

FOR LEASE

± 1,300 - 3,982 SF | Retail

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



LOCKEHOUSE

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



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CONTACT US (805) 684-7767

SUMMARY

ADDRESS	520 N. Ventu Park Road, Thousand Oaks, CA
CROSS STREETS	Highway 101 @ West Hillcrest Drive
AVAILABLE	Suite 190: ±1,300 SF Suite 200: ±2,682 SF (Suites Can be Combined to Create up to ±3,982 SF)
PARKING	Ample
ASKING RENTS	Contact Brokers
NNN	Est. \$1.25/SF
TERM	Negotiable
AVAILABLE	Now

HIGHLIGHTS

- Anchored by Walmart Neighborhood Market, Walgreens, Starbucks, Chase Bank, and More
- Over 54,099 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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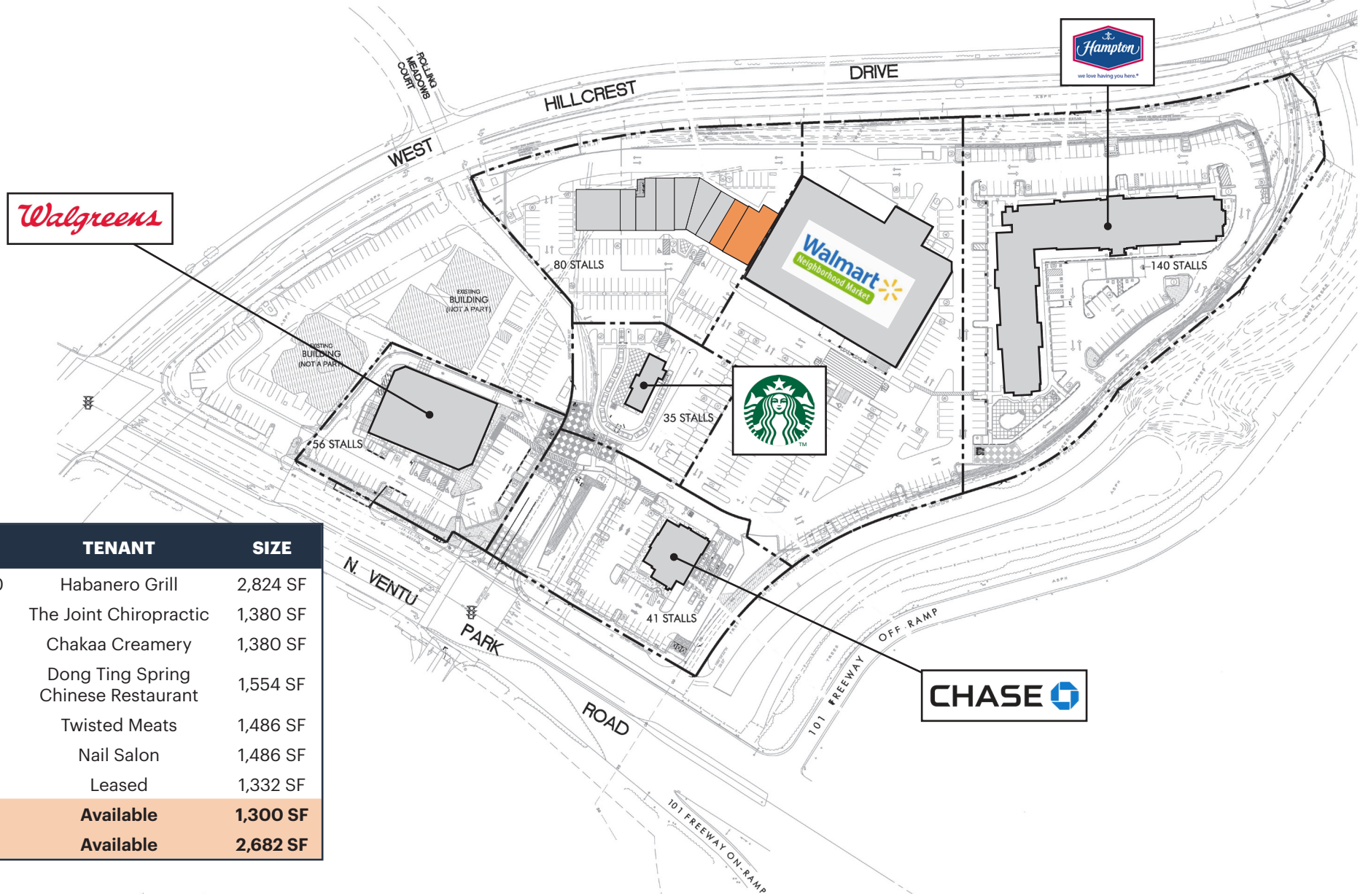
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SUITE	TENANT	SIZE
110/120	Habanero Grill	2,824 SF
130	The Joint Chiropractic	1,380 SF
140	Chakaa Creamery	1,380 SF
150	Dong Ting Spring Chinese Restaurant	1,554 SF
160	Twisted Meats	1,486 SF
170	Nail Salon	1,486 SF
180	Leased	1,332 SF
190	Available	1,300 SF
200	Available	2,682 SF



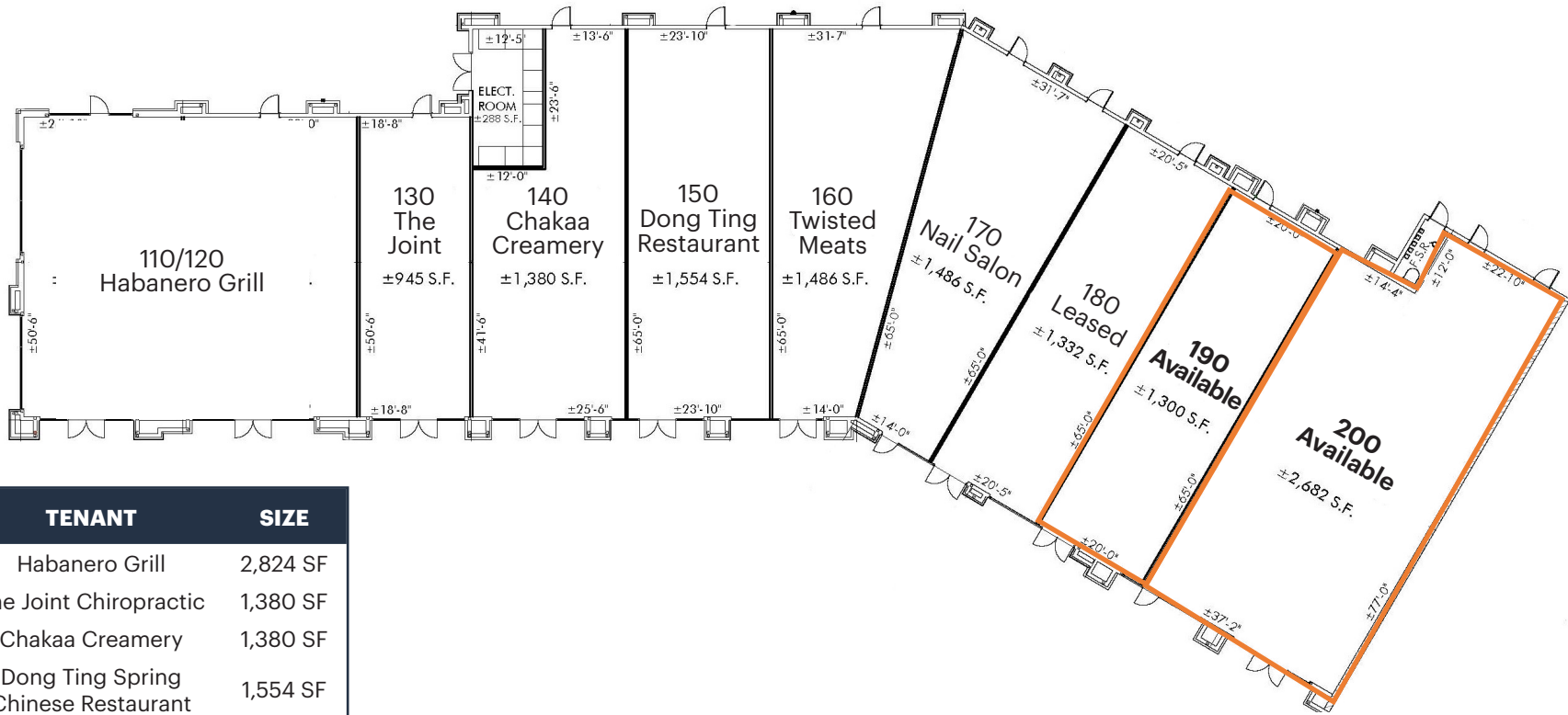
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SUITES 190 & 200 - EXTERIOR



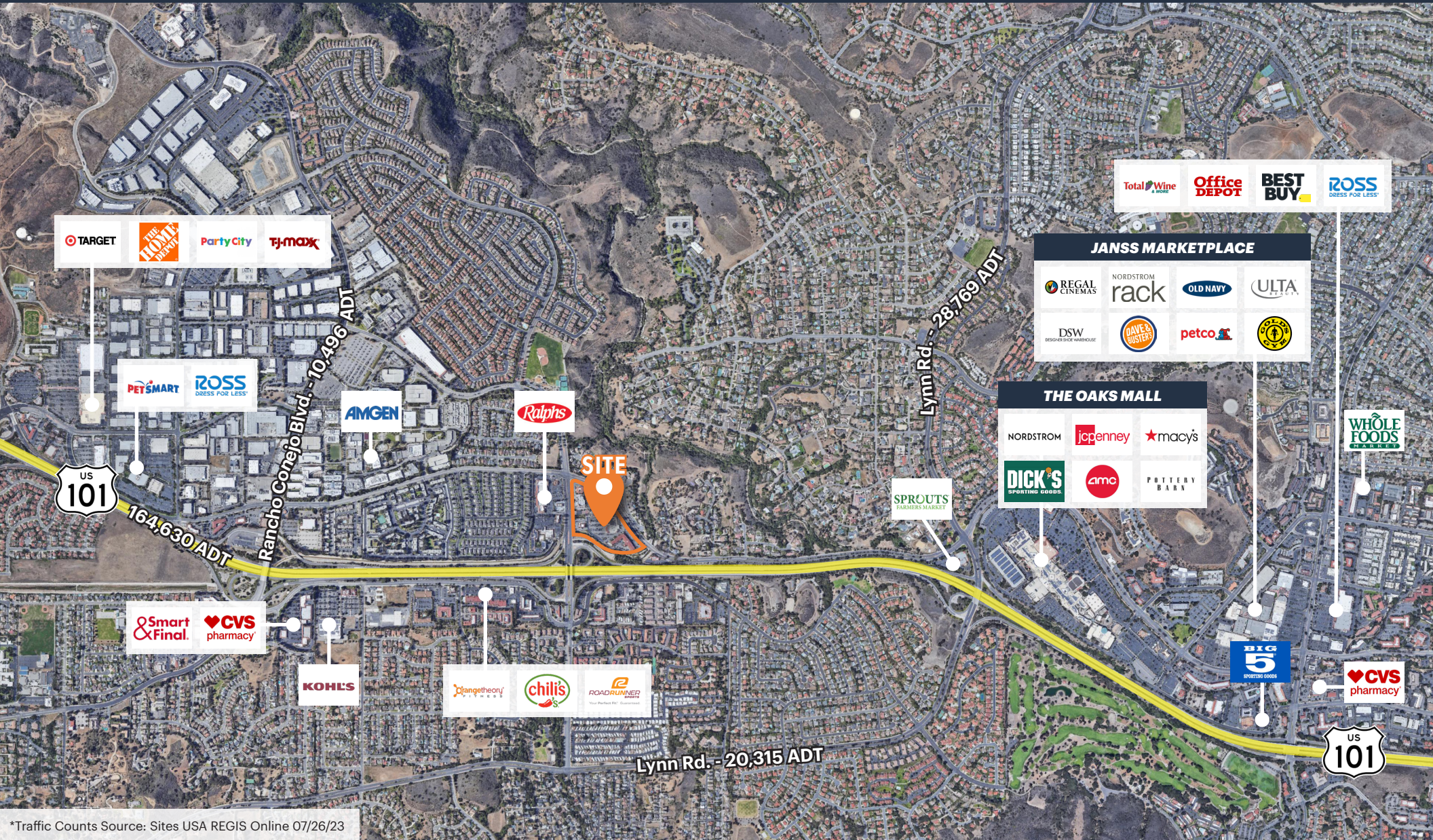
SUITE 200 (±2,682 SF) - INTERIOR



STARBUCKS



WALMART NEIGHBORHOOD MARKET



*Traffic Counts Source: Sites USA REGIS Online 07/26/23



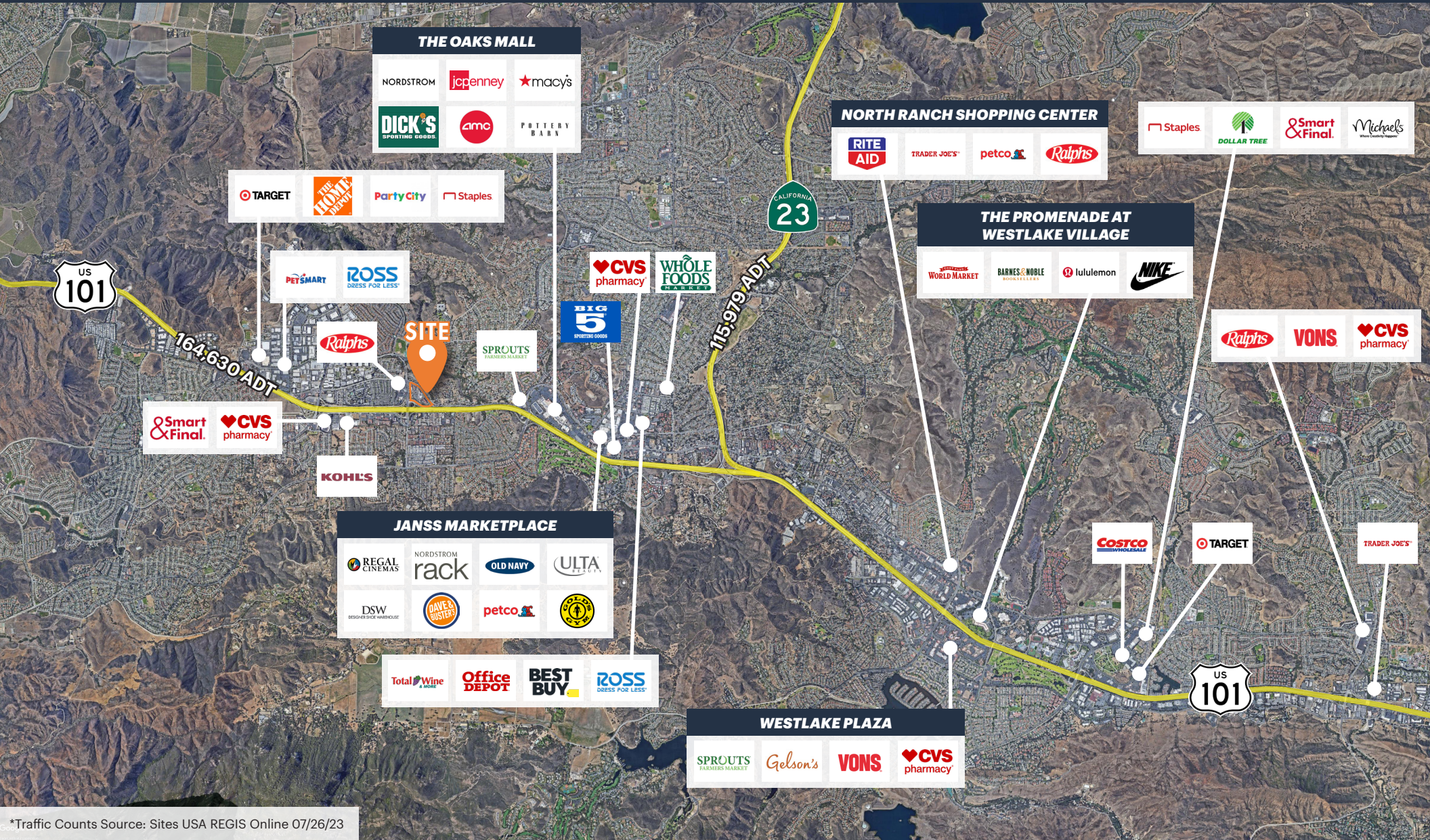
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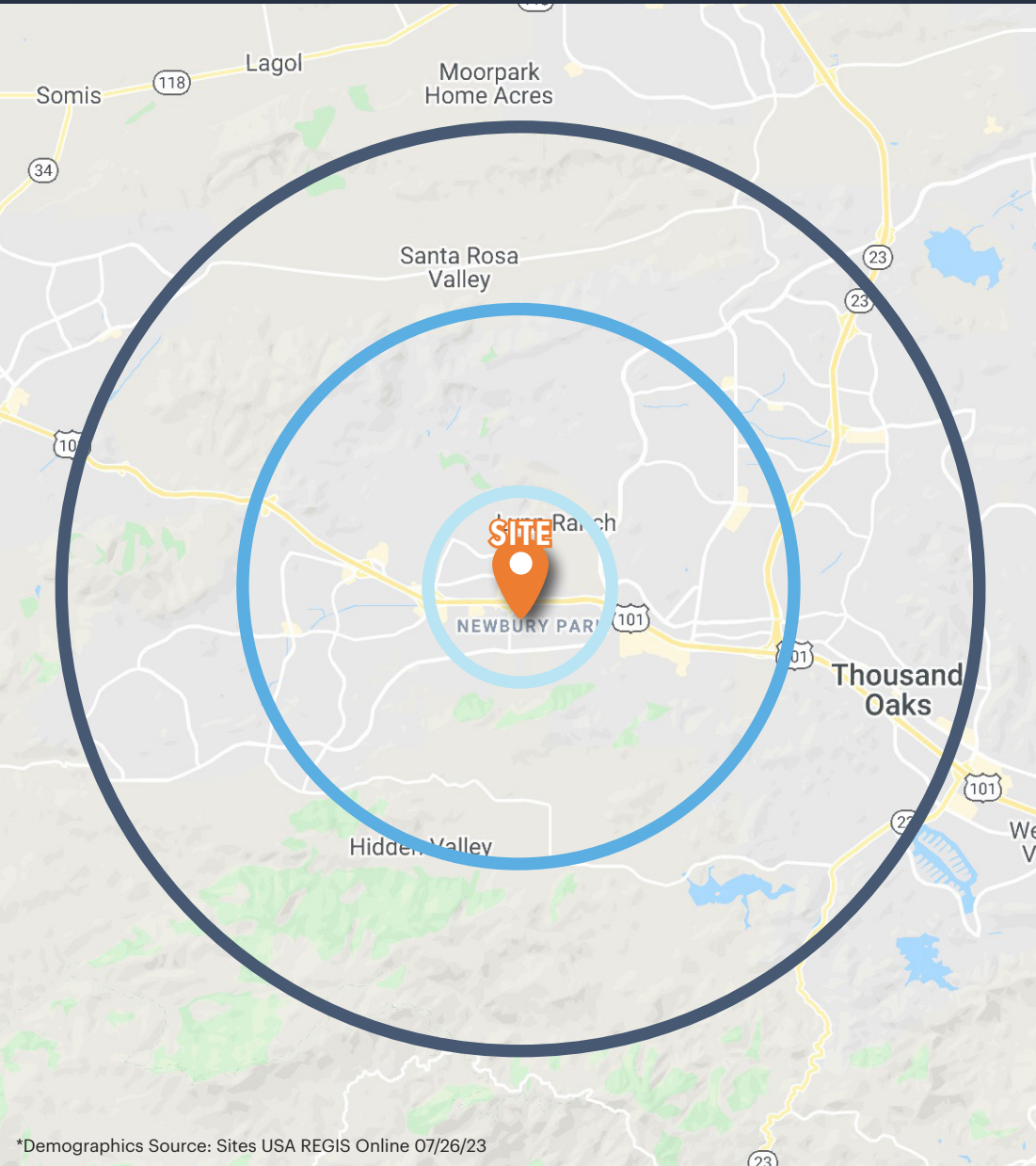
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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
15,003	62,857	124,534



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
3,721	34,294	56,917



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$163,266	\$162,663	\$183,847



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
49.2%	46.2%	48.2%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$257.78 M	\$1.07 B	\$2.39 B



HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
1,741	806	586



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
36.3%	33.3%	33.3%



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
15.1%	14.8%	24.2%



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