



Oak Park

SHOPPING CENTER

VENTURA COUNTY, CALIFORNIA

Retail Space Available at
CVS-Anchored Shopping Center

Central Location at Major Intersection of
Lindero Canyon Road & Kanan Road

Infill Neighborhood Shopping Center with
Starbucks Drive-Thru and Wells Fargo Bank

Affluent North Ranch Community
\$180K Avg. HH Incomes

[VIEW ON MAP](#)

604 - 688 Lindero Canyon Road
Oak Park, CA 91377



Oak Park

SHOPPING CENTER



Center Highlights

OAK PARK SHOPPING CENTER

Strong Demographics - 50,000 Population & Average Household Income of \$180K Annually

Anchored by - CVS (NAP) & Surrounded by National Tenants - Starbucks Drive-Thru, Wells Fargo, Anytime Fitness (Coming Soon), and more

Neighborhood Shopping Center - Main Retail Pocket Ideal for Daily-Needs Retail

Neighbors Include - Pavilions, Montessori, North Ranch Country Club

Nestled Amongst Exceptional Demographics

\$181,000 Average Household Incomes

SHOPPES AT WESTLAKE VILLAGE



WESTLAKE VILLAGE MARKET PLACE



WESTLAKE VILLAGE

RED OAK ELEMENTARY SCHOOL
584 Students

US 101 ACCESS
3 Miles

NORTH RANCH PLAYFIELD

PAVILIONS

MONTESSORI of North Ranch

GAME OGRE

Oak Park SHOPPING CENTER

CVS NAP

BRIGHT CHILD
Children's Activity Center

WELLS FARGO



Oak Park Dentistry for Children & Orthodontics

Rustico

JUMP GYM NAP

ANYTIME FITNESS

NORTH RANCH SHOPPING MALL

LINDERO CANYON RD

KANAN RD

Margaritas
SUBWAY

SAINT MAXIMILIAN KOLBE Catholic Church

KANAN

El Taco Chico

UPS

Allstate
You're in good hands.

OAK PARK PLAZA

SAPIENTIA CHARCOAL NIKU

OAK PARK

OAK HILLS ELEMENTARY SCHOOL
519 Students

AGOORA HILLS

RED OAK ELEMENTARY SCHOOL
584 Students

Oak Park
SHOPPING CENTER

Target **COSTCO** **WHOLESALE**
Smart & Final
TJ-maxx *Michaels*

OAK PARK HIGH SCHOOL
1,450 Students

CVS
NAP

BRIGHT CHILD
Children's Activity Center

NORTH RANCH SHOPPING MALL
PAVILIONS
Rustico Ristorante Italiano
GAME OGRE
BARBECUES, MINIATURES, MAGIC AND MORE
CORN DOGS

ups

JUMP GYM
NAP

Goodwill

LayLa

OAK PARK FAMILY DENTISTRY

WELLS FARGO

El Taco Chico

OAK PARK CLEANERS

KANAN

Starbucks

OAK PARK PLAZA

SAPIENCIA **ALL STAR** *Margaritas*
CHARCOAL NIKU **SUBWAY**

OAK SMOKE SHOP

Allstate **TONY'S**
Pizza & Pasta
GLADSTONE DONUTS

ANYTIME FITNESS

BREAKFAST CAFE

Oak Park Dentistry
for Children & Orthodontics

ROGERS OPTICAL BOUTIQUE

SAIL ON STUDIO

KANAN RD

LINDERO CANYON RD



Current Availabilities

Oak Park [VIEW ON MAP](#)
 Shopping Center 604 - 688 Lindero Canyon Road
 Oak Park, CA 91377

Suite	Size (SF)	Use
610	± 975 SF	Retail
612	± 2,886 SF	Retail
614	± 2,600 SF	Retail
620	± 1,540 SF	Retail
622	± 1,260 SF	Retail
630	± 1,400 SF	Retail
650	± 3,000 SF	Retail
656	± 1,200 SF	Retail





Suite 610

TAKE A VIRTUAL TOUR

975 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 612

TAKE A VIRTUAL TOUR

2,886 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 614

2,600 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 620

1,540 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 622

1,260 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 630

TAKE A VIRTUAL TOUR

1,400 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 650

TAKE A VIRTUAL TOUR

3,000 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER



Market Overview



Los Angeles Metropolitan

The Los Angeles Metropolitan Area (“LA Metro”), which includes Los Angeles County and surrounding counties, is a sprawling region with a population of over 13 million people, making it one of the most populous metropolitan areas in the U.S. The area is characterized by high population density, particularly in urban and suburban regions. Real estate investment in the LA Metro is highly active due to its diverse real estate market, including luxury homes, commercial properties, and redevelopment opportunities. The average annual income is high across the region, reflecting its economic vitality and status as a major center for industry, entertainment, and technology. The combination of high demand, significant economic activity, and a broad range of real estate options makes the LA Metro a key investment hotspot.

Oak Park, Westlake Village, Agoura Hills Region

Oak Park, Westlake Village, and Agoura Hills make up a desirable and affluent region in Southern California, with high levels of discretionary income and a strong real estate market. Known for their upscale, family-oriented environments, these communities have residents with a median household income significantly above state and national averages, contributing to a robust market for luxury goods, services, and recreational activities. Housing prices in the area reflect the demand for high quality of life and excellent schools; single-family homes often exceed the million-dollar mark, particularly in Westlake Village, where lakefront and golf course properties fetch premium prices. Agoura Hills and Oak Park also command high property values, with prices influenced by proximity to top-rated schools and scenic amenities like parks and trails in the Santa Monica Mountains. Home ownership is prevalent, though there is a mix of luxury apartment communities that appeal to professionals and retirees. The region’s high discretionary income supports a thriving retail and dining scene, with upscale shopping centers, gourmet restaurants, and boutique businesses that cater to the tastes of an affluent and discerning population.

Demographics	1-Mile	3-Mile	5-Mile
2024 Population	7,924	43,355	117,982
No. of Households	3,014	15,865	43,838
Average Household Income	\$181,388	\$179,512	\$157,253

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