



Oak Park

SHOPPING CENTER

VENTURA COUNTY, CALIFORNIA

Retail Space Available at
CVS-Anchored Shopping Center

Central Location at Major Intersection of
Lindero Canyon Road & Kanan Road

Infill Neighborhood Shopping Center with
Starbucks Drive-Thru and Wells Fargo Bank

Affluent North Ranch Community
\$180K Avg. HH Incomes

[VIEW ON MAP](#)

604 - 688 Lindero Canyon Road
Oak Park, CA 91377



Oak Park

SHOPPING CENTER



Center Highlights

OAK PARK SHOPPING CENTER

Strong Demographics - 50,000 Population & Average Household Income of \$180K Annually

Anchored by - CVS (NAP) & Surrounded by National Tenants - Starbucks Drive-Thru, Wells Fargo, Anytime Fitness (Coming Soon), and more

Neighborhood Shopping Center - Main Retail Pocket Ideal for Daily-Needs Retail

Neighbors Include - Pavilions, Montessori, North Ranch Country Club

SHOPPES AT WESTLAKE VILLAGE

  
  

WESTLAKE VILLAGE MARKET PLACE

 
 
  

Nestled Amongst Exceptional Demographics

\$181,000 Average Household Incomes

RED OAK
ELEMENTARY SCHOOL
584 Students

US
101
US-101 ACCESS
3 Miles

NORTH RANCH
PLAYFIELD

PAVILIONS

MONTESSORI
of North Ranch

GAME OGRE
BOARDGAMES MINIATURES MAGIC AND MORE


Oak Park
SHOPPING CENTER


NAP


Bright Child
Children's Activity Center

WELLS
FARGO




Oak Park Dentistry
for Children
& Orthodontics


Rustico
Ristorante Italiano


ANYTIME
FITNESS
NOW OPEN!

NORTH RANCH
SHOPPING MALL


JUMP
GYM
NAP

LINDERO CANYON RD

KANAN RD


KANAN


El Taco Chico


ups


Allstate
You're in good hands.


WING-STOP
COMING SOON!

OAK PARK PLAZA


Margaritas
SUBWAY

SAINT MAXIMILIAN KOLBE
Catholic Church


SAPIENTIA
CHARCOAL NIKU



OAK PARK

OAK HILLS
ELEMENTARY SCHOOL
519 Students

OAK PARK
HIGH SCHOOL
1,450 Students


Oak Park
SHOPPING CENTER

AGOURA
HILLS

RED OAK
ELEMENTARY SCHOOL
584 Students

 **COSTCO**
WHOLESALE
TARGET Smart & Final.
T.J. maxx *Michaels*

**NORTH RANCH
SHOPPING MALL**
PAVILIONS
Rustico
Ristorante Italiano
GAME OGRE
BOARDGAMES, MINIFIGURES, MAGIC AND MORE


OAK PARK PLAZA
  *Margaritas*
SAPIENTIA **ALL STAR** **MARTIAL ARTS**
CHARCOAL NIKU **SUBWAY**

OAK SMOKE SHOP
 **TONY's**
Allstate *You're in good hands.* **Pizza & Pasta**
GLADSTONE DONUTS


CVS
NAP


JUMP GYM
NAP


ups

El Taco Chico


OAK PARK
CLEANERS

Goodwill


LayLa
Realty


OAK PARK FAMILY DENTISTRY

WELLS FARGO


Starbucks


ANYTIME FITNESS
NOW OPEN!

BREAKFAST
CAFE


SALON STUDIOS
I & I


WING STOP
COMING SOON!

 **Oak Park Dentistry**
for Children
& Orthodontics

KANAN RD

LINDERO CANYON RD



Current Availabilities

Oak Park

Shopping Center

VIEW ON MAP

604 - 688 Lindero Canyon Road
Oak Park, CA 91377

Suite	Size (SF)	Use
610	± 975 SF	Retail
612	± 2,886 SF	Retail
614	± 2,600 SF	Retail
620	± 1,540 SF	Retail
622	± 1,260 SF	Retail
630	± 1,400 SF	Retail
650	± 3,000 SF	Retail
656	± 1,200 SF	Retail





Suite 610

TAKE A VIRTUAL TOUR

975 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 612

TAKE A VIRTUAL TOUR

2,886 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 614

2,600 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 620

1,540 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 622

1,260 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER





Suite 630

[TAKE A VIRTUAL TOUR](#)

1,400 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER



Suite 650

[TAKE A VIRTUAL TOUR](#)

3,000 SF Retail
Available Immediately

Oak Park
SHOPPING CENTER



Market Overview



Los Angeles Metropolitan

The Los Angeles Metropolitan Area (“LA Metro”), which includes Los Angeles County and surrounding counties, is a sprawling region with a population of over 13 million people, making it one of the most populous metropolitan areas in the U.S. The area is characterized by high population density, particularly in urban and suburban regions. Real estate investment in the LA Metro is highly active due to its diverse real estate market, including luxury homes, commercial properties, and redevelopment opportunities. The average annual income is high across the region, reflecting its economic vitality and status as a major center for industry, entertainment, and technology. The combination of high demand, significant economic activity, and a broad range of real estate options makes the LA Metro a key investment hotspot.

Oak Park, Westlake Village, Agoura Hills Region

Oak Park, Westlake Village, and Agoura Hills make up a desirable and affluent region in Southern California, with high levels of discretionary income and a strong real estate market. Known for their upscale, family-oriented environments, these communities have residents with a median household income significantly above state and national averages, contributing to a robust market for luxury goods, services, and recreational activities. Housing prices in the area reflect the demand for high quality of life and excellent schools; single-family homes often exceed the million-dollar mark, particularly in Westlake Village, where lakefront and golf course properties fetch premium prices. Agoura Hills and Oak Park also command high property values, with prices influenced by proximity to top-rated schools and scenic amenities like parks and trails in the Santa Monica Mountains. Home ownership is prevalent, though there is a mix of luxury apartment communities that appeal to professionals and retirees. The region’s high discretionary income supports a thriving retail and dining scene, with upscale shopping centers, gourmet restaurants, and boutique businesses that cater to the tastes of an affluent and discerning population.

Demographics	1-Mile	3-Mile	5-Mile
2024 Population	7,924	43,355	117,982
No. of Households	3,014	15,865	43,838
Average Household Income	\$181,388	\$179,512	\$157,253



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