

THE NEWBURY TERRACE

1714 Newbury Rd. | Newbury Park | CA



THE NEWBURY TERRACE




BUILDING INFO

- Two story freestanding retail building of approx. 33,212 SF
- Comprised of fitness oriented tenant mix (Orangetheory, Roadrunner Sports, The Foundry Hot Yoga, 101 Boxing Club)
- Excellent exposure facing 101-Freeway in Newbury Park
- Shopping center also includes Marriott Hotel and Chilli's
- Tenant mix also includes: Holdren's Steakhouse & Sumo Newbury Park
- 144 surface parking spaces

AERIAL

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 < 1 mile from Conejo Biotech Hub (Amgen, Takeda, Atara, etc.)

Multiple mixed-use developments over 300 units being developed nearby

Ventura Fwy
~300,000 CPD

Multiple mixed-use developments over 300 units being developed nearby

THE NEWBURY TERRACE

SUITE T

THE
NEWBURY
TERRACE



\$2.15 NNN



4,698 RSF

Term: Negotiable

Available: April 1, 2024

Use: Retail

Parking: 3/1000 SF

Notes:

- Former 101 Boxing & Fitness
- Abundant Natural Light
- Highly Improved
- Multiple Bathrooms,
- Private Office & Storage
- HVAC



SUITE N

(SUBLEASE)



\$5,000/Month



1,300 SF

Term: Negotiable

Available: Immediately

Use: Retail

Parking: 3/1000 SF

Notes:

- Former Foundry Yoga Studio
- Abundant Natural Light
- High Window Line
- Excellent Exposure with Freeway
- Signage
- HVAC



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DEMOGRAPHICS



29% RENT
71% OWN

45% COMPLETED BACHELORS DEGREE

95,2% EMPLOYED

90% WHITE COLLAR WORKERS



POPULATION
117,000

MEDIAN AGE
43.5

\$ 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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