

SHADOW ANCHORED BY
WALMART NEIGHBORHOOD MARKET

SHOPS AT
THOUSAND OAKS
MARKETPLACE



Northwest Corner of Highway 101 & Ventu Park Road

FOR SALE | Offered at \$11,500,000

520 NORTH VENTU PARK RD, THOUSAND OAKS, CA 91320



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Disclaimer

The information contained herein is solely for the purpose of considering the property described and is not to be used for any other purpose. No representation is made regarding its accuracy or completeness. Prospective buyers should conduct their own investigation and reach their own conclusions without reliance on the material contained herein.

Sourcing

Traffic Counts: Sites USA Regis 2025 | Photography Source: Lockehouse Retail Group
Demographics: Creditintell & Site USA Regis 3/6/2025

INVESTMENT SUMMARY

Lockehouse Retail Group is pleased to present the exclusive offering of the Shops at Thousand Oaks Marketplace—a rare opportunity to acquire a well-located retail asset in the heart of Ventura County. The property comprises approximately 14,929 square feet of multi-tenant retail on 1.78 acres, shadow-anchored by a national grocer. Currently 91% occupied, the center generates stable cash flow from a diverse tenant mix while providing upside through lease-up of the remaining vacancy.

Positioned along Highway 101, the center benefits from convenient access and strong traffic counts, drawing from a base of established residential neighborhoods and complementary daily-needs retail. The property is further supported by its proximity to Amgen’s global headquarters—employing more than 5,500 people and expanding with a new pharmaceutical hub—which enhances daytime demographics and long-term demand drivers.

With robust demographics, a highly skilled workforce, and sustained corporate investment, the Shops at Thousand Oaks Marketplace represents a compelling opportunity to acquire a well-located retail asset offering durable income today and meaningful growth potential in one of Southern California’s most supply-constrained markets.

OFFERING SUMMARY

PURCHASE PRICE	\$11,500,000
CAP RATE (STABILIZED)	6.86%
NOI @ 100% Occupancy	\$788,698
NUMBER OF TENANTS	8
BUILDING SIZE	±14,930
LOT SIZE (ACRES)	1.78
YEAR BUILT	2016
ZONING	C-3
OWNERSHIP TYPE	Fee Simple



TRADE AREA HIGHLIGHTS

LOCATED ON MAIN RETAIL CORRIDOR

The subject property is located at the signalized intersection of N. Ventu Park Rd. and W. Hillcrest Dr., providing dual ingress/egress and combined traffic counts of over 36,000 cars per day. This strong daily needs corridor features major retailers such as Walmart Neighborhood Market, Ralph's, Walgreens, and Chase bank, as well as restaurants/fast food tenants such as Starbuck's, Del Taco, and Habanero Grill.

SHADOW ANCHORED BY NATIONAL CREDIT TENANTS

The property is located within the Thousand Oaks Marketplace shopping center and benefits from grocery / drugstore co-tenants along with one of the top performing Starbucks in Ventura County.

FREEWAY ADJACENT

The property is located directly adjacent to Highway 101 with quick on and off-ramp access for residents and travelers. Additionally, Ventu Park Rd. is one of the main business and residential thoroughfares that directs traffic directly from Highway 101 into both Newbury Park and Thousand Oaks.

PREMIUM MARKET

Thousand Oaks is one of the premier markets in Southern California for commercial properties with high barriers to entry. It is recognized for its quality retail, affluent residential, and excellent demographics with high incomes.

COMMERCIAL & RESIDENTIAL DEVELOPMENT

The City of Thousand Oaks is seeing new growth and has more than 65 projects currently under review or construction including commercial projects, a new 120-room hotel, and residential projects and housing plans that will add a total of ±1,934 units within the next few years.

BIOTECH HOTSPOT

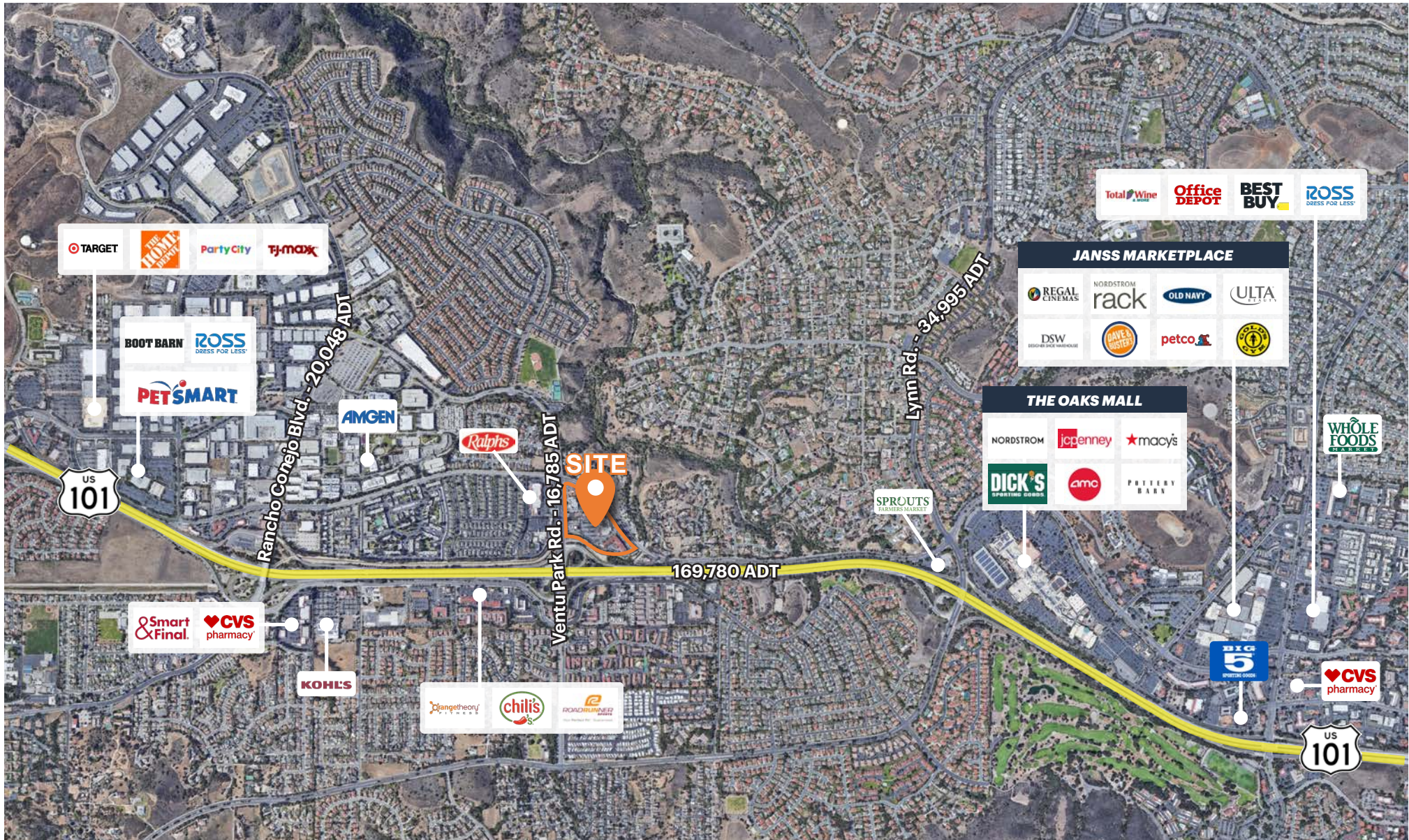
Thousand Oaks has been growing as a biotech hub over the last 5 years with over a dozen new life sciences companies calling it home. Withing the next 10-15 years, the Conejo Valley could potentially rival the largest biotech hubs in the country. Additionally, Amgen, one of the largest employers in the county, is increasing its presence in the trade area with a \$600M investment into a new research hub.



LOCAL AERIAL



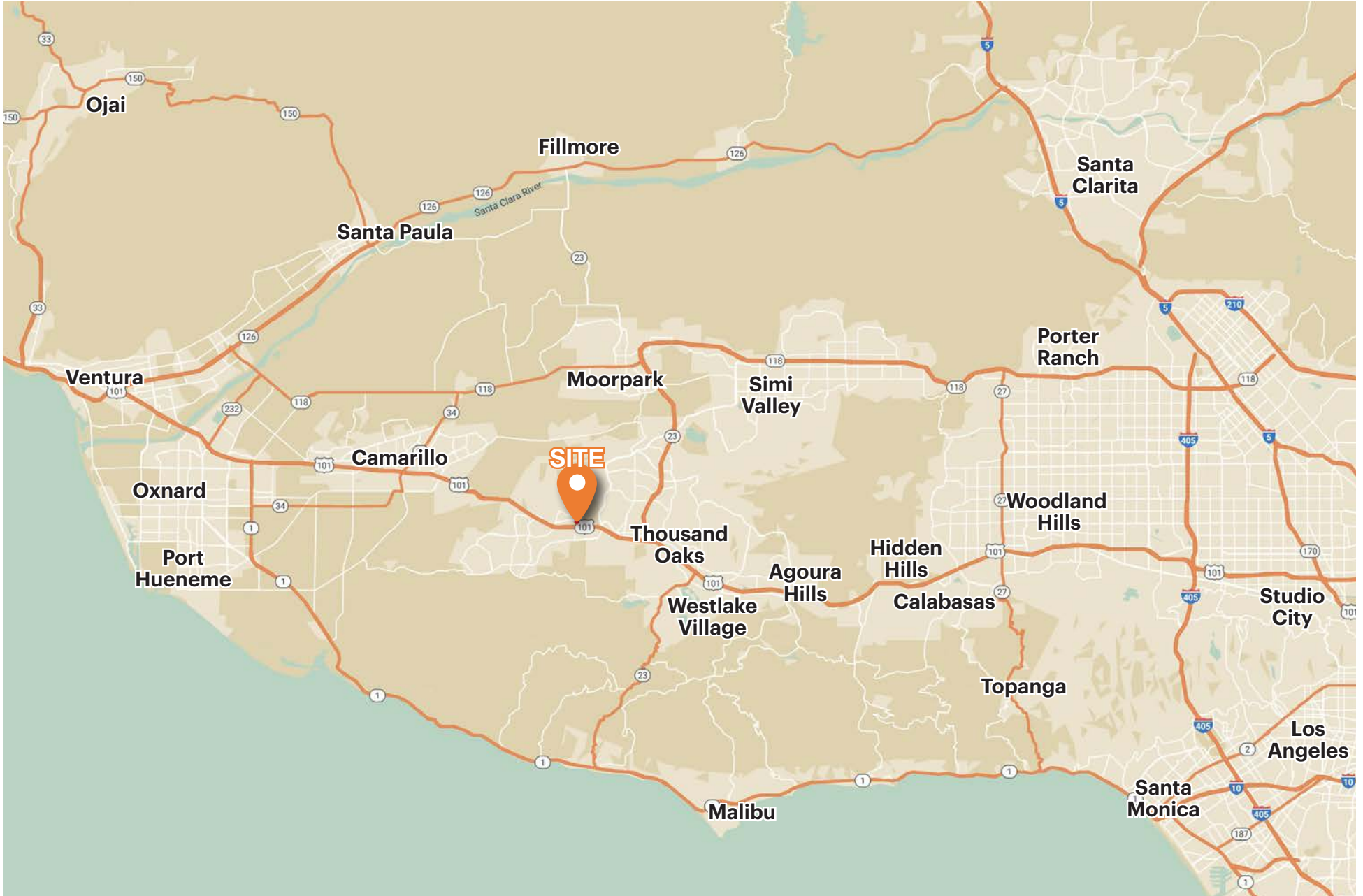
LOCAL AERIAL



REGIONAL AERIAL



REGIONAL MAP



ADJACENT RETAILERS



ADJACENT RETAILERS



Walmart 
Neighborhood Market

Walmart Neighborhood Market is a neighborhood grocery store carrying fresh produce, packaged meat, frozen food, dairy products, and a large selection of dry grocery products. Depending on the location, they also sell beer and wine. They also have a deli and a bakery.

www.walmart.com

Walgreens

Walgreens operates the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services.

www.walgreens.com



Starbucks Corporation is a multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain. As of September 2025, the company has over 40,000 stores in 85 countries, 17,186 of which are located in the United States.

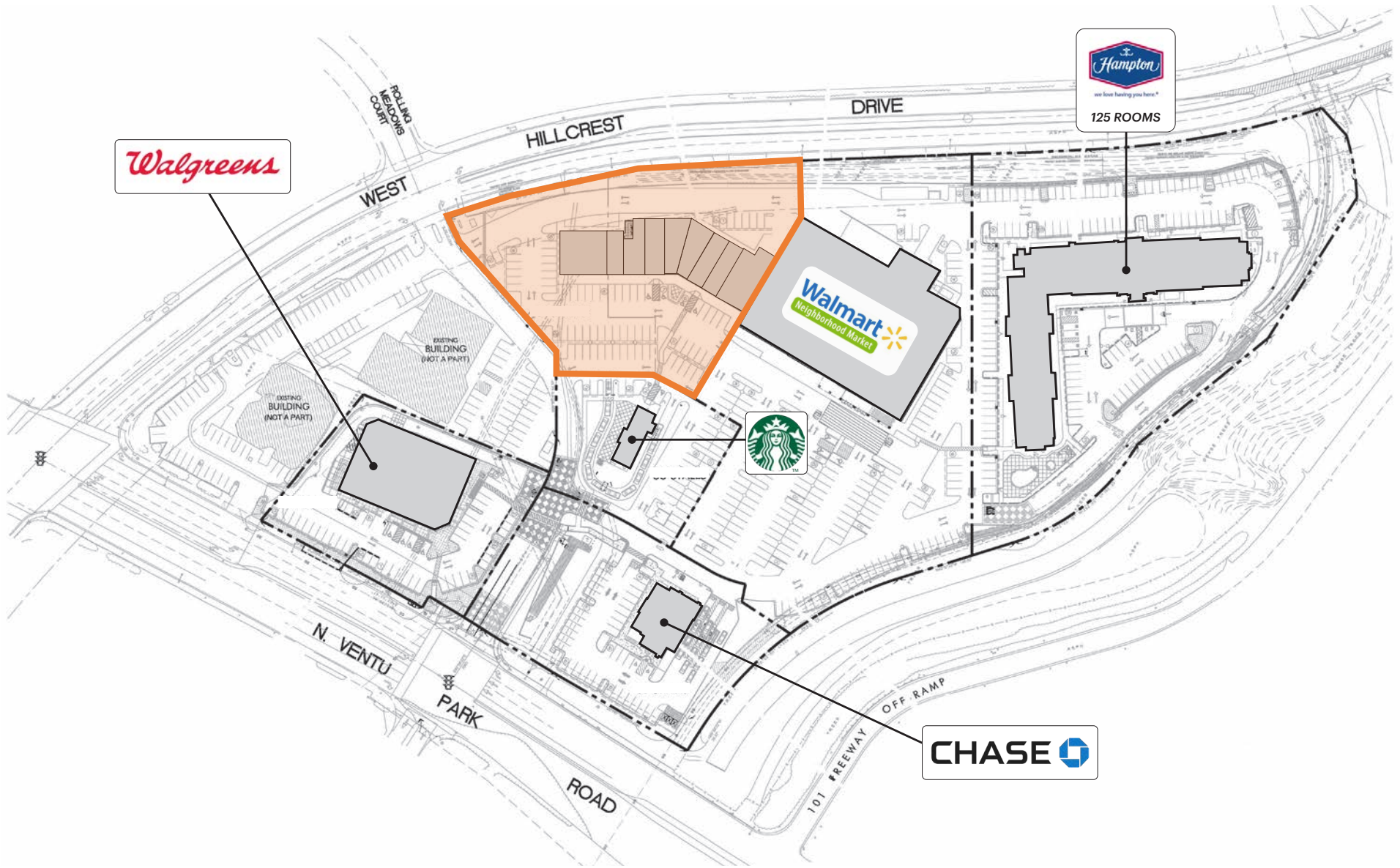
www.starbucks.com

PROPERTY DETAILS

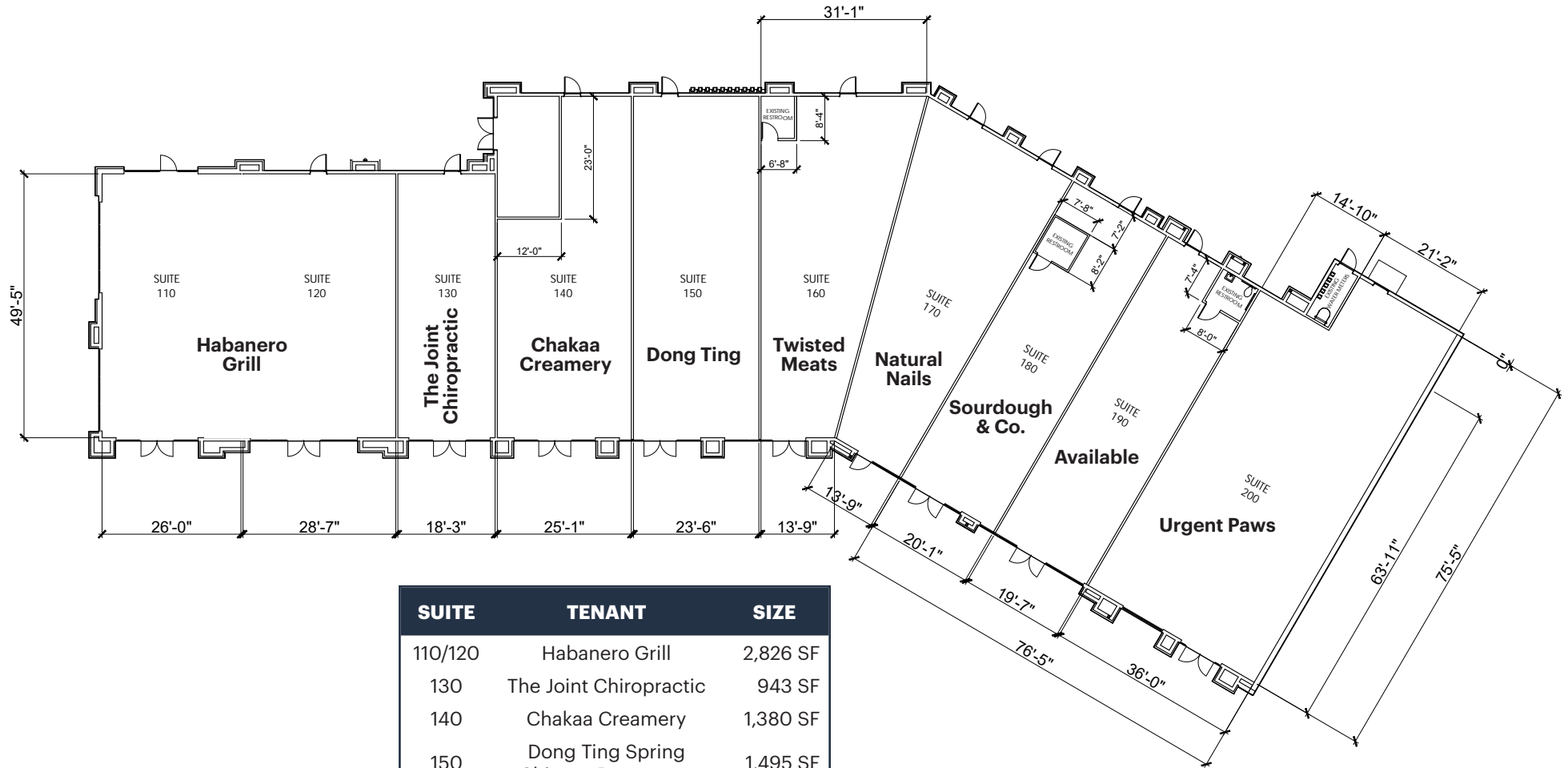
ADDRESS	520 N. Ventu Park Road Thousand Oaks, CA 91320	LAYOUT	Multi-Tenant Commercial / Retail Building, Shadow Anchored by Walmart Neighborhood Market, Walgreens, Chase Bank, and Starbucks
COUNTY	Ventura	PARKING	±80 Stalls (±5/1,000 SF)
BUILDING SIZE	±14,930 SF	ZONING	Community Shopping Center (C-3)
LOT SIZE	±77,736 SF (1.78 Acres)		
APN	526-0-170-130		



SITE PLAN



FLOOR PLAN



SUITE	TENANT	SIZE
110/120	Habanero Grill	2,826 SF
130	The Joint Chiropractic	943 SF
140	Chakaa Creamery	1,380 SF
150	Dong Ting Spring Chinese Restaurant	1,495 SF
160	Twisted Meats	1,486 SF
170	Natural Nails	1,486 SF
180	Sourdough & Co. (Coming Soon)	1,332 SF
190	Available	1,300 SF
200	Urgent Paws	2,682 SF

RENT ROLL

Tenant Information			Lease Term		Rent Summary				
TENANT	UNIT	SIZE (SF)	LEASE START	LEASE END	BASE RENT	PSF	LEASE TYPE	INCREASES	OPTIONS
Habanero Grill	110 & 120	2,826	9/6/2016	9/30/2029	\$16,212	\$5.74	NNN	3% Annually	None
The Joint Chiropractic [2]	130	943	1/6/2020	1/5/2031	\$4,108	\$4.36	NNN	3% Annually	Two at 5yrs (3% inc.)
Chakaa Creamery	140	1,380	12/27/2019	10/31/2029	\$6,141	\$4.45	NNN	\$6,141 \$6,376 \$6,624 \$6,872	None
Dong Ting Spring	150	1,495	11/5/2016	12/31/2031	\$8,507	\$5.69	NNN	3% Annually	One at 5yrs (4% inc.)
Twisted Meats [2]	160	1,486	1/15/2024	1/31/2029	\$6,428	\$4.33	NNN	\$6,428 \$6,814 \$7,223	One at 5yrs (FMV)
Natural Nails	170	1,486	10/6/2016	10/31/2026	\$6,701	\$4.51	NNN	3% Annually	None
Sourdough & Co. (Coming Soon)	180	1,332	10/1/2024	9/30/2034	\$5,528	\$4.15	NNN	12% every 5 years	One at 5yrs (12% inc.)
New Tenant [3]	190	1,300	--	--	\$5,200	\$4.00	NNN	--	--
Urgent Paws [2]	200	2,682	TBD	10 Yr Term	\$10,165	\$3.79	NNN	10% every 5 years	Two at 5yrs (10% inc.)
Total:		14,930			\$68,989	Monthly Base Rent			
Occupied:		13,630	(91%)		\$827,870	Annual Base Rent			
Available:		1,300	(9%)						

FOOTNOTES

[1] Rent roll effective March 1, 2026

[2] The Joint Chiropractic and Urgent Paws have 5% annual cumulative controllable CAM caps. Twisted Meats has a 3% annual cumulative controllable CAM cap.

[3] Sourdough & Co. is under construction and not paying rent.

[4] Unit 190 is currently on the market "For Lease".



FINANCIAL SUMMARY

PRICING

Purchase Price	\$11,500,000
Cap Rate (Stabilized)	6.86%

REVENUE

Base Annual Rent (Stabilized)	\$830,208
Less: Vacancy (5%)	\$(41,510)
Effective Rental Income	\$788,698
NNN Reimbursements [1]	\$301,993
Gross Operating Income	\$1,090,691

OPERATING EXPENSES [2]

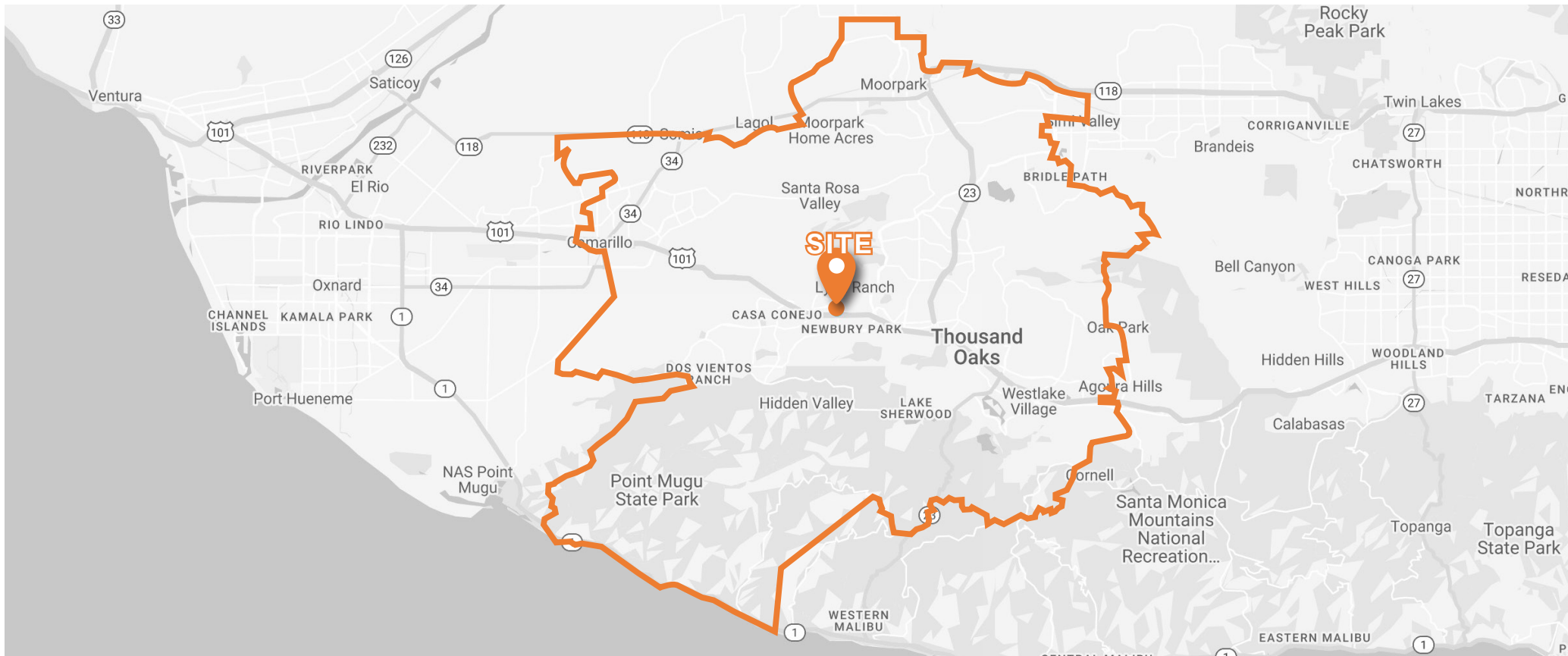
Property Taxes [3]	\$125,350
Insurance	\$32,073
Common Area Maintenance (CAM) [4]	\$45,055
Maintenance & Repairs	\$25,629
Utilities (Electric, Water, Trash)	\$30,258
Property Management (4%)	\$43,628
Total Expenses	\$301,993

NET OPERATING INCOME (NOI) \$788,698

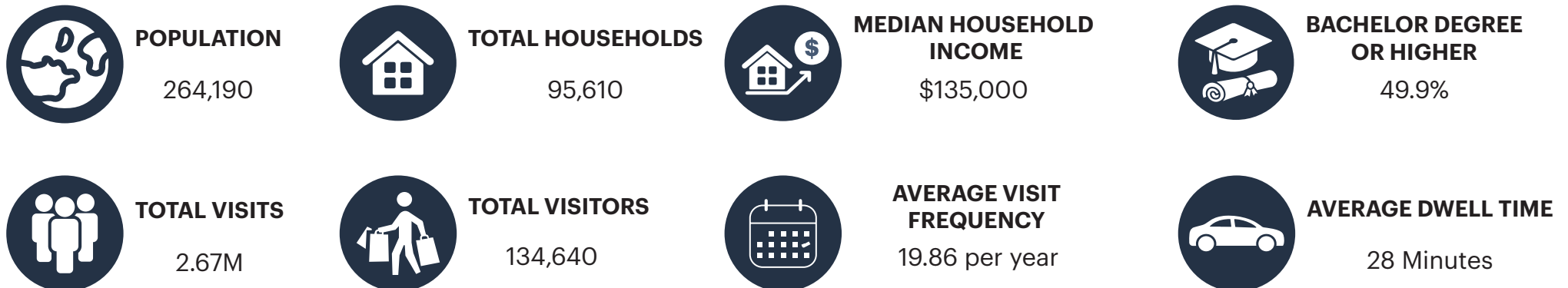
FOOTNOTES

- [1] See Rent Roll footnotes for CAM caps.
- [2] Operating expenses based upon 2025 year end expenses.
- [3] Property taxes reassessed for sale at 1.09% of the Purchase Price.
- [4] CAM covers common area landscaping, day porter, cleaning, pest, and CC&R dues.

TRADE AREA



GPS Trade Area Data



VENTURA COUNTY

VENTURA COUNTY forms the southern end of the California Central Coast along the Pacific Ocean between Los Angeles and San Francisco. It comprises the Oxnard-Thousand Oaks-Ventura, CA Metropolitan Statistical Area, which is also in the Los Angeles-Long Beach, CA Combined Statistical Area. It is flanked by Santa Barbara County to the north and Los Angeles County to the south.

The county has a strong economic base that includes major industries such as biotechnology, health care, education, agriculture, advanced technologies, oil production, military testing and development, and tourism. Population for the county is approximately 849,738 with Thousand Oaks being the 2nd largest populated city at approximately 126,966 people.

Ventura County has many sightseeing and outdoor experiences to enjoy, including several State beaches along the coastline, the Channel Islands, wine and olive oil production and tasting, hiking trails, and destinations like Ventura Pier.

ANNUAL RETAIL EXPENDITURES

**FOOD &
BEVERAGE**

\$79.16 M

**SHOPPING
VOLUME**

\$257.78 M

ENTERTAINMENT

\$32.5 M

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
14,831	62,325	122,866



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,456	22,736	45,847



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$161,364	\$159,715	\$176,813



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.09 M	\$2.17 M	\$2.41 M



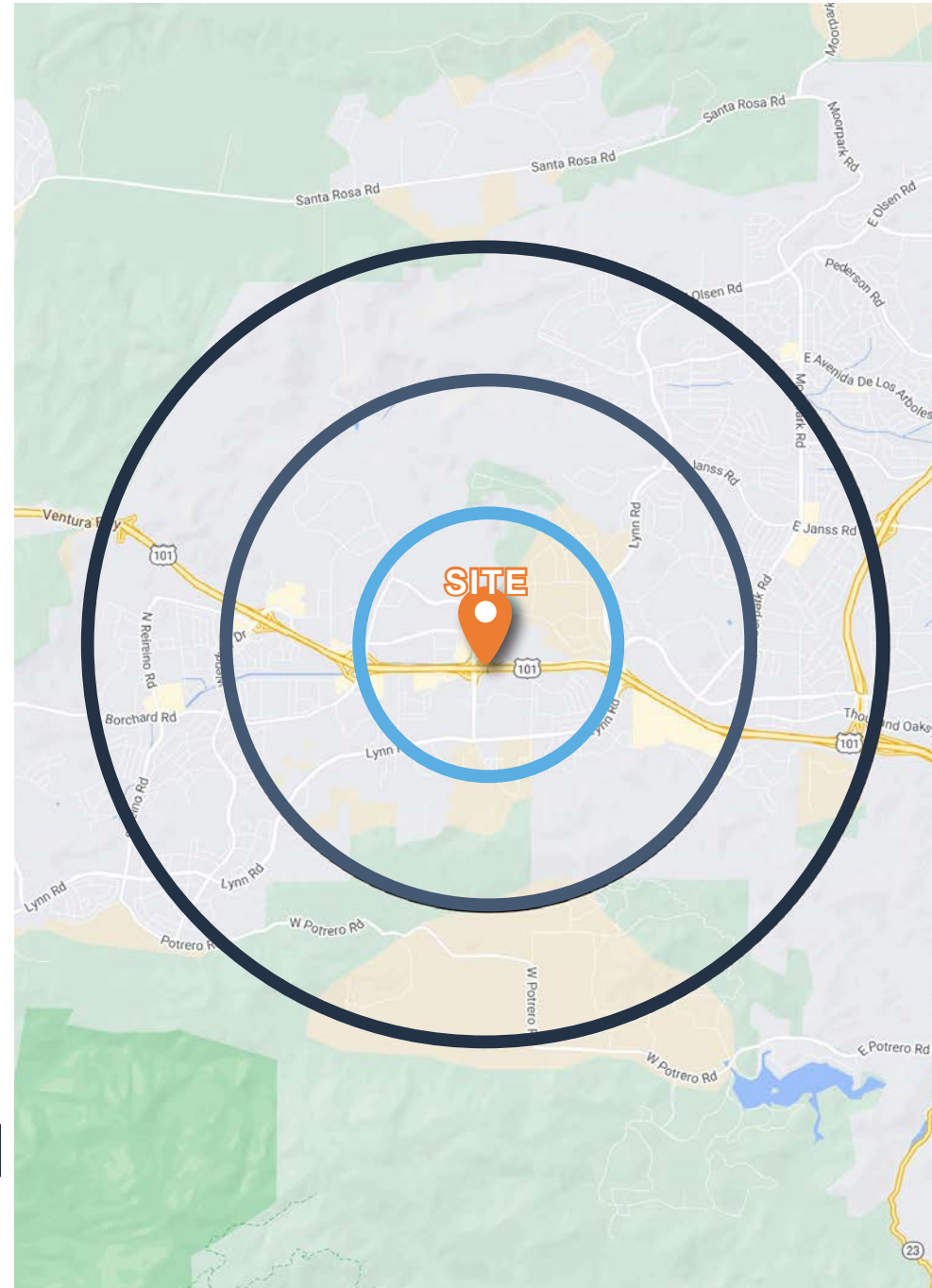
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
50.2%	48.6%	50.5%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$5,144	\$5,175	\$5,274



SHOPS AT THOUSAND OAKS MARKETPLACE

**FOR MORE INFORMATION
PLEASE CONTACT**

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