

FOR LEASE

±1,300 SF Available

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



LOCKEHOUSE

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



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

NATALIE V. WAGNER | natalie@lockehouse.com | License #01868161

CADEN WESTWICK | caden.westwick@srsre.com | License #02244757

CONTACT US (805) 684-7767

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



LOCKEHOUSE



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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

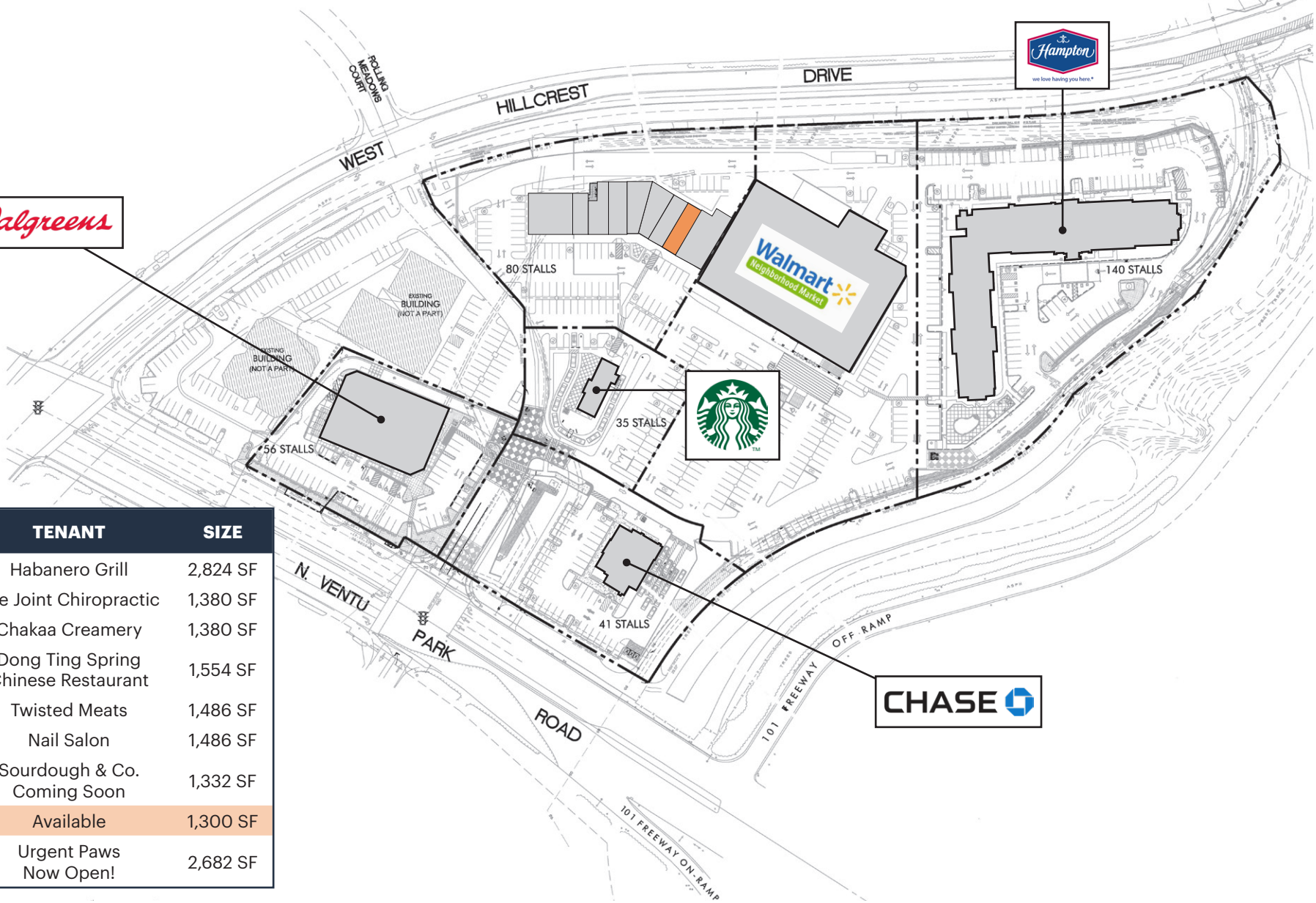
NATALIE V. WAGNER | natalie@lockehouse.com | License #01868161
CADEN WESTWICK | caden.westwick@srse.com | License #02244757
CONTACT US (805) 684-7767



Walgreens



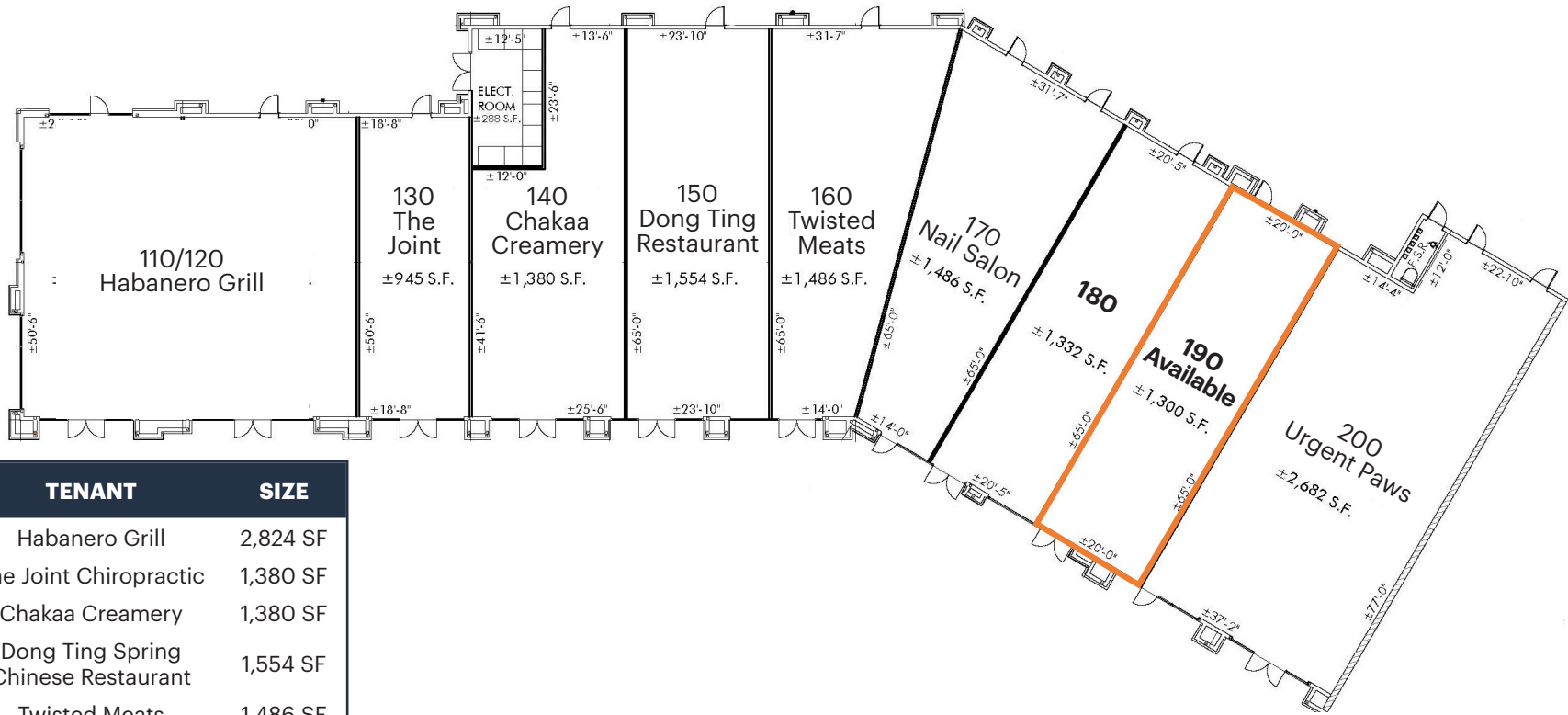
SUITE	TENANT	SIZE
110/120	Habanero Grill	2,824 SF
130	The Joint Chiropractic	1,380 SF
140	Chakaa Creamery	1,380 SF
150	Dong Ting Spring Chinese Restaurant	1,554 SF
160	Twisted Meats	1,486 SF
170	Nail Salon	1,486 SF
180	Sourdough & Co. Coming Soon	1,332 SF
190	Available	1,300 SF
200	Urgent Paws Now Open!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



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

NATALIE V. WAGNER | natalie@lockehouse.com | License #01868161
 CADEN WESTWICK | caden.westwick@srse.com | License #02244757
CONTACT US (805) 684-7767

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.



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



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



NATALIE V. WAGNER | natalie@lockehouse.com | License #01868161
 CADEN WESTWICK | caden.westwick@srse.com | License #02244757
CONTACT US (805) 684-7767

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.



SUITE 190 - EXTERIOR



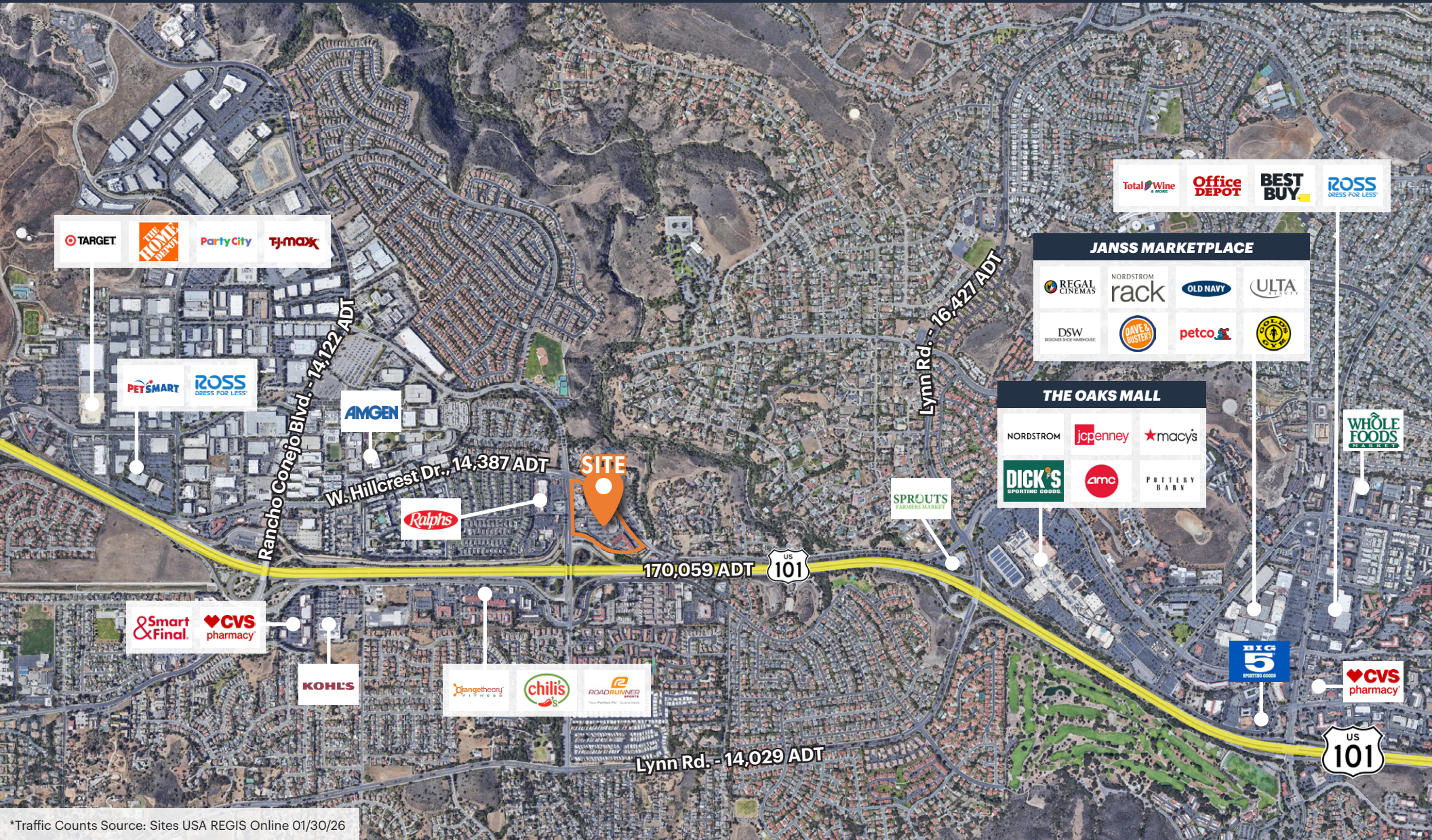
SUITE 190 (±1,300 SF) - INTERIOR



STARBUCKS WITH DRIVE-THRU



WALMART NEIGHBORHOOD MARKET



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



LOCKEHOUSE

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



NATALIE V. WAGNER | natalie@lockehouse.com | License #01868161
 CADEN WESTWICK | caden.westwick@srse.com | License #02244757
CONTACT US (805) 684-7767

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.

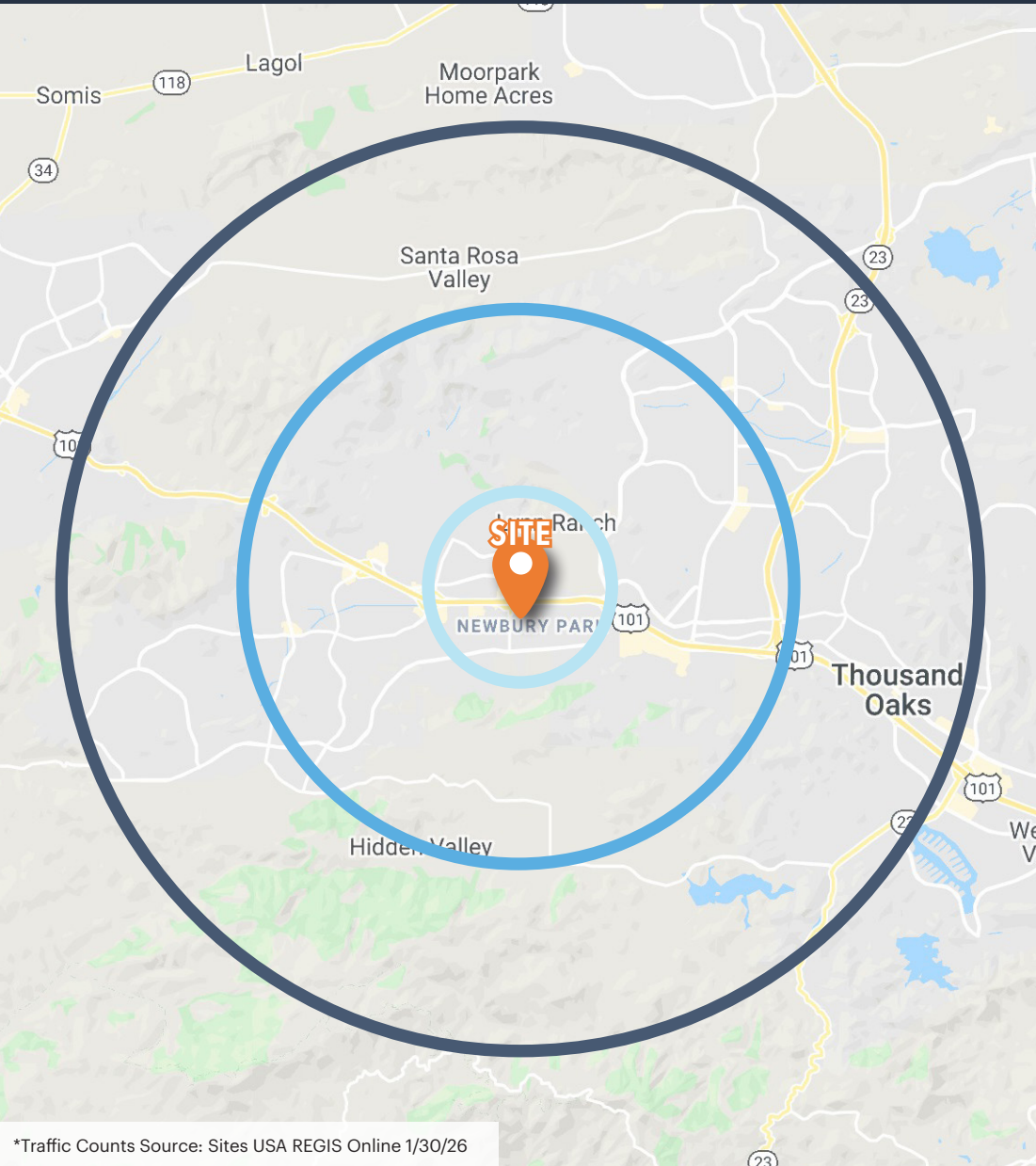


616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



NATALIE V. WAGNER | natalie@lockehouse.com | License #01868161
 CADEN WESTWICK | caden.westwick@srse.com | License #02244757
CONTACT US (805) 684-7767

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.



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%



*Traffic Counts Source: Sites USA REGIS Online 1/30/26



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

NATALIE V. WAGNER | natalie@lockehouse.com | License #01868161
 CADEN WESTWICK | caden.westwick@srse.com | License #02244757
CONTACT US (805) 684-7767

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.