

FOR LEASE

INVESTMENT SUMMARY

Pleasant and Oak Retail Center, a 5750 square foot retail center located in the affluent and rapidly growing community of Thousand Oaks, CA is composed of a mix of national and regional quick service restaurants, personal care, and service tenants.

2388 E THOUSAND OAKS BLVD THOUSAND OAKS, CA
91362



PROPERTY SUMMARY

Building SqFt	6,039 SqFt
Year Built	2013
Lot Size (acres)	0.32
Parcel ID	671-0-231-010
Zoning Type	Commercial
County	Ventura
Frontage	120.00 Ft
Coordinates	34.173768,-118.843307

PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- Property is strategically located in the Main Street with direct frontage on Thousand Oaks Blvd.
- Glass Storefronts with Aluminum Frames.

Pax Real Estate & Investments

2239 Townsgate Rd 110
Westlake Village, CA 91361

Office: 805-630-2901
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EMON YAZDI

Broker

Mobile: 805-630-2901

emon yazdi@paxrei.com

License #: 0190590

BRIAN LEE

Sales Associate

Direct: 805-300-5945

brian@paxrei.com

License #: 02339922



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#A	--	\$ 4.00 SF/Mo	NNN	1,661 SF	Negotiable



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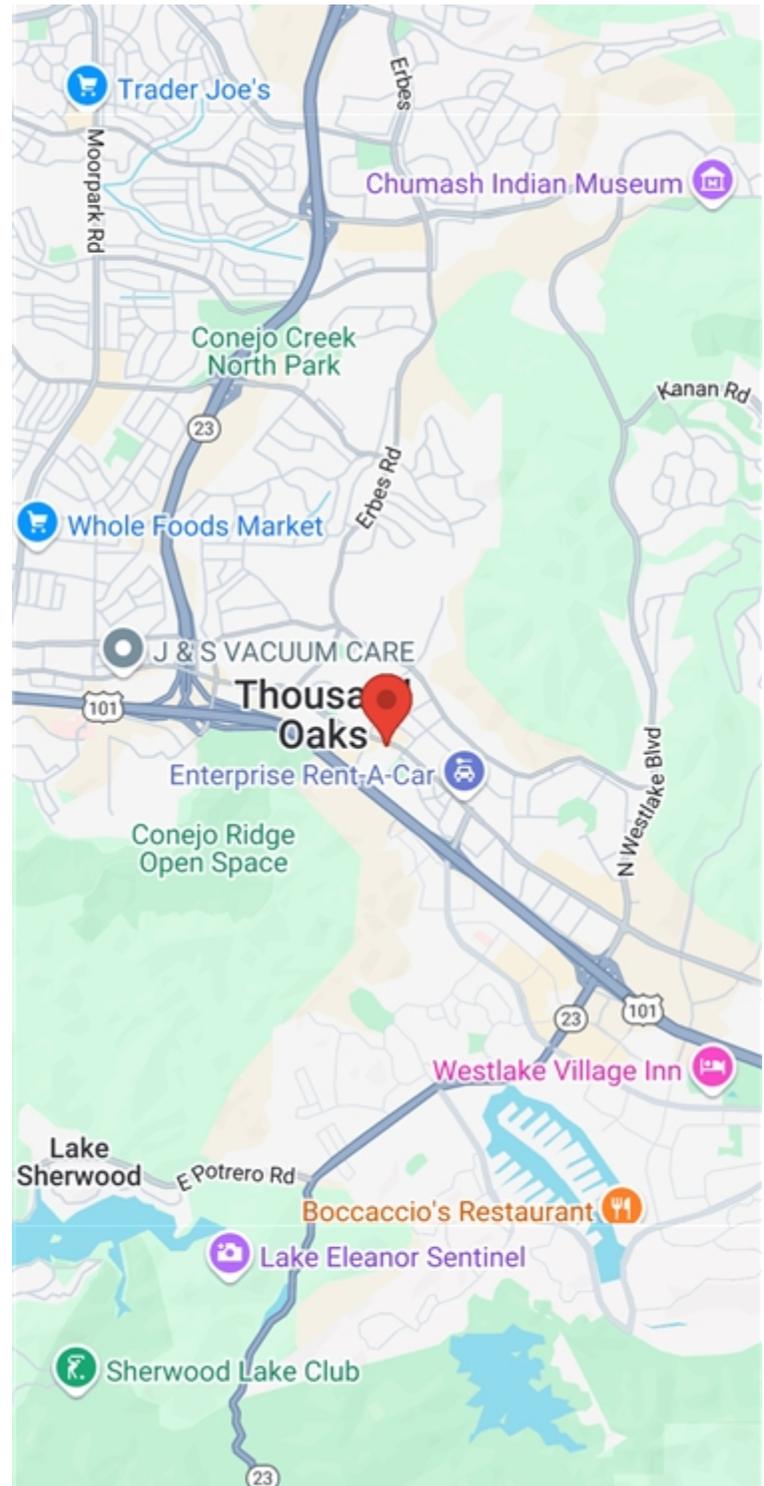
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,082	60,153	140,589
2010 Population	10,145	61,354	143,731
2025 Population	10,227	60,327	140,053
2030 Population	10,893	60,363	139,223
2025-2030 Growth Rate	1.27 %	0.01 %	-0.12 %
2025 Daytime Population	12,056	85,866	171,670

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	449	1,698	3,075
\$15000-24999	322	864	1,469
\$25000-34999	188	687	1,484
\$35000-49999	338	1,622	2,914
\$50000-74999	429	2,339	4,764
\$75000-99999	563	2,348	4,575
\$100000-149999	599	3,889	8,259
\$150000-199999	507	2,878	7,000
\$200000 or greater	923	7,754	19,568
Median HH Income	\$ 92,964	\$ 130,253	\$ 150,080
Average HH Income	\$ 136,551	\$ 183,023	\$ 200,990

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,675	22,884	50,539
2010 Total Households	4,175	23,817	52,966
2025 Total Households	4,318	24,079	53,108
2030 Total Households	4,658	24,344	53,387
2025 Average Household Size	2.34	2.49	2.6
2025 Owner Occupied Housing	1,779	15,586	37,473
2030 Owner Occupied Housing	1,797	15,667	37,570
2025 Renter Occupied Housing	2,539	8,493	15,635
2030 Renter Occupied Housing	2,861	8,676	15,817
2025 Vacant Housing	232	1,221	2,068
2025 Total Housing	4,550	25,300	55,176



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ABOUT THOUSAND OAKS

CITY OF THOUSAND OAKS

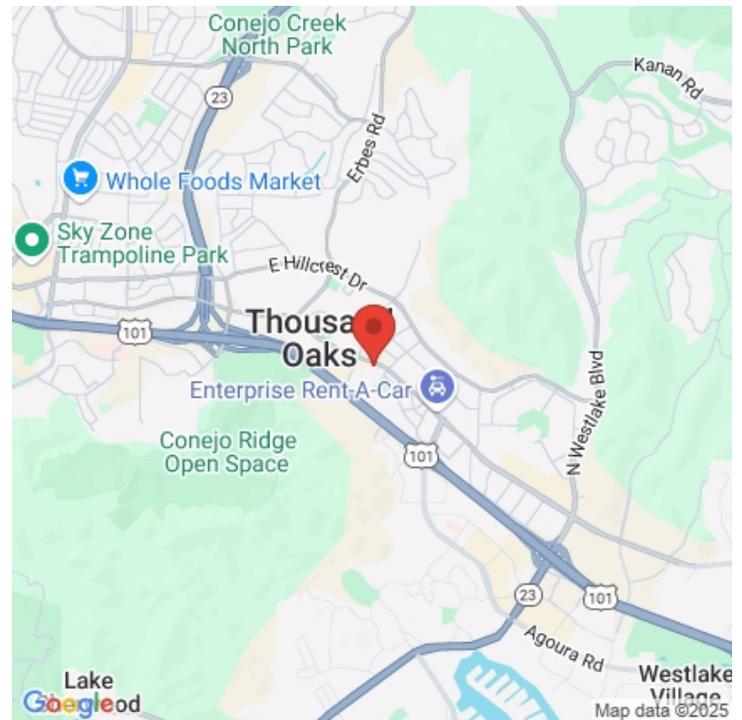
COUNTY VENTURA
INCORPORATED 10/6/1964

AREA

LAND 55.3 SQ MI
WATER 0.1 SQ MI
ELEVATION 886 FT

POPULATION

POPULATION 126,966
RANK 2
DENSITY AUTO SQ MI
URBAN 213,986



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