







Oak Brook Shopping Center

Discover an unparalleled leasing opportunity at this freestanding pad located within the Oak Brook Shopping Center, a cornerstone of the vibrant Thousand Oaks community. Anchored by Gelson's and Von's, this premier destina- tion caters not only to the discerning needs of Thousand Oaks residents but also captivates visitors traveling along the bustling Ventura Freeway. With a strategic location at the heart of Thousand Oaks' population and a rich array of amenities, Oak Brook Shopping Center serves as a commu- nity hub where locals gather and visitors explore.

Considered a go-to shopping destination for Thousand Oaks residents, Oak Brook Shopping Center has seen a shift in shopping patterns away from larger retail areas toward more boutique, community-focused brands. This trend is shaping the center's reputation as a trusted local marketplace where area-specific businesses can thrive.

Featuring a dynamic mix of retail spaces, including Five07 Coffee Shop, Starbucks, Toppers Pizza, UPS, and more, Oak Brook Shopping Center offers an ideal environment for businesses to grow amidst a lively and engaged atmosphere. The center provides a perfect platform to captivate your audience and establish a lasting presence within the Thousand Oaks community. Don't miss the chance to join this exclusive, thriving retail destination. Contact us today to explore leasing opportunities at Oak Brook Shopping Center and embark on your journey toward retail success in Thousand Oaks.







Retail For Lease

Former Chase Bank

Size: 5,000 SF

Type: Retail / Medical / Office

Price: \$4.00 NNN
Term: Negotiable

Notes:

Freestanding Pad
Excellent corner signage
Adjacent to top performing Starbucks
Ample parking

Site Plan



Demographics. **† † † † † † † † †** † **†**

29% rent 71% own

PoPulation median age

yearly total spending in newbury Park

140,177 average household income

917,000

median home value

45% completed bachelors degree 95.2% employed 90% white collar workers





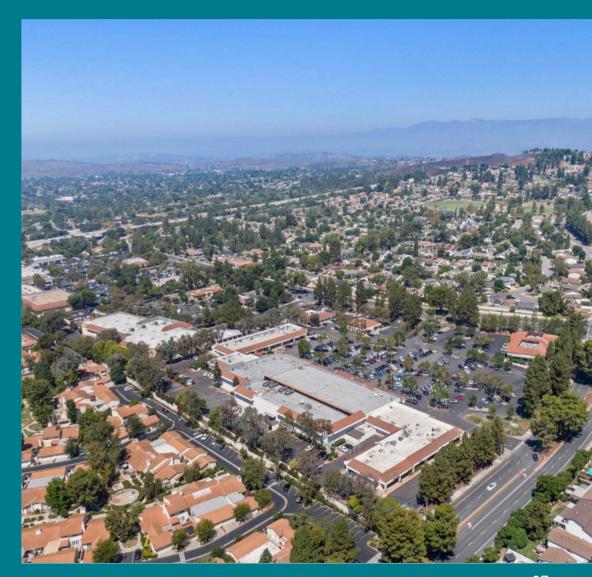




Thousand Oaks

Thousand Oaks City, in collaboration with prominent local real estate enthusiasts and developers, envisioned an ambitious blueprint for the re- juvenation of Thousand Oaks and its vicinity. This vision birthed the SP20 zoning. The essence of this zoning initiative was to infuse the Boulevard with higher density and a medley of functionalities, making it a magnet for businesses and developers alike. Years later, that vision is now a reality with the unveiling of numerous premium mixed-use projects, and several more on the horizon. With around 1,200 projected units spread across 8 distinctive developments, the community is set to experience increased density and footfall. These additions not only elevate already aesthetic appeal of the Thousand Oaks vicinity but also invigorate its flourishing retail sector.

A cornerstone of this bright future is the upcoming "TO Downtown" centered around the Civic Center hub. Spearheaded by the City, this endeavor aims to establish a pedestrian-friendly downtown corridor, ex- tending from the famed Caruso's The Lakes to the newly introduced 1710 on the Blvd mixed-use project. Envisaged features include a fire road paralleling Thousand Oaks Blvd, fresh dining and retail spaces, event venues, sprawling park zones, and much more. The future beckons with promise, and Thousand Oaks is poised to answer the call.









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