



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**SUITE 2253
±1,200 SF**

**SUITE 2239
±1,200 SF**

RETAIL SPACES AVAILABLE AT PARK PLAZA SHOPPING CENTER

2199-2277 Michael Drive, Thousand Oaks, CA 91320

SCAN TO
WATCH VIDEO:



MICHAEL SHARON
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DRE#01495419

CoStar[™]
POWERBROKER[™]

Cicsc  **MEMBER
RETAIL BROKERS
NETWORK**

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACES
THOUSAND OAKS, CA



EXCLUSIVELY LISTED BY

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BORCHARD RD

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

2199-2277 Michael Drive, Thousand Oaks, CA



SUITE 2239 - APPROX. 1,200 SF

FORMER ELECTRIC BIKE SHOP AVAILABLE

- ✓ Feature open room, rear office and restroom
- ✓ Lots of natural light
- ✓ Excellent signage on building façade

SUITE 2253 - APPROX. 1,200 SF

FORMER BIKE SHOP AVAILABLE





- ✓ Feature open room, rear office and restroom
- ✓ Lots of natural light
- ✓ Excellent signage on building façade

RENTAL RATE

- ✓ Unit #2239 | ±1,200 SF | \$2.00 + \$0.50 NNN PSF
- ✓ Unit #2253 | ±1,200 SF | \$2.00 + \$0.50 NNN PSF

AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Nearby to the entertainment, restaurants, lodging, schools, libraries and medical centers
- ✓ Close proximity to the 101 and 23 Freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	12,090	51,034	109,425
 Avg. HH Income	\$124,181	\$148,505	\$139,566
 Daytime Pop	9,783	42,257	90,819
 Traffic Count	± 24,718 CPD ON BORCHARD RD		

RETAIL SPACES
THOUSAND OAKS, CA

INTERIOR PHOTOS

2199-2277 Michael Drive, Thousand Oaks, CA



SUITE 2239 | ±1,200 SF | FORMER ELECTRIC BIKE SHOP



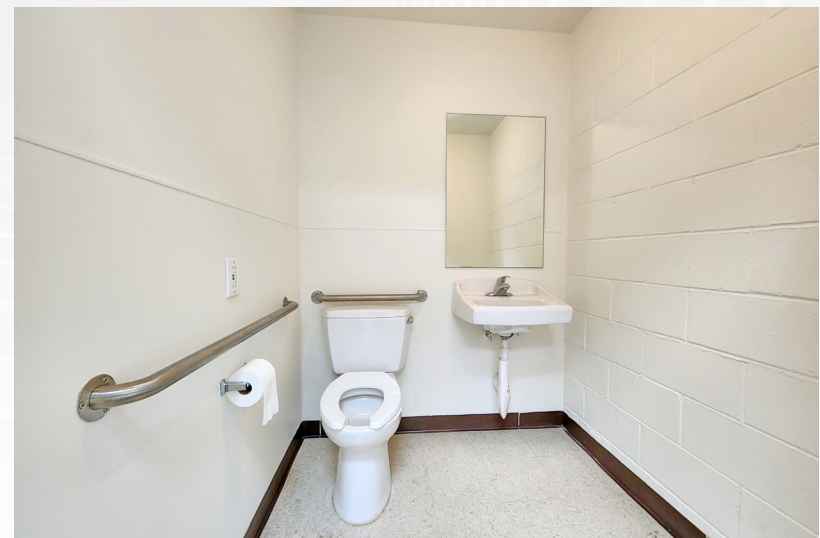
RETAIL SPACES
THOUSAND OAKS, CA

INTERIOR PHOTOS

2199-2277 Michael Drive, Thousand Oaks, CA



SUITE 2253 | ±1,200 SF | FORMER BIKE SHOP

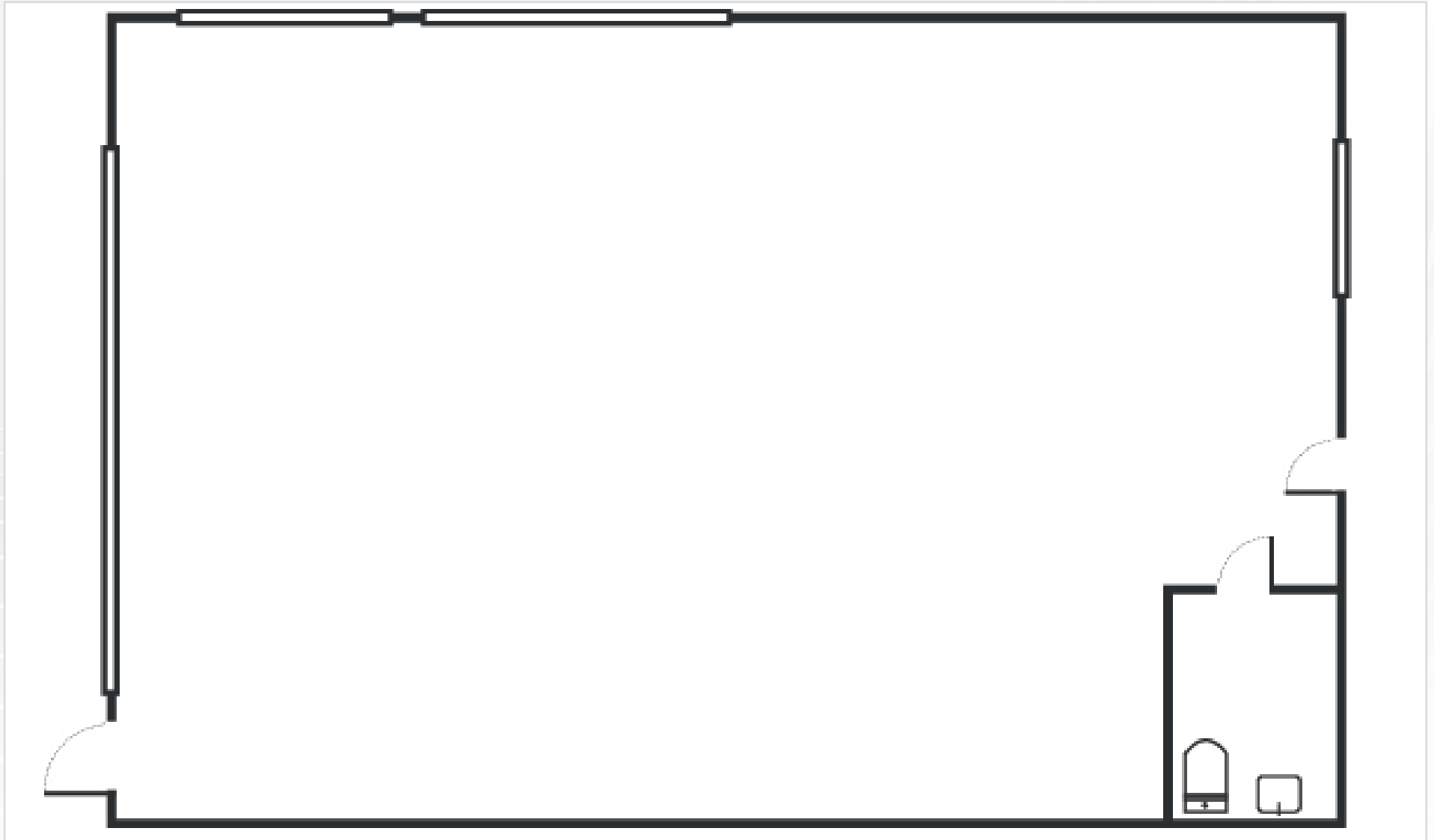


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FLOOR PLAN

2199-2277 Michael Drive, Thousand Oaks, CA

SUITE 2239 | ±1,200 SF | FORMER ELECTRIC BIKE SHOP

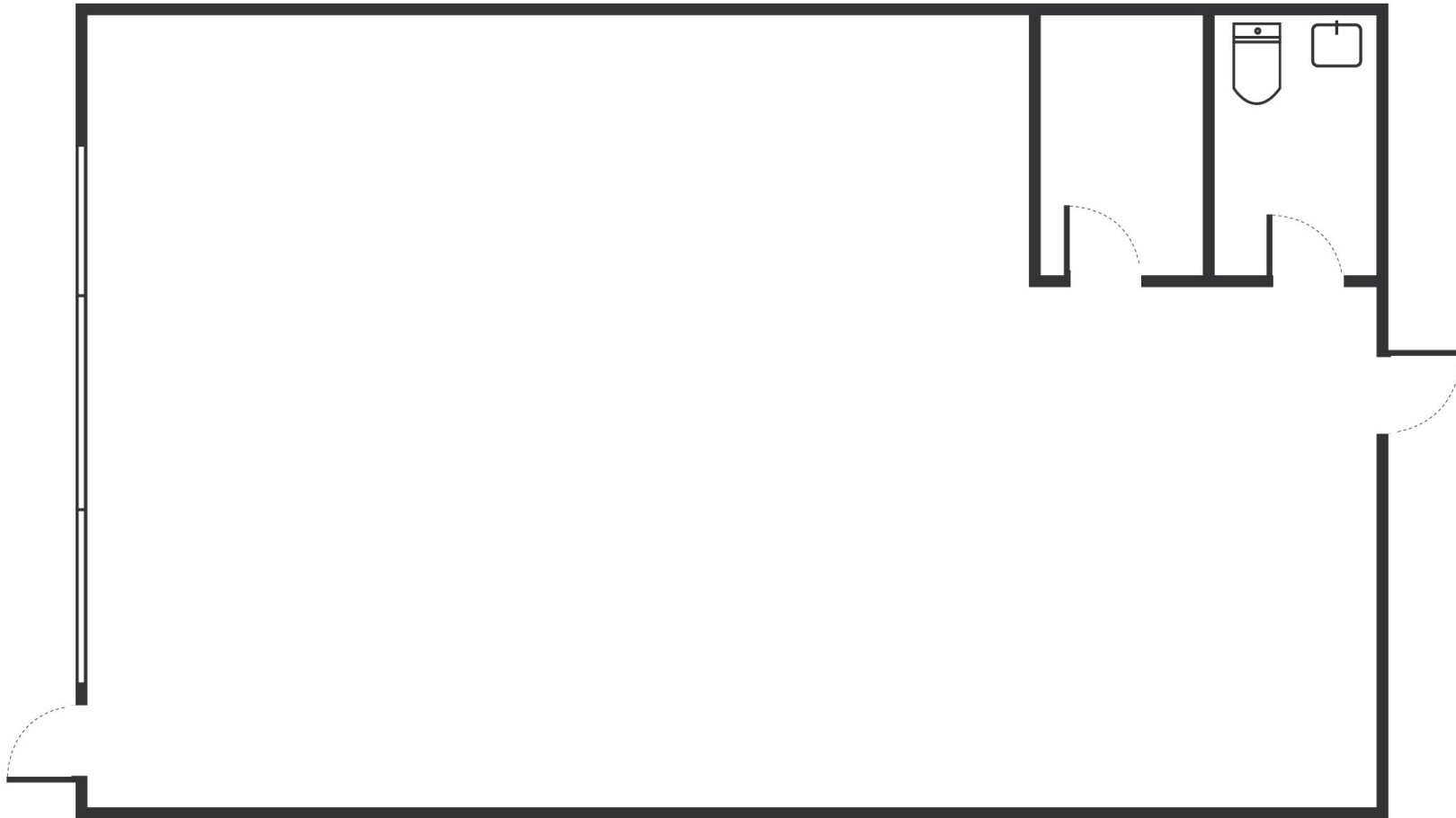


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the features tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due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

FLOOR PLAN

2199-2277 Michael Drive, Thousand Oaks, CA

SUITE 2253 | ±1,200 SF | FORMER BIKE SHOP



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SITE PLAN

2199-2277 Michael Drive, Thousand Oaks, CA



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Sleep



SUBWAY

COLD STONE
CREAMERY



Ralphs



citi



chili's

KOHL'S

SPROUTS
FARMERS MARKET

AT&T



AutoZone

CVS
pharmacy



Walgreens

VONS



Walmart

AERIAL MAP



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