



FOR LEASE

SHOWROOM, OFFICE OR WAREHOUSE SPACE AVAILABLE
3311 GRANDE VISTA DRIVE | THOUSAND OAKS, CA 91320

DAVID GUARDADO

CA REAL ESTATE LIC # 01837493

818.380.9972

DAVIDG@CBM1.COM

ZAC RYBURN

CA REAL ESTATE LIC # 02009969

818.380.9968

ZAC@CBM1.COM

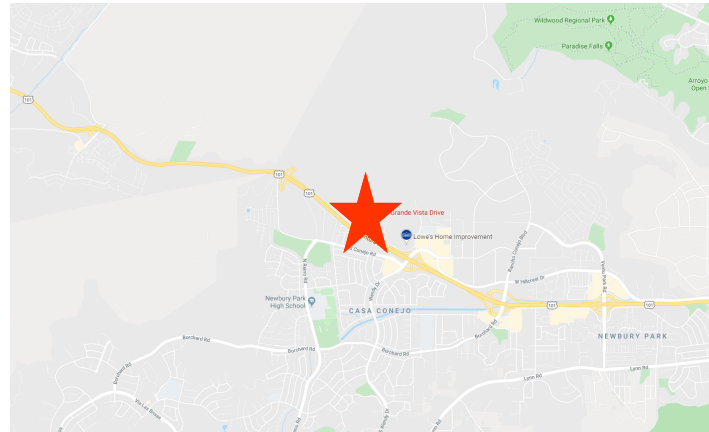
17030 VENTURA BLVD #200 | ENCINO, CA 91316

CBM1.COM



SHOWROOM, OFFICE OR WAREHOUSE SPACE AVAILABLE

3311 GRANDE VISTA DRIVE | THOUSAND OAKS, CA 91320



FEATURES + AMENITIES

- APPROX. 2,140 SQFT WAREHOUSE OR OFFICE SPACE AVAILABLE
- FULL SERVICE GROSS LEASE
- FORMER SHOWROOM
- CONVENIENT INGRESS AND EGRESS
- AMPLE PARKING IN DEDICATED ONSITE LOT
- FREEWAY CLOSE WITH QUICK ACCESS TO THE 101 + 23 FREEWAYS
- SERENE AND INVITING PHYSICAL ENVIRONMENT

EXCLUSIVELY REPRESENTED BY

DAVID GUARDADO

CA REAL ESTATE LIC # 01837493

818.380.9966 x334

DAVIDG@CBM1.COM

ZAC RYBURN

CA REAL ESTATE LIC # 01837493

818.380.9968

ZAC@CBM1.COM

NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	5,382	50,246	115,918
AVG HH INCOME	\$133,528	\$143,140	\$135,653

17030 VENTURA BLVD #200 | ENCINO, CA 91316

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 00982859

INTERIOR PHOTOS

3311 GRANDE VISTA DRIVE | THOUSAND OAKS, CA 91320



DAVID GUARDADO 818.380.9972 | DAVIDG@CBM1.COM ZAC RYBURN 818.380.9968 | ZAC@CBM1.COM

17030 VENTURA BLVD #200 | ENCINO, CA 91316

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 00982859

AERIAL OVERVIEW

3311 GRANDE VISTA DRIVE | THOUSAND OAKS, CA 91320



DAVID GUARDADO 818.380.9972 | DAVIDG@CBM1.COM ZAC RYBURN 818.380.9968 | ZAC@CBM1.COM

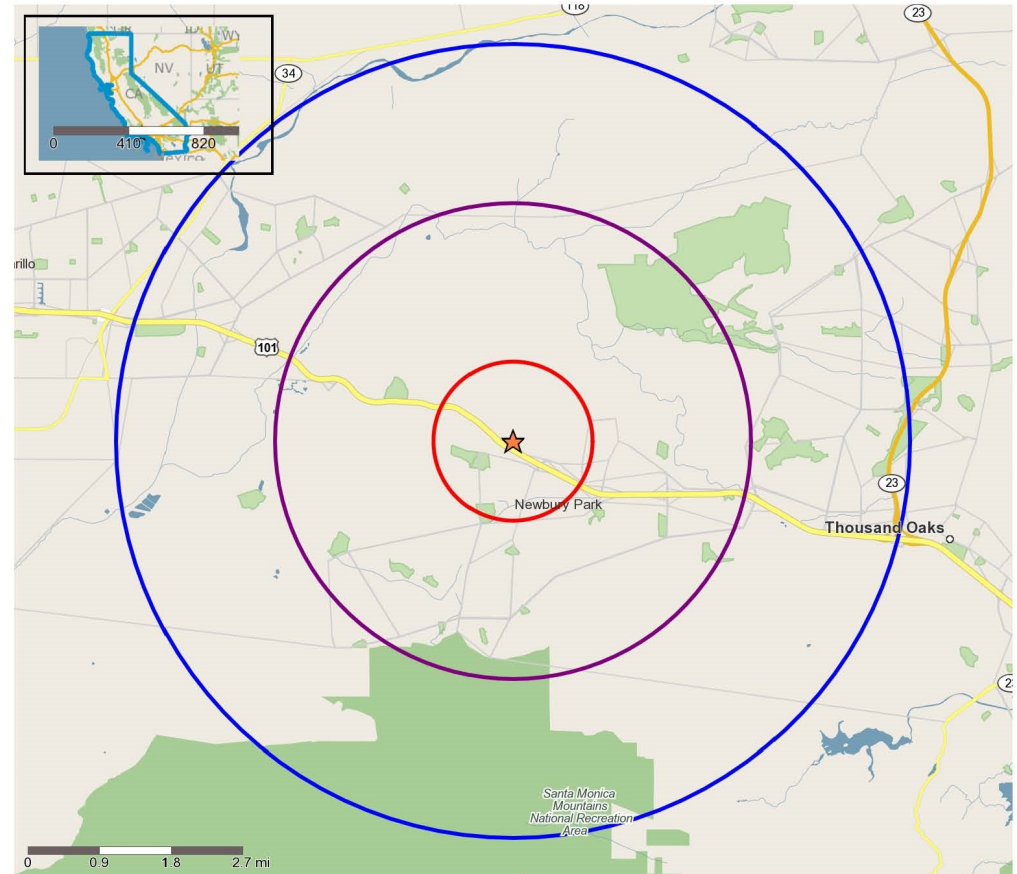
17030 VENTURA BLVD #200 | ENCINO, CA 91316

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 00982859

DEMOGRAPHICS

3311 GRANDE VISTA DRIVE | THOUSAND OAKS, CA 91320

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	5,382	50,246	115,918
Female Population	50.71%	50.94%	51.41%
Male Population	49.29%	49.06%	48.59%
Population Density	1,713	1,777	1,476
Population Median Age	43.1	43.8	43.6
Employed Civilian Population 16+	3,076	27,396	62,473
% White Collar	70.0%	75.9%	74.4%
% Blue Collar	30.0%	24.1%	25.6%
Total Q1 2019 Employees	7,735	25,314	64,319
Total Q1 2019 Establishments*	567	2,253	6,060
Population Growth 2000-2010	0.79%	17.18%	14.87%
Population Growth 2018A-2023	3.33%	6.42%	6.27%
Income: 2018A			
Average Household Income	\$133,528	\$143,140	\$135,653
Median Household Income	\$103,512	\$107,136	\$101,501
Per Capita Income	\$44,934	\$51,358	\$49,339
Avg Income Growth 2000-2010	49.44%	37.98%	35.13%
Avg Income Growth 2018A-2023	15.18%	14.17%	14.33%
Households: 2018A			
Households	1,803	17,991	41,883
Average Household Size	3.00	2.79	2.71
Hhld Growth 2000-2010	0.22%	16.51%	14.95%
Hhld Growth 2018A-2023	5.27%	6.88%	6.93%
Housing Units: 2018A			
Occupied Units	1,803	17,991	41,883
% Occupied Units	99.87%	99.68%	99.06%
% Vacant Housing Units	0.13%	0.32%	0.94%
Owner Occ Housing Growth 2000-2010	0.64%	13.70%	10.60%
Owner Occ Housing Growth 2010-2023	7.53%	23.92%	19.16%
Owner Occ Housing Growth 2018A-2023	6.06%	7.16%	7.17%
Occ Housing Growth 2000-2010	0.22%	16.51%	14.95%
Occ Housing Growth 2010-2023	7.26%	10.98%	11.02%
Occ Housing Growth 2018A-2023	5.27%	6.88%	6.93%
Race and Ethnicity: 2018A			
% American Indian or Alaska Native Population	0.65%	0.49%	0.47%
% Asian Population	7.35%	11.32%	10.83%
% Black Population	1.00%	1.32%	1.42%
% Hawaiian or Pacific Islander Population	0.18%	0.09%	0.14%
% Multirace Population	4.74%	4.54%	4.55%
% Other Race Population	8.27%	6.05%	6.42%
% White Population	77.81%	76.18%	76.18%
% Hispanic Population	24.24%	17.61%	20.03%
% Non Hispanic Population	75.76%	82.39%	79.97%



Copyright 2006-2018 TomTom. All rights reserved. This material is proprietary and the subject of copyright protection, database right protection and other intellectual property rights owned by TomTom or its suppliers. The use of this material is subject to the terms of a license agreement. Any unauthorized copying or disclosure of this material will lead to criminal and civil liabilities.

- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5