



COMMERCIAL
REAL ESTATE
The sign of a profitable property.



BORCHARD RD

SUITE 2253
±1,200 SF



RETAIL SPACE AVAILABLE AT PARK PLAZA SHOPPING CENTER
2199-2277 Michael Drive, Thousand Oaks, CA 91320



MICHAEL SHARON
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DRE#01495419



RETAIL SPACES
THOUSAND OAKS, CA



EXCLUSIVELY LISTED BY

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BORCHARD RD

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

2199-2277 Michael Drive, Thousand Oaks, CA



SUITE 2253 - APPROX. 1,200 SF

FORMER BIKE SHOP AVAILABLE

- ✓ Feature open room, rear office and restroom
- ✓ Lots of natural light
- ✓ Excellent signage on building façade





RENTAL RATE

- ✓ Unit #2253 | ±1,200 SF | \$2.00 + \$0.50 NNN PSF

AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Nearby to the entertainment, restaurants, lodging, schools, libraries and medical centers
- ✓ Close proximity to the 101 and 23 Freeways



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	12,090	51,034	109,425
 Avg. HH Income	\$124,181	\$148,505	\$139,566
 Daytime Pop	9,783	42,257	90,819
 Traffic Count	± 24,718 CPD ON BORCHARD RD		

RETAIL SPACE
THOUSAND OAKS, CA

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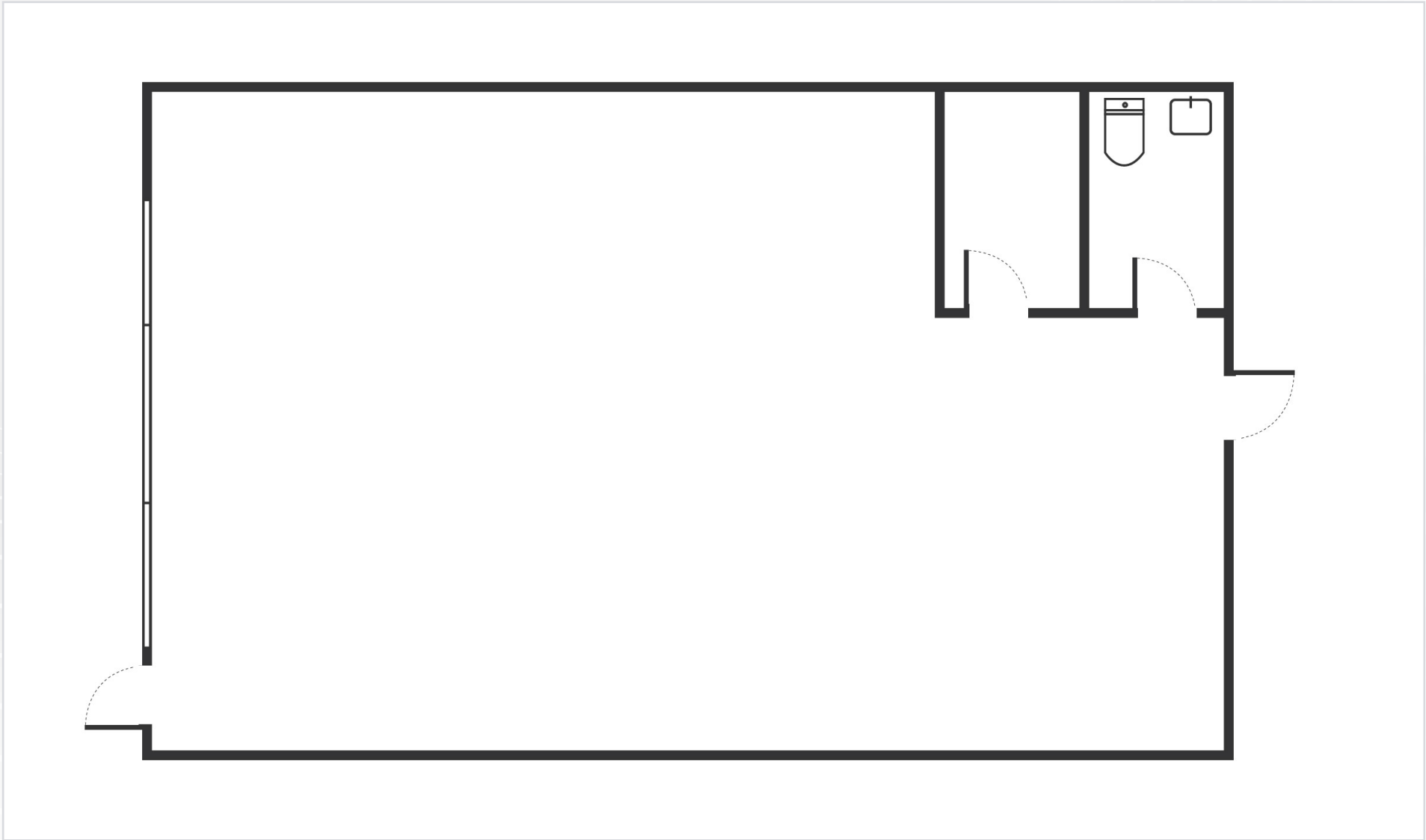
±1,200 SF | FORMER BIKE SHOP



RETAIL SPACE
THOUSAND OAKS, CA

FLOOR PLAN

2199-2277 Michael Drive, Thousand Oaks, CA



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SITE PLAN

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AVAILABLE



AERIAL MAP



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