



# Oak Brook

Shopping Center Freestanding Pad





Oak Brook  
Shopping Center

# 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 destination 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 community 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.



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# Retail For Lease

Former Chase Bank

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**Size:** 5,000 SF  
**Type:** Retail / Medical / Office  
**Price:** \$4.00 NNN  
**Term:** Negotiable

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



# Site Plan



# Surrounding Area



101 Highway

European Wax Center  
Subway  
Sole Shop  
Coffee Bean

Gelsons

Fitness 19

CVS Pharmacy

Los Cerritos Middle School

ACE  
Hardware

Thousand Oaks DMV

Mc Donalds

Five 07 Cafe

Taco Bell

Vons

Fusion Grill

Jersey Mikes  
P&L Burgers

UPS Logix

Pacific FreshGrill

Round Table Pizza



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Starbucks  
Valentinos Pizza  
Sports Clips

Erbes Rd  
16,000 CPD

Avenida De Los Arboles  
30,000 CPD

# Demographics



29% rent  
71% own



Population  
117,000  
median age  
43.5

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

\$1.89 b

yearly total spending in newbury Park

\$140,177

average household income

\$917,000

median home value



51.1%



48.9%



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# 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, extending 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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