

FOR LEASE

±1,300 SF Available

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



LOCKEHOUSE



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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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.

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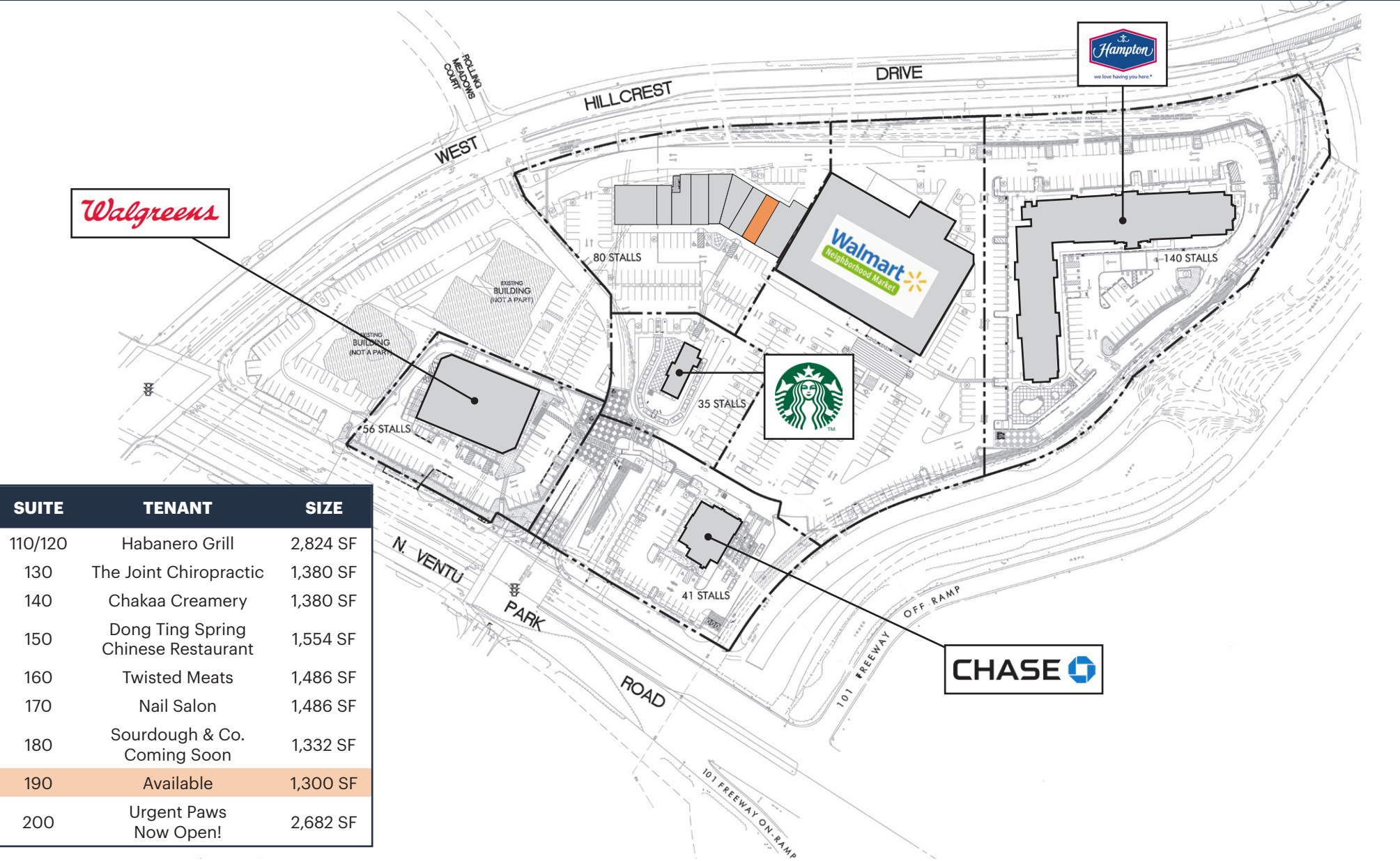
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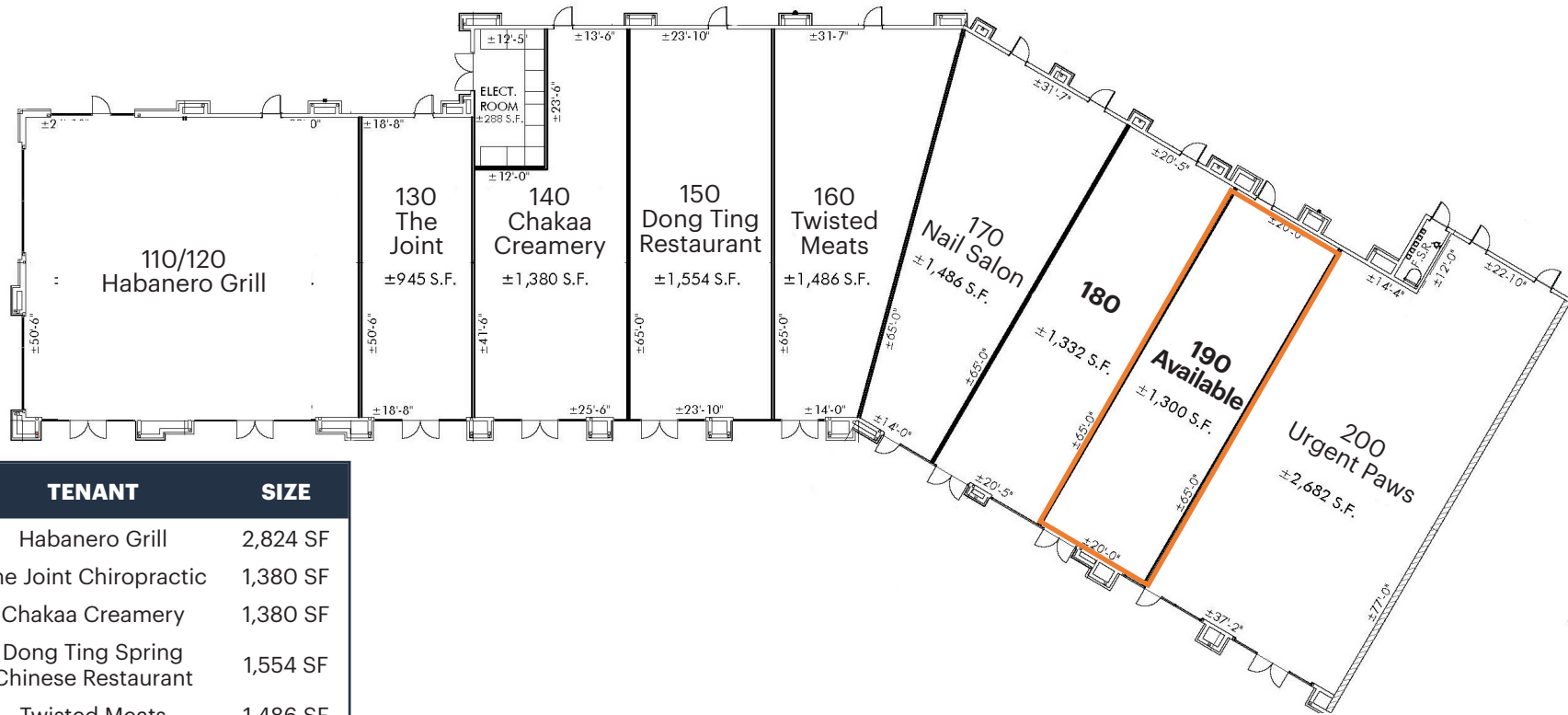
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SUITE	TENANT	SIZE
110/120	Habanero Grill	2,824 SF
130	The Joint Chiropractic	1,380 SF
140	Chakaa Creamery	1,380 SF
150	Dong Ting Spring Chinese Restaurant	1,554 SF
160	Twisted Meats	1,486 SF
170	Nail Salon	1,486 SF
180	Sourdough & Co. Coming Soon	1,332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



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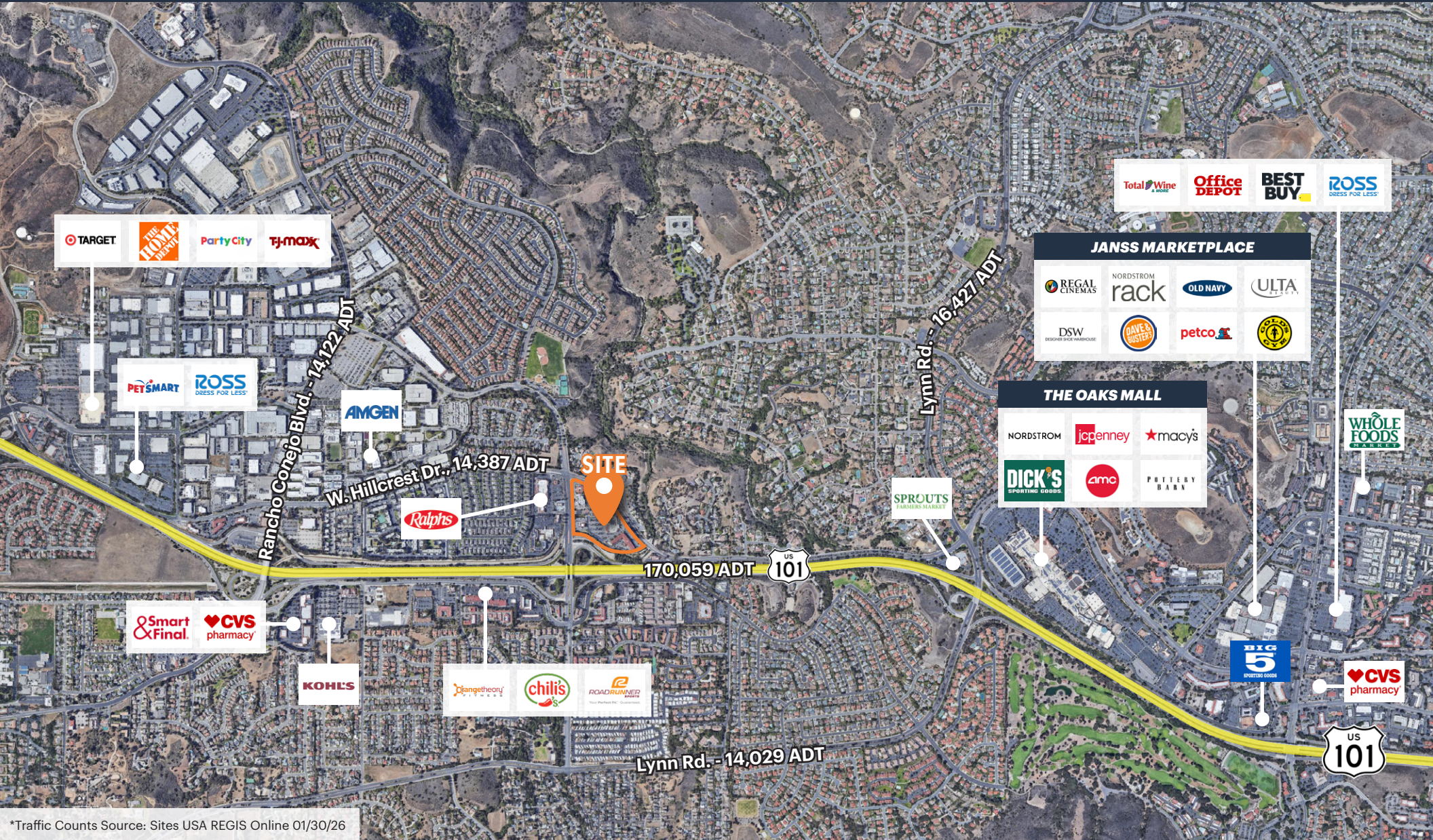
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*Traffic Counts Source: Sites USA REGIS Online 01/30/26



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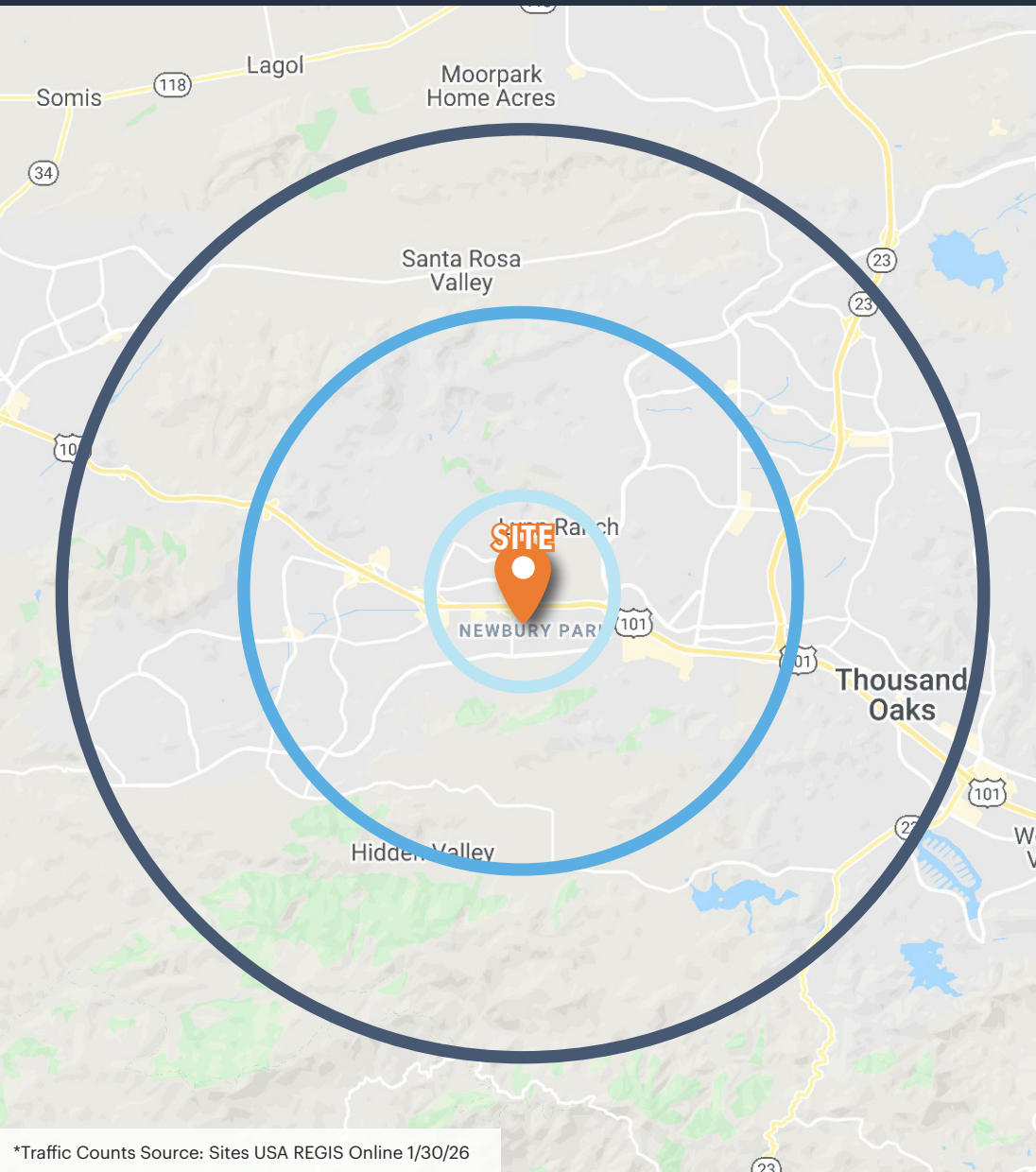


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ESTIMATED POPULATION

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%



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