

1801-1819 E THOUSAND OAKS BLVD · THOUSAND OAKS, CA  
RETAIL FOR LEASE



# OAK LEAF SQUARE

AVAILABLE SPACE  
**900-1,800**  
SQUARE FEET

ASKING RATE  
**\$2.75**  
NNN / SF / MO

LOCATION  
**Downtown**  
THOUSAND OAKS

CO-TENANCY  
**Strong**  
ESTABLISHED MIX

## PROPERTY OVERVIEW

# Distinctive Retail *on Thousand Oaks Blvd*

Oak Leaf Square is a community retail center anchored in the heart of Thousand Oaks' vibrant downtown corridor. With prime frontage on East Thousand Oaks Blvd, the center benefits from exceptional daytime and evening traffic, drawing from a robust trade area of over 200,000 residents within a five-mile radius.

## PROPERTY DETAILS

- Land Area — 0.74 AC
- Gross Leasable Area — 8,100 SF GLA
- Year Built — 1969
- Parking — 33 Spaces



## LEASE TERMS

AVAILABLE SQUARE FOOTAGE

# 900-1,800 SF

CAN BE COMBINED OR DEMISED

ASKING LEASE RATE

# \$2.75

SF / MONTH

LEASE STRUCTURE

# NNN

TRIPLE NET

TERM LENGTH

# NEGOTIABLE

3-5 YEAR PREFERRED



## IDEAL USES

- Limited Food Prep
- Health & Wellness / Personal Services
- Professional Services / Office
- Service Retail / Specialty Boutique
- Fitness / Studio

STOREFRONTS



EXTERIOR — FULL STRIP VIEW

SIGNAGE



MONUMENT SIGNAGE & ENTRY

AERIAL CONTEXT — NORTH



AERIAL CONTEXT — SOUTH



DEMOGRAPHICS & MARKET

# Strong Trade *Area Demographics*

Thousand Oaks is one of Ventura County's most affluent communities, consistently ranked among California's safest and most desirable cities. The property sits along the primary commercial spine serving a dense, high-income residential base.

POPULATION (5-MI)

**200,000+**

Dense residential trade area

AVG HH INCOME

**\$130K+**

High-income suburban market

DAILY TRAFFIC

**30,000+**

E Thousand Oaks Blvd corridor

MARKET

**Ventura Co.**

Strong retail fundamentals

**THOUSAND  
OAKS**

*Ventura County, California*

# AREA OVERVIEW

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

## STRATEGIC LOCATION

- Prime E Thousand Oaks Blvd frontage  
Primary commercial corridor serving the region
- Proximity to new residential growth  
Nearby multifamily development supporting expanding local customer base

## NEW DEVELOPMENTS NEARBY

- 1710 on the Blvd — New residential  
36 new residential units with ground floor retail
- 325 Hampshire Rd — "TO Ranch" (Mixed Use)  
420 multi-family residences currently under construction
- Erewhon opening at The Lakes  
Ultra-premium grocer elevating the surrounding retail corridor & attracting an affluent customer base

## ESTABLISHED CO-TENANCY

Latino's Barbershop · LS Nails · Winner's Pizza

Ink & Paper · Daniel's · The Hideaway Hair Co.

Rhineland Deli · Heavy Metal Vintage



FOR LEASE INQUIRIES

1801-1819 E Thousand Oaks Blvd · Thousand Oaks, CA



# OAK LEAF — LEAF — SQUARE

*Ink & Paper* STUDIOS

Daniel's

# OAK LEAF SQUARE

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