

FOR LEASE

±1,300 - ±2,632 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

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CONTACT US (805) 684-7767

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SUMMARY

AVAILABLE	Suite 180: ±1,332 SF Suite 190: ±1,300 SF
PARKING	Ample
ASKING RENT	Contact Brokers
NNN	Est. \$1.25/SF
TERM	5+ Years
AVAILABLE	Now
TRAFFIC COUNTS	Ventu Park Rd. - 16,785 ADT Hillcrest Dr. - 15,486 ADT Highway 101 - 54,043 ADT

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



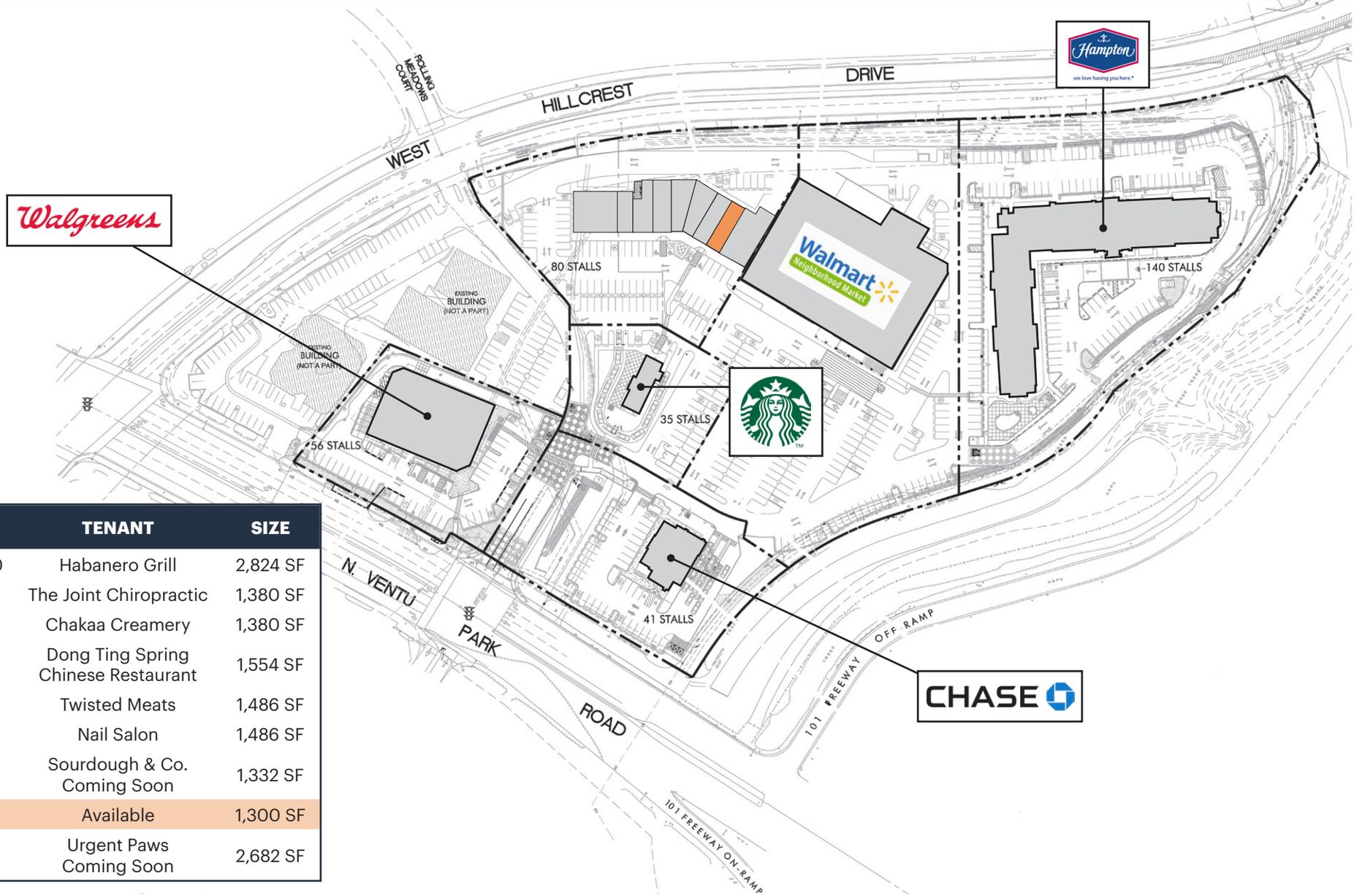
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SUITE	TENANT	SIZE
110/120	Habanero Grill	2,824 SF
130	The Joint Chiropractic	1,380 SF
140	Chakaa Creamery	1,380 SF
150	Dong Ting Spring Chinese Restaurant	1,554 SF
160	Twisted Meats	1,486 SF
170	Nail Salon	1,486 SF
180	Sourdough & Co. Coming Soon	1,332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

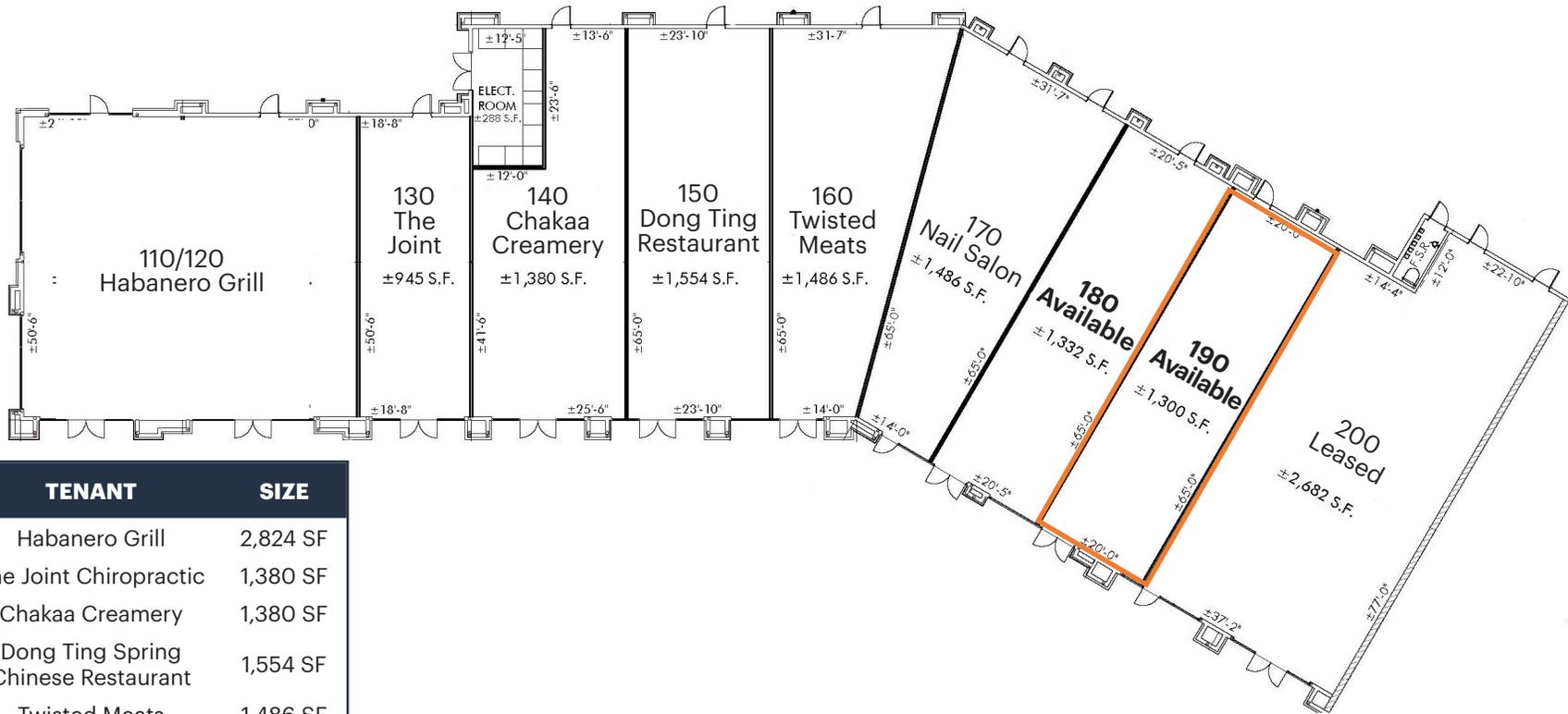


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SUITE 190 - EXTERIOR



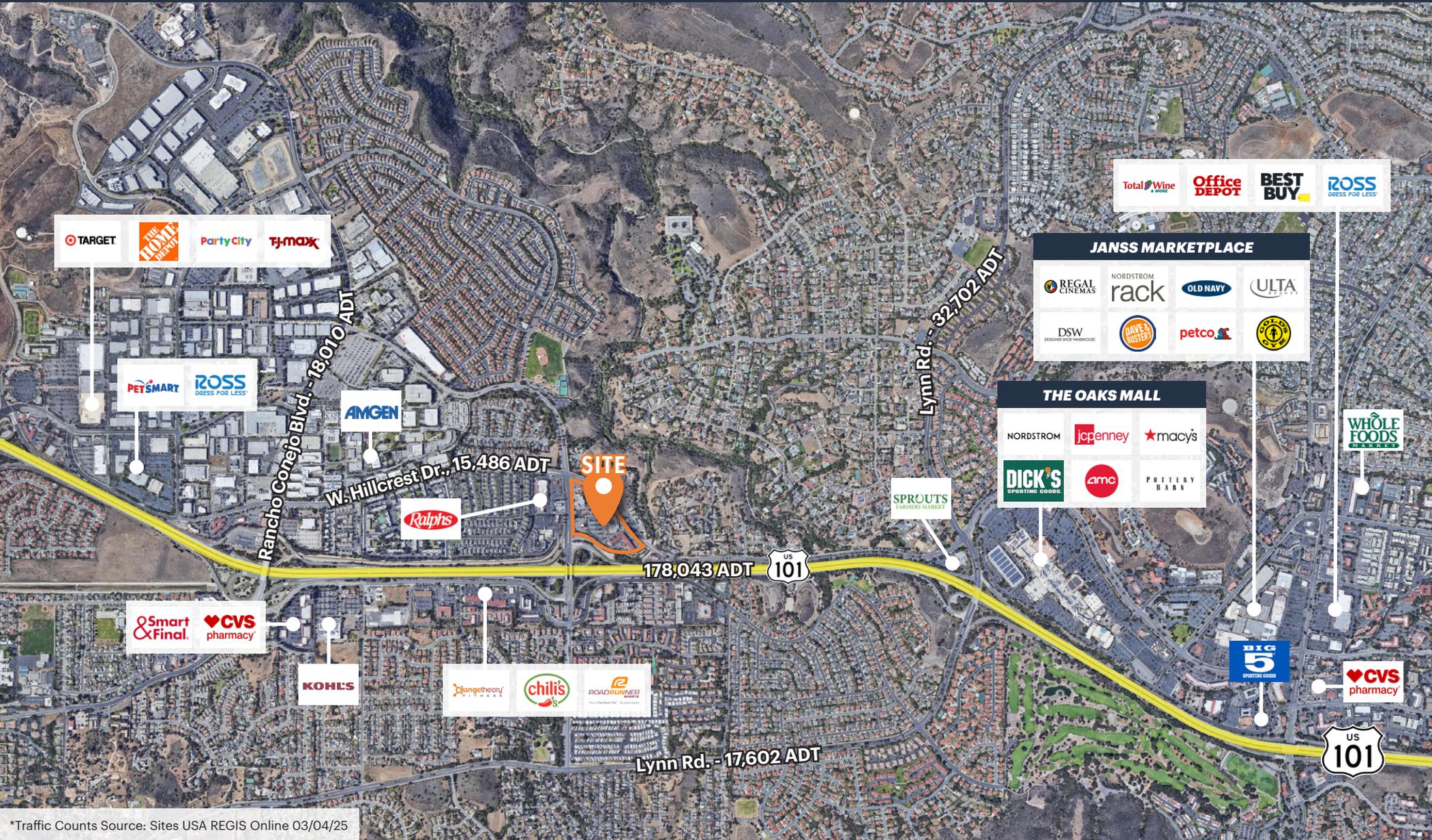
SUITE 190 (±1,300 SF) - INTERIOR



STARBUCKS WITH DRIVE-THRU



WALMART NEIGHBORHOOD MARKET



*Traffic Counts Source: Sites USA REGIS Online 03/04/25



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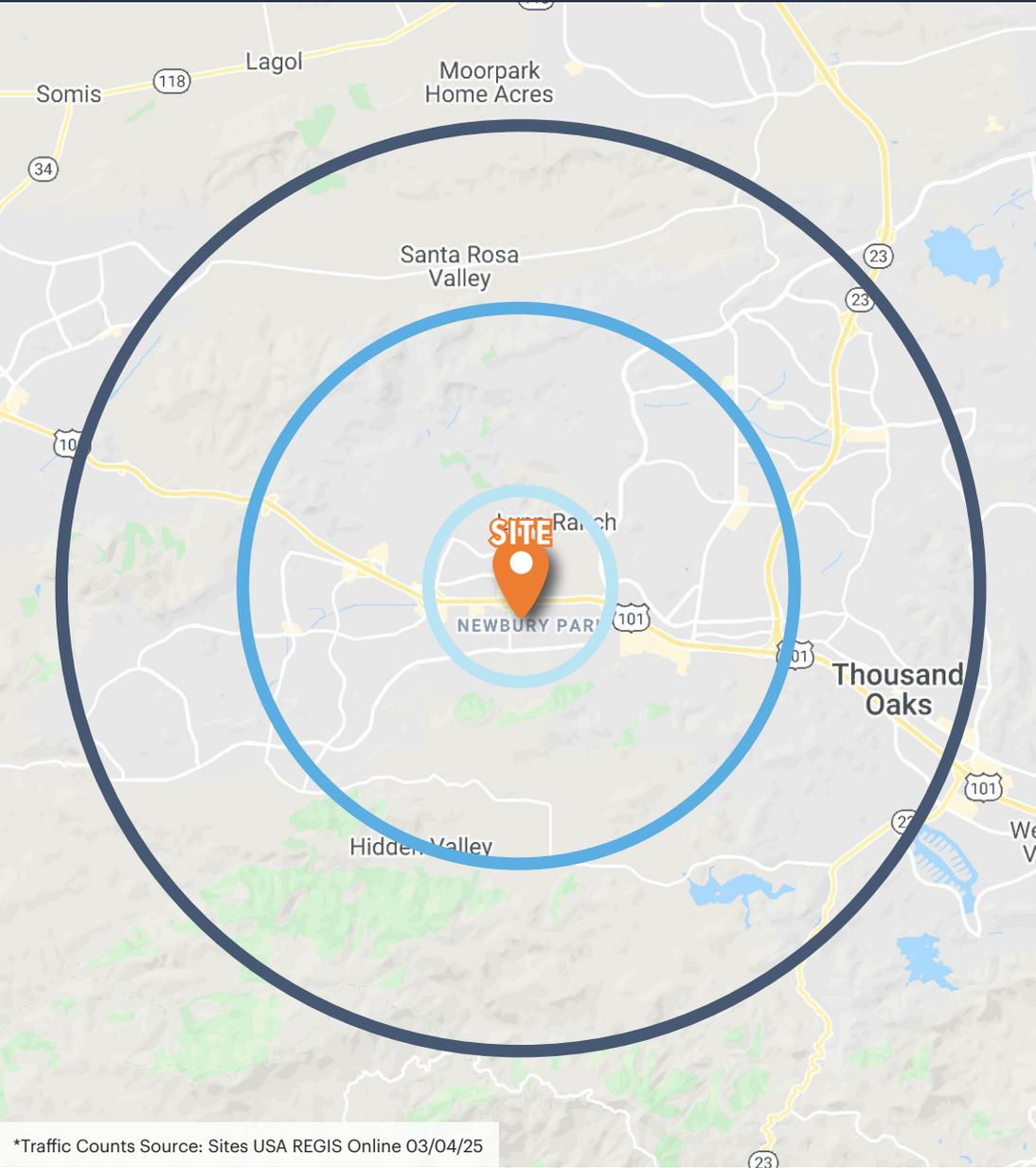
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ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
14,831	62,325	122,866
DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
3,775	34,294	56,972
AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$161,364	\$159,715	\$176,813
BACHELOR'S DEGREE OR HIGHER		
1 MILE	3 MILES	5 MILES
50.2%	48.6%	50.5%
HOUSEHOLD RETAIL EXPENDITURES		
1 MILE	3 MILES	5 MILES
\$336.83 M	\$1.41 B	\$2.9 B
HOUSEHOLD DENSITY PSM		
1 MILE	3 MILES	5 MILES
1,738	805	584
HOUSEHOLDS WITH CHILDREN		
1 MILE	3 MILES	5 MILES
32.7%	30.3%	29.5%
HOME VALUES OVER 1 MILLION		
1 MILE	3 MILES	5 MILES
27.3%	25.0%	35.2%



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