

# FOR LEASE

KOHL'S ANCHORED SHOPPING CENTER  
1940 NEWBURY ROAD | NEWBURY PARK, CA 91320



**DAVE O'CONNELL**

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LEASING

BROKERAGE

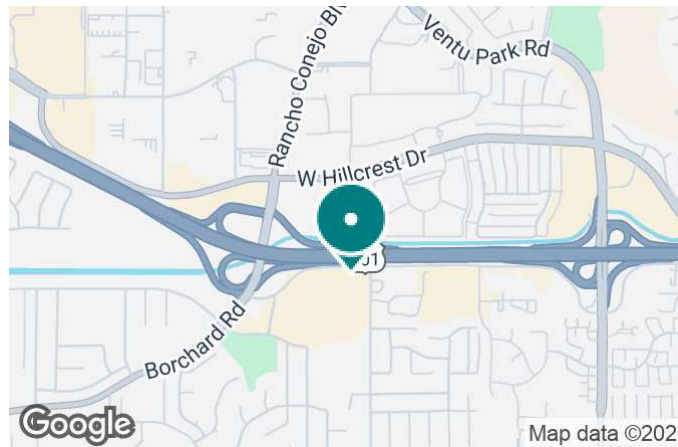
INVESTMENTS



## FEATURES & AMENITIES

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## FEATURES & AMENITIES

- ±1,096 SF, 1,106 SF, and ±1,416 SF RETAIL PAD SPACE IMPROVED FOR QUICK-SERVE FOOD USERS OR CONVERTED TO RETAIL OR FULL RESTAURANT
- KOHL'S, SHARKEY'S FRESH MEXICAN GRILL + PICKLES DELI ANCHORED CENTER
- FREEWAY VISIBLE
- AMPLE PARKING IN SPRAWLING ONSITE LOT
- NEWER CONSTRUCTION CENTER WITH EXCELLENT CURB APPEAL
- HIGH-INCOME AREA - HH INCOME \$140K+ WITHIN 2-MILE RADIUS
- LARGE 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 SURROUNDING NEIGHBORHOOD + AMGEN BIOMEDICAL

### NEIGHBORING RETAILERS



**Smart & Final**

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,047     | 19,588    | 40,630    |
| Total Population  | 8,592     | 55,676    | 117,371   |
| Average HH Income | \$103,587 | \$111,791 | \$117,326 |

EXCLUSIVELY REPRESENTED BY

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Retail space for lease in Kohl's anchored community shopping center on Newbury Road in prime Newbury Park. Multiple spaces are available, ranging from ±1,096-1,416 SF, in a retail pad on the hard corner of Newbury Park Road + Kelley Road. In addition to the Kohl's anchor, the center's notable co-tenants include Starbucks and Sharkey's Fresh Mexican Grill. The newer construction property features excellent curb appeal, freeway visibility, and ample parking in a sprawling onsite lot.

## LOCATION DESCRIPTION

Well located in prime Newbury Park, the property is ideally positioned to serve the large 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 in the immediate vicinity.

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | Negotiable       |
| Available SF:  | 1,096 - 1,416 SF |
| Building Size: | 26,800 SF        |

| SPACES | LEASE RATE | SPACE SIZE |
|--------|------------|------------|
| 200    | Negotiable | 1,096 SF   |
| 400    | Negotiable | 1,106 SF   |
| 500    | Negotiable | 1,416 SF   |

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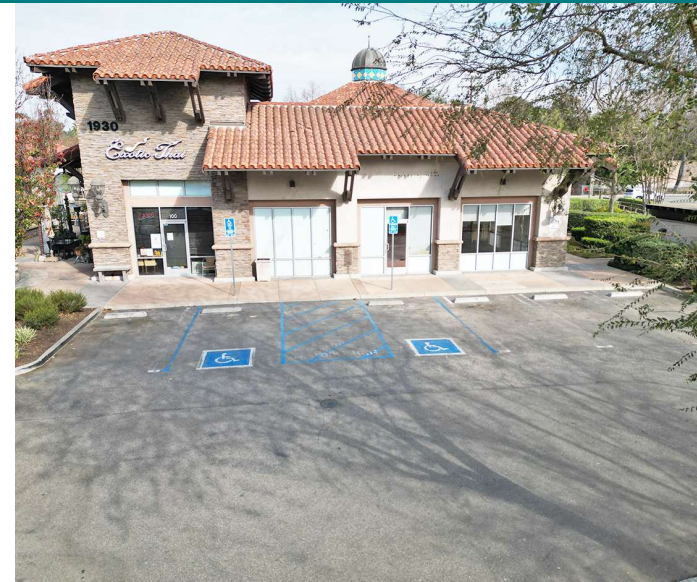
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## ADDITIONAL PHOTOS

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## INTERIOR PHOTOS

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## RETAILER MAP

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## PLANS

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| SUITE           | TENANT                            | SIZE      |
|-----------------|-----------------------------------|-----------|
| 1960            | Kohl's                            | 88,408 SF |
| Co-Anchor Space | -                                 | 26,800 SF |
| 100             | Exotic Thai                       | 1,193 SF  |
| 200             | Available                         | 1,096 SF  |
| 300             | Sharky's Wood Fired Mexican Grill | 2,467 SF  |
| 400             | Available                         | 1,106 SF  |
| 500             | Available                         | 1,416 SF  |
| 600-800         | Pickles Restaurant & Deli         | 5,181 SF  |

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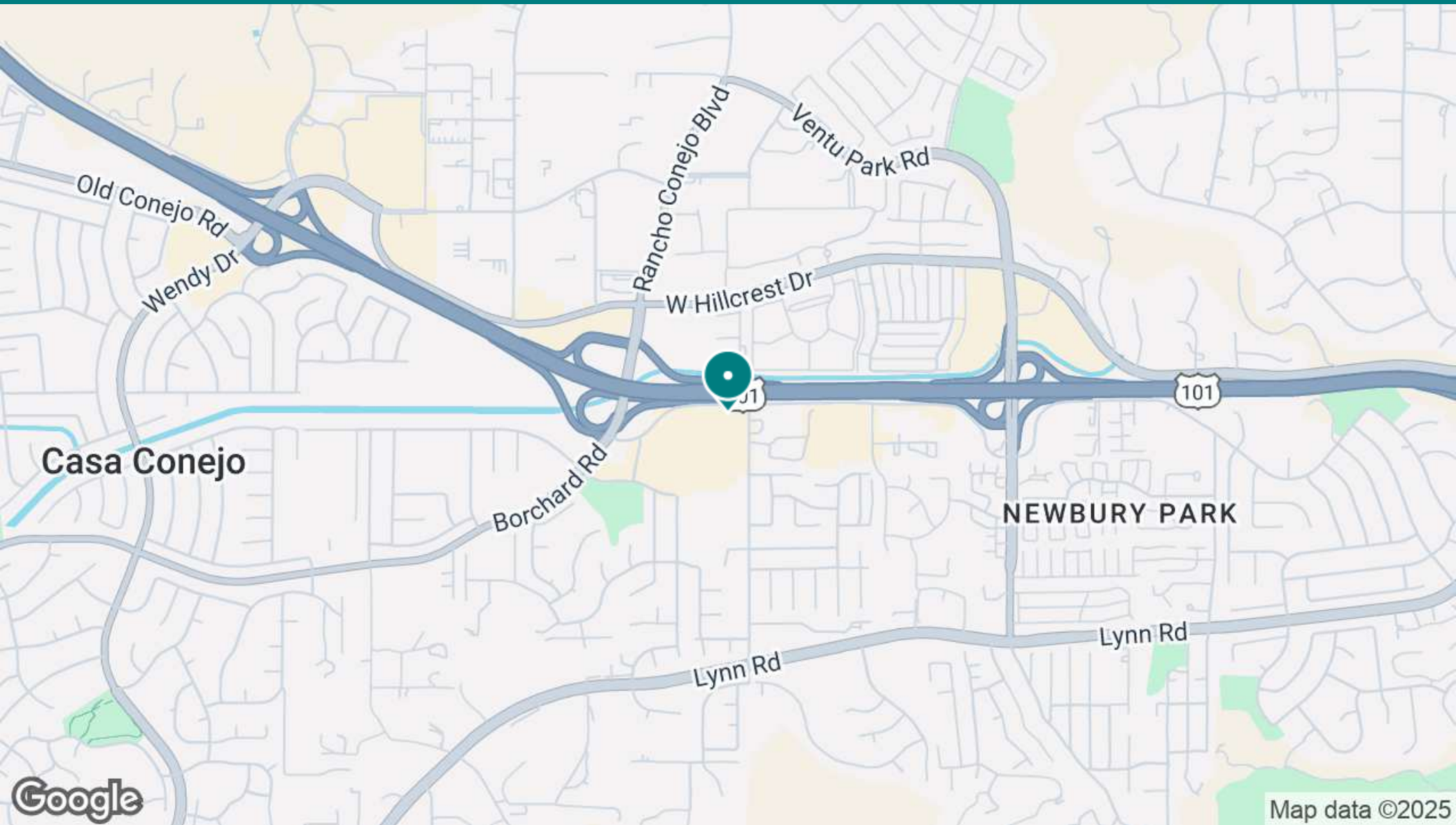
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,592  | 55,676  | 117,371 |
| Average Age          | 39.5   | 39.8    | 39.6    |
| Average Age (Male)   | 38.6   | 39.4    | 38.9    |
| Average Age (Female) | 39.3   | 40.2    | 40.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,047     | 19,588    | 40,630    |
| # of Persons per HH | 2.8       | 2.8       | 2.9       |
| Average HH Income   | \$103,587 | \$111,791 | \$117,326 |
| Average House Value | \$559,230 | \$626,658 | \$647,276 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic      | 19.6%  | 19.7%   | 19.0%   |

| RACE              | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------|---------|---------|
| % White           | 78.6%  | 78.2%   | 79.4%   |
| % Black           | 1.1%   | 1.1%    | 1.0%    |
| % Asian           | 9.2%   | 8.9%    | 8.9%    |
| % Hawaiian        | 0.0%   | 0.2%    | 0.2%    |
| % American Indian | 0.0%   | 0.2%    | 0.2%    |
| % Other           | 9.4%   | 8.0%    | 7.1%    |

2020 American Community Survey (ACS)

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