

FOR LEASE

NEWBURY OAKS MARKETPLACE

2080-2110 NEWBURY RD | NEWBURY PARK, CA 91320-3387



DAVE O'CONNELL

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LEASING

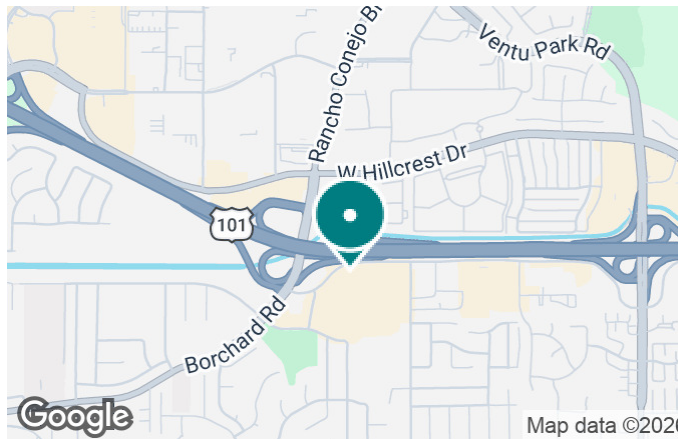
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- RETAIL, RESTAURANT + OFFICE SPACES AVAILABLE FROM ±1,313-5,277 SF
- END-CAP AND IMPROVED RESTAURANT SPACE AVAILABLE
- ANCHORED BY SMART & FINAL CENTER
- AMPLE PARKING IN A SIZABLE ONSITE LOT
- HIGH-INCOME AREA -- HH INCOME \$140K+ WITHIN A 2-MILE RADIUS
- SIGNIFICANT DAYTIME POPULATION
- ADJACENT AMGEN CAMPUS EMPLOYS ±5,000 WORKERS, ACCOUNTING FOR 8.5% OF THE CITY'S TOTAL EMPLOYMENT
- COUNTLESS NATIONAL TENANTS IN THE IMMEDIATE VICINITY
- IDEALLY POSITIONED TO SERVE THE SURROUNDING NEIGHBORHOOD AND AMGEN BIOMEDICAL

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,637	18,345	37,858
Total Population	7,916	53,698	110,010
Average HH Income	\$104,843	\$119,172	\$118,844

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Retail, Restaurant, and Office Space are available for Lease in a Smart & Final and CVS-anchored center in prime Newbury Park. Multiple units, ranging from approximately ±1,313-5,277 SF, including end-cap and improved restaurant spaces, are available. The property features freeway visibility and ample parking in a sprawling on-site parking lot.

LOCATION DESCRIPTION

Well located in prime Newbury Park, the property is ideally positioned to serve the sizeable daytime population generated by the surrounding neighborhood and the nearby Amgen Bio-Medical facility. A giant in the bio-medical field, Amgen hosts a huge campus across the 101 freeway. Amgen's Thousand Oaks location employs roughly 5,000 workers, accounting for 8.5% of the city's total employment. The exceptionally affluent area boasts an average annual household income of approx. \$140,000 within a 2-mile radius. Countless A+ national retailers

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	180 - 4,130 SF
Building Size:	117,527 SF

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ADDITIONAL PHOTOS

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SITE PLANS

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TENANT ROSTER

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--- Executive Office Suites ---

Suite	Tenant	Size
2080-A&B	Available - Medical Space	3546 SF
2080-C	Loman Cards	1700 SF
2090-A	Collectibles	2600 SF
2092-C	Fite Tree Massage	1200 SF
2092-D	Available	1477 SF
2092-E	Available	1574 SF
2092-F	Available	1540 SF
2092-G	Available	1278 SF
2092-H	Available	1294 SF
2092-I	Available	1313 SF
2100	SMART & FINAL	
2110-A	Lal Mirch	
2110-B	Ali Baba's Cafe	
2110-C	The Sandwhich Shop	

Suite	Tenant	Size
2120	CVS Pharmacy	22000 SF
2130-A	Caffe Aroma	1286 SF
2130-B	Super Cuts	1420 SF
2130-C-E	Available	4130 SF
2140-A&B	Available - Salon	1748 SF
2140-C	Nails by Rose	873 SF
2140-D	Love Pho Cafe	2054 SF
2160-A	Available - Restaurant	3800 SF
2160-B	Tobacco Royal	771 SF
2160-C	Star Donuts	1035 SF
2160-D	Sushi Oaks	1263 SF
2160-E	Human Yuan Restaurant	1700 SF
2170	Citi Bank	5,000 SF

Suite	Tenant	Size
Office - 1 & 2	Leased	552 SF
Office - 3	Available	280 SF
Office - 4	Available	285 SF
Office - 5	Available	245 SF
Office - 6	Available	245 SF
Office - 7	Available	240 SF
Office - 8	Available	385 SF
Office - 9	Available	240 SF
Office - 10	Available	192 SF
Office - 11A	Graceful Hospice	245 SF
Office - 11B	Available	280 SF
Office - 12	Graceful Hospice	185 SF
Office - 13	Leased	180 SF
Office - 14	Medical Supply	200 SF
Office - 15	Safety Driving School	120 SF

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RETAILER MAP

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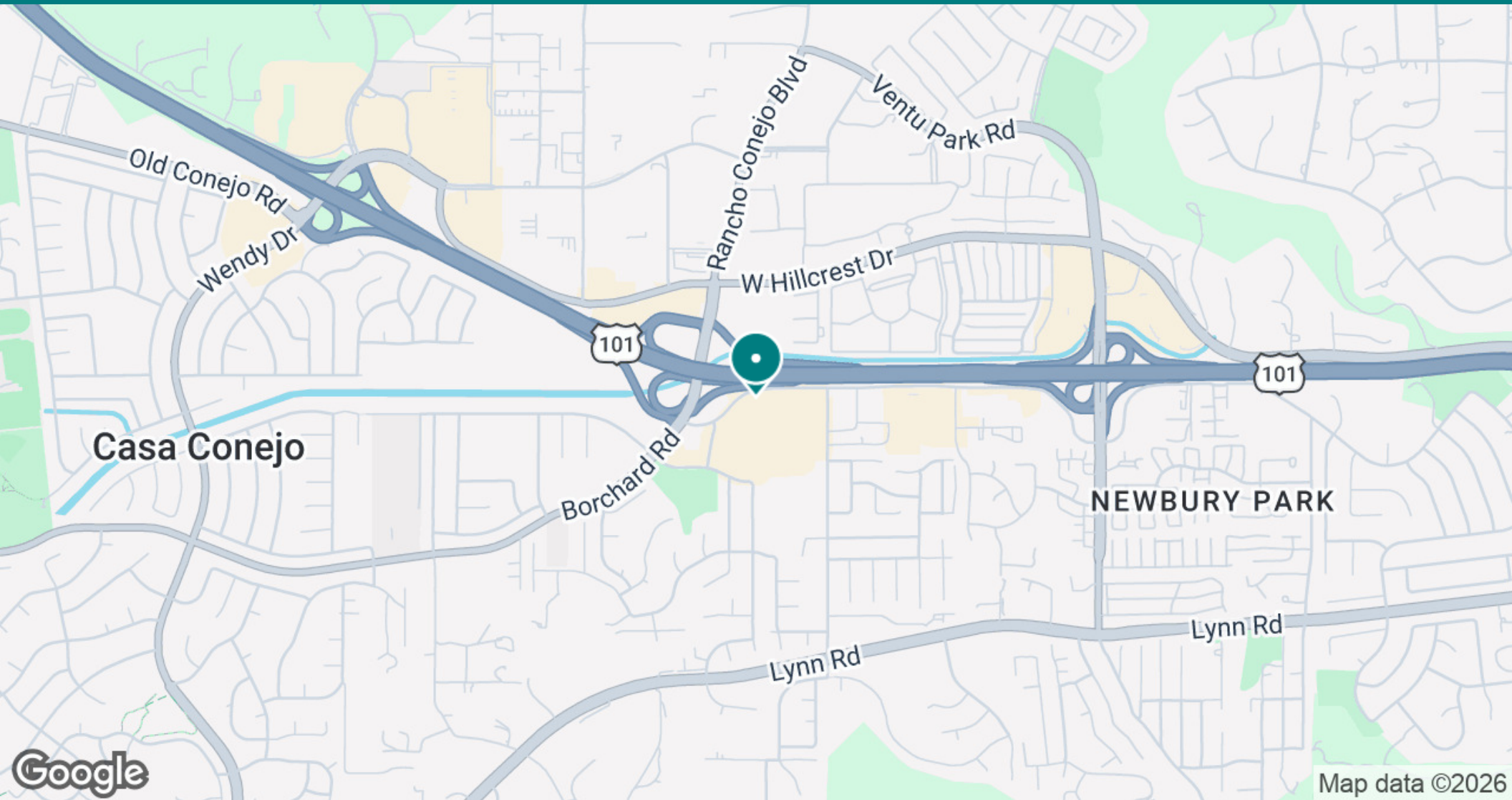
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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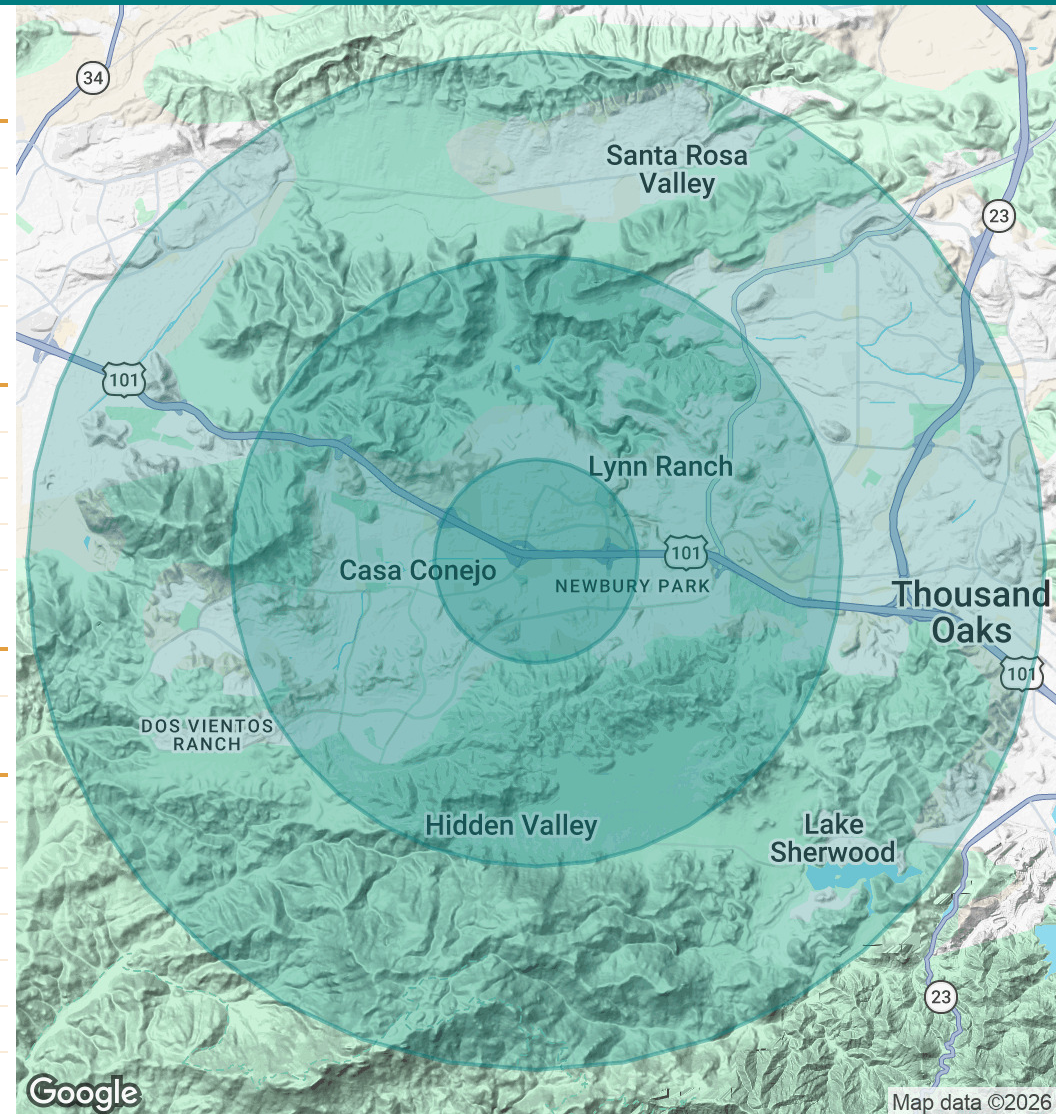
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,916	53,698	110,010
Average Age	37.1	39.4	39.7
Average Age (Male)	38.8	38.8	39.1
Average Age (Female)	34.8	39.8	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,637	18,345	37,858
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$104,843	\$119,172	\$118,844
Average House Value	\$611,646	\$659,093	\$651,435

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	21.9%	18.7%	18.2%

RACE	1 MILE	3 MILES	5 MILES
% White	76.3%	78.0%	79.1%
% Black	2.3%	1.4%	1.0%
% Asian	10.0%	9.4%	9.2%
% Hawaiian	0.0%	0.3%	0.2%
% American Indian	0.2%	0.2%	0.3%
% Other	8.8%	7.4%	6.7%



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