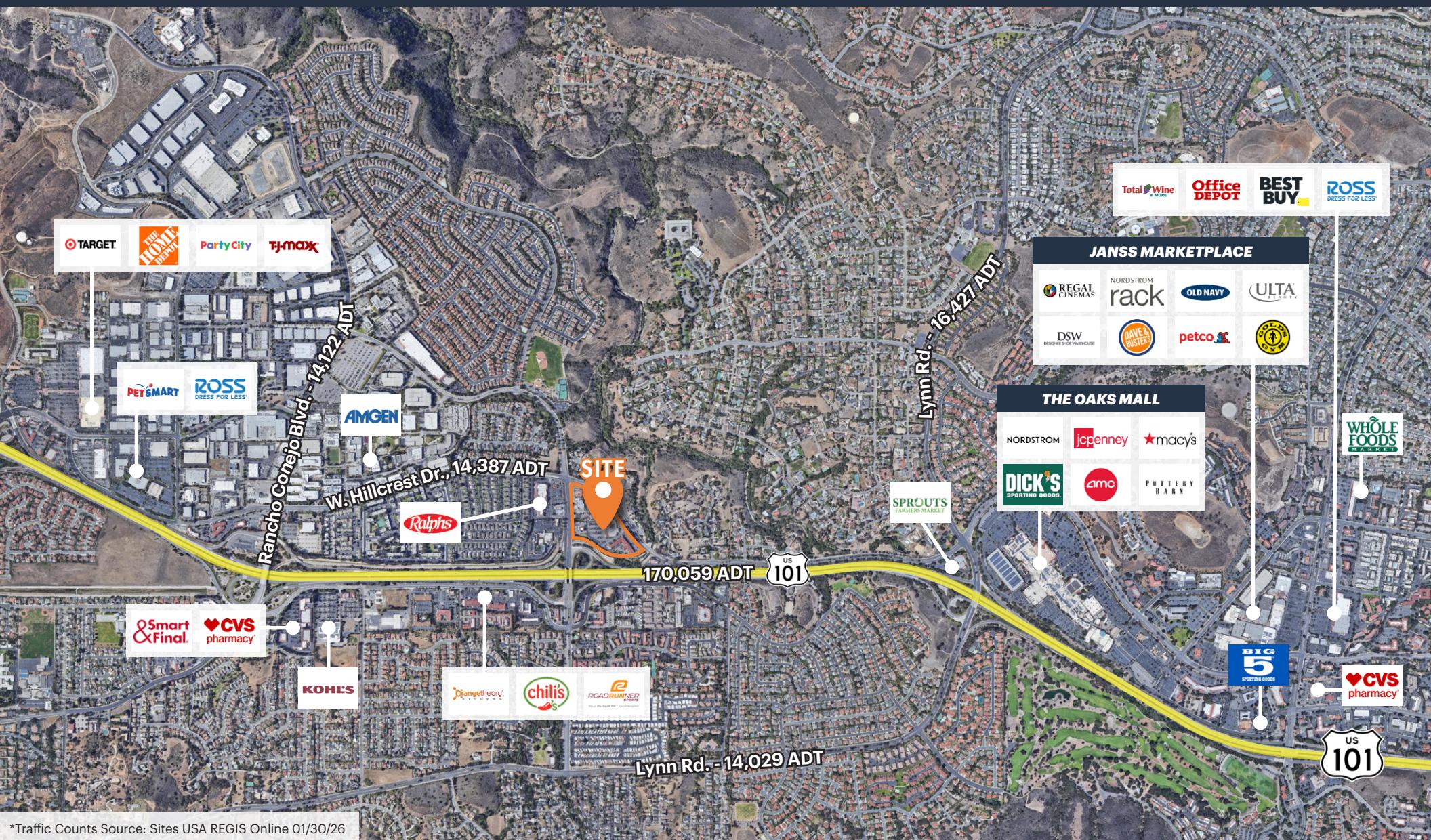
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# PROPERTY PHOTOS



SUITE 190 - EXTERIOR







\*Traffic Counts Source: Sites USA REGIS Online 01/30/26

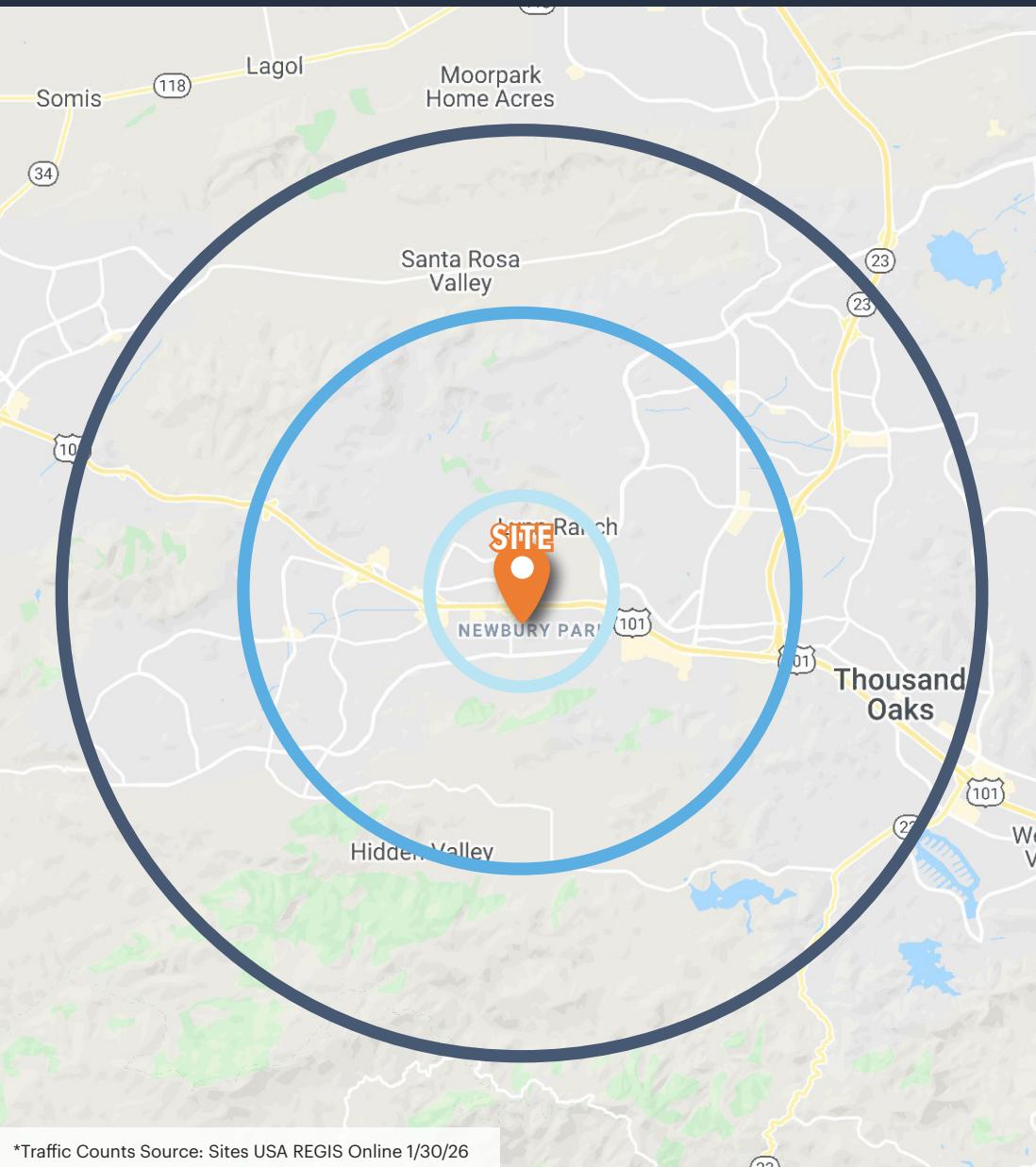


**LOCKEHOUSE**  
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## ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
15,933	62,878	125,510

## DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
8,728	56,592	103,081

## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$169,650	\$164,126	\$181,177

## BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
497%	48.9%	50.5%

## HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$369.06 M	\$1.43 B	\$2.97 B

## HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
5,074	2,225	1,599

## HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
32.6%	30.6%	29.8%

## HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
34.4%	32.0%	40.1%

