



## ENDCAP RETAIL ON PRIME THOUSAND OAKS BLVD

1801-1819 E Thousand Oaks Blvd., Thousand Oaks, CA 91362



**JAMES HEERDEGEN**  
(818) 697-9379 | james@illicre.com  
DRE#02197482

**AUSTIN HARRELL**  
(818) 514-0547 | austin@illicre.com  
DRE#02051633



RETAIL SPACE  
THOUSAND OAKS, CA



**EXCLUSIVELY LISTED BY**

**JAMES HEERDEGEN**  
ASSOCIATE

(818) 697-9379 | james@illicre.com  
DRE#02197482

**AUSTIN HARRELL**  
SENIOR ASSOCIATE

(818) 514-0547 | austin@illicre.com  
DRE#02051633

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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE  
THOUSAND OAKS, CA

# PROPERTY FEATURES

1801-1819 E Thousand Oaks Blvd., Thousand Oaks, CA 91362



## APPROX. 900 SF

END-CAP RETAIL ON PRIME THOUSAND OAKS BLVD

- ✓ Excellent visibility east and west on E Thousand Oaks Blvd
- ✓ Outstanding tenant mix
- ✓ Ample parking
- ✓ Highly conspicuous monument signage
- ✓ Perfect for a variety of retail uses including soft goods, restaurant, and more

## AREA AMENITIES

- ✓ Located across from Civic Arts Plaza
- ✓ 1 block from The Lakes at Thousand Oaks
- ✓ High income demographic
- ✓ Close 101 freeway access
- ✓ Busiest part of Thousand Oaks
- ✓ Nearby mixed use projects coming soon

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,700	66,027	139,010
Avg. HH Income	\$106,568	\$138,292	\$152,464
Daytime Pop	7,927	55,218	116,294
Traffic Count	± 28,036 CPD ON THOUSAND OAKS BLVD		

# SITE PLAN

1801-1819 E Thousand Oaks Blvd., Thousand Oaks, CA 91362



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**AVAILABLE** 

Sleep



**SUBWAY**

**COLD STONE**  
CREAMERY



**Ralphs**



**citi**



**chili's**

**KOHL'S**

**SPROUTS**  
FARMERS MARKET



**AutoZone**

**AERIAL MAP**

**CVS**  
pharmacy



*Walgreens*

**VONS**



**Walmart**



**COMMERCIAL  
REAL ESTATE**

**JAMES HEERDEGEN**

ASSOCIATE

(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)

DRE#02197482

**AUSTIN HARRELL**

SENIOR ASSOCIATE

(818) 514-0547 | [austin@illicre.com](mailto:austin@illicre.com)

DRE#02051633



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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.