



**DRONE TOUR**  
SCAN QR TO VIEW THE DRONE  
TOUR OF THIS SPACE OR  
CLICK BELOW:

[VIEW DRONE TOUR](#)

✓ TESLA Superchargers Coming Soon

✓ Former Pizza Restaurant Space Available

✓ Former Salon Space Available

✓ New Tenant Mix

## GROCERY ANCHORED OUTPARCEL AND SHOP SPACE(S) AVAILABLE

1125-1165 Lindero Canyon Rd, Thousand Oaks, CA 91362



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RETAIL / RESTAURANT / SALON SPACES  
THOUSAND OAKS

## EXCLUSIVELY LISTED BY

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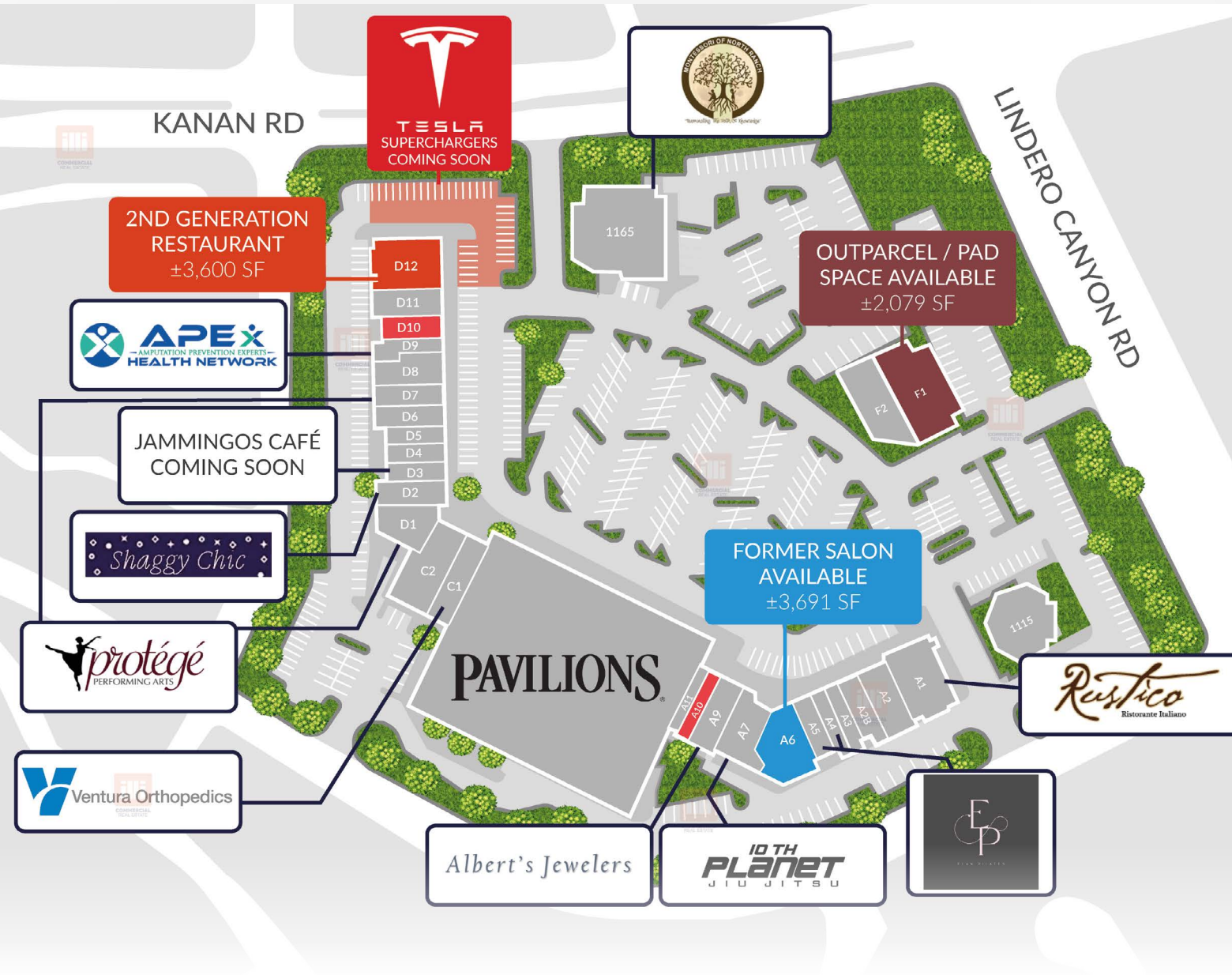
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THOUSAND OAKS

# SITE PLAN

1125-1165 Lindero Canyon Rd, Thousand Oaks, CA 91362



UNIT	TENANT	SF
1115	OAK PARK DENTISTRY FOR CHILDREN (NAP)	3,456 SF
1125 A1	RUSTICO ITALIAN RESTAURANT	3,495 SF
1125 A2	CORK DORK	1,725 SF
1125 A2B	CORK DORK	1,526 SF
1125 A3	KAY'S NAILS	1,028 SF
1125 A4	ELAN PILATES	1,023 SF
1125 A5	ELAN PILATES	1,379 SF
1125 A6	FORMER SALON AVAILABLE POTENTIAL RESTAURANT USE	3,691 SF
1125 A7	10TH PLANET JIU JITSU	3,084 SF
1125 A9	ALBERT'S JEWELERS	1,066 SF
1125 A10	AVAILABLE	1,086 SF
1125 A11	MALIE THAI SPA	1,086 SF
1135	PAVILIONS (NAP)	53,592 SF
1145 C1	VENTURA ORTHOPEDICS	3,040 SF
1145 C2	CHABAD OF NORTH RANCH	3,740 SF
1145 D1	PROTÉGÉ PERFORMING ARTS	2,338 SF
1145 D2	SHAGGY CHIC	1,505 SF
1145 D3	FORMER BAKERY RESTAURANT AVAILABLE	1,353 SF
1145 D4	GAME OGRE	1,300 SF
1145 D5	NORTH RANCH DENTAL	1,306 SF
1145 D6	Z-ULTIMATE DEFENSE STUDIOS	1,310 SF
1145 D7	PROTÉGÉ PERFORMING ARTS	1,346 SF
1145 D8	ILENE'S BOUTIQUE	2,105 SF
1145 D9	APEX HEALTH NETWORK	2,047 SF
1145 D10	AVAILABLE	1,375 SF
1145 D11	EXOTIC THAI	1,745 SF
1145 D12	2ND GENERATION RESTAURANT (FORMER PIZZA RESTAURANT) AVAILABLE	3,600 SF
1155 F1	OUTPARCEL / PAD SPACE AVAILABLE	2,079 SF
1155 F2	MEDICAL / DENTAL	3,379 SF
1165	MONTESSORI OF NORTH RANCH	6,500 SF

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



# PROPERTY FEATURES

1125-1165 Lindero Canyon Rd, Thousand Oaks, CA 91362







## APPROX. 1,086-3,600 SF

RETAIL / RESTAURANT / SALON SPACES AVAILABLE

- ✓ Grocery anchored shopping center
- ✓ Join Pavilions, Montessori of North Ranch, Berkshire Hathaway, State Farm, Cork Dork, Oak Park Dentistry, and other great tenants
- ✓ Great tenant mix with restaurants, grocery, insurance, dentistry, jewelry, education, fitness, salon, bakery, clothing

## AREA AMENITIES

- ✓ Beautiful shopping center in Thousand Oaks - North Ranch neighborhood
- ✓ Extremely affluent area just blocks from Oak Park High School
- ✓ Two miles off 101 Freeway at Lindero Canyon Road
- ✓ Located at the intersection (hard corner) of Kanan Rd and Lindero Canyon Rd

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	7,932	47,610	121,904
 Avg. HH Income	\$167,695	\$168,018	\$148,554
 Daytime Pop	6,627	39,879	101,280
 Traffic Count	± 21,751 CARS PER DAY		



## SUITE F1

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### APPROX. 2,079 SF

FORMER BANK OF AMERICA OUTPARCEL SPACE

- ✓ Outparcel with Berkshire Hathaway as co-tenant
- ✓ Contains vault and safety deposit boxes
- ✓ High ceilings and abundance of natural Light
- ✓ Fantastic monument and building signage
- ✓ Abundant parking
- ✓ Potential restaurant / medical use
- ✓ Space is potentially divisible to a smaller square footage
- ✓ ±7,879 SF total contiguous space available





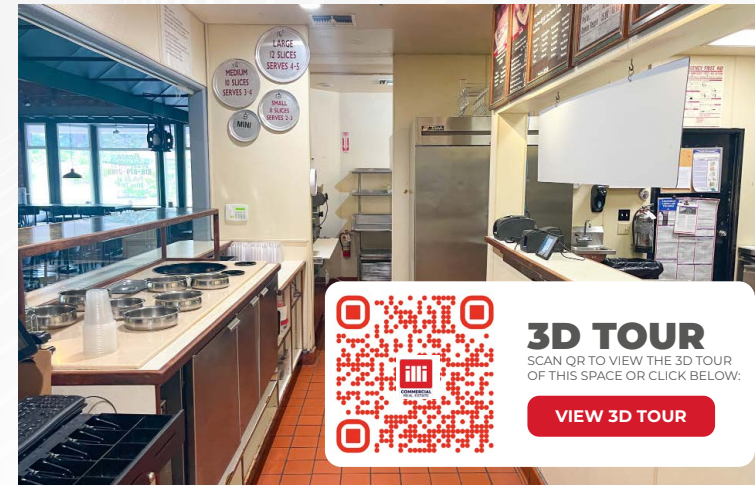
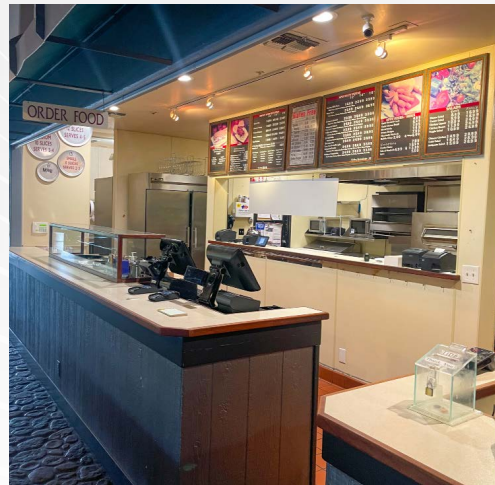
## SUITE D12

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### APPROX. 3,639 SF

#### SECOND GENERATION RESTAURANT SPACE

- ✓ Beautiful end-cap restaurant space
- ✓ Previously occupied by "Lamppost Pizza," which was a popular pizzeria and loved by the local community for decades, which closed September 2024
- ✓ FF&E available
- ✓ Previous tenant served beer & wine
- ✓ Key money for FF&E would be minimal / eliminated with acceptable deal terms and tenant financials
- ✓ Potential TI allowance and concessions would depend on overall deal terms and tenant financials



#### 3D TOUR

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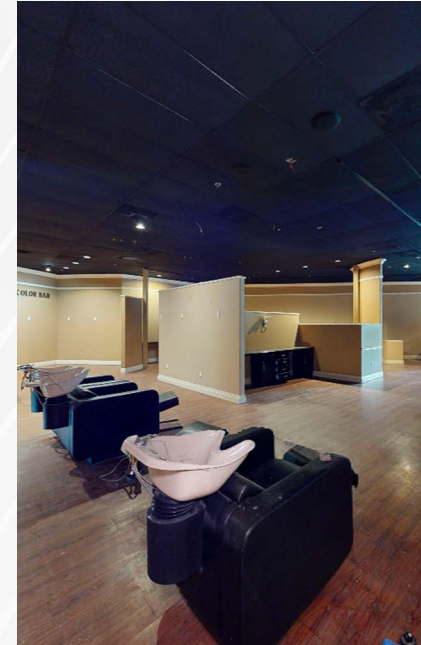


## SUITE A6

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### APPROX. 3,691 SF FULLY BUILT OUT SALON SPACE

- ✓ Prior use was full service hair salon
- ✓ Remodeled bathrooms
- ✓ Upgraded power / electrical infrastructure
- ✓ Beautiful reception area with plenty of natural light
- ✓ Built-out treatment rooms, break room, office, and salon stations
- ✓ Improved lighting, electrical outlets, plumbing, flooring, and more!



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# EXTERIOR PHOTOS

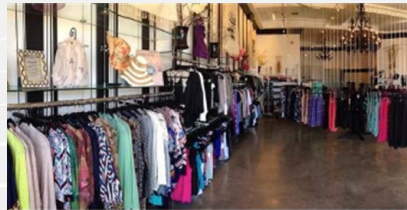
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# CITY HIGHLIGHTS

1125-1165 Lindero Canyon Rd, Thousand Oaks, CA 91362



## NEARBY ACTIVITIES

- ✓ **Universities:** California Lutheran University and Pepperdine University
- ✓ **Historic Landmarks:** Chumash Indian Museum, Paramount Ranch, Reyes Adobe Historical Site, Ronald Reagan Presidential Library, Stagecoach Inn Museum
- ✓ **Arts and Culture:** Agoura Hills Recreation & Events Center, The Canyon Club, 5-Star Theatricals, Pepperdine Center for the Arts, Thousand Oaks Civic Arts Plaza, William Roland Gallery of Fine Art
- ✓ **Golf Courses:** Lindero Country Club, Los Robles Greens, Malibu Golf Club, Moorpark Country Club, Sherwood Country Club, Sunset Hills Country Club, Tierra Rejada Golf Club, Westlake Golf Course

## MAJOR EMPLOYERS

- ✓ Consistently rated as one of the most desirable cities to live, work and play, Thousand Oaks is home to a wide range of businesses and California Lutheran University
- ✓ Entrepreneurs, small businesses, and large corporations alike thrive in the area, which is recognized for its expansive open space and successful master planning
- ✓ With sales tax representing the city's largest source of revenue, the business community is an essential part of the city's financial well being



## AUTO MALL

- ✓ Thousand Oaks Auto Mall is home to over 32 automotive brands







**AERIAL MAP**





**COMMERCIAL**  
REAL ESTATE

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