

AREA OVERVIEW

Regional Map ▮

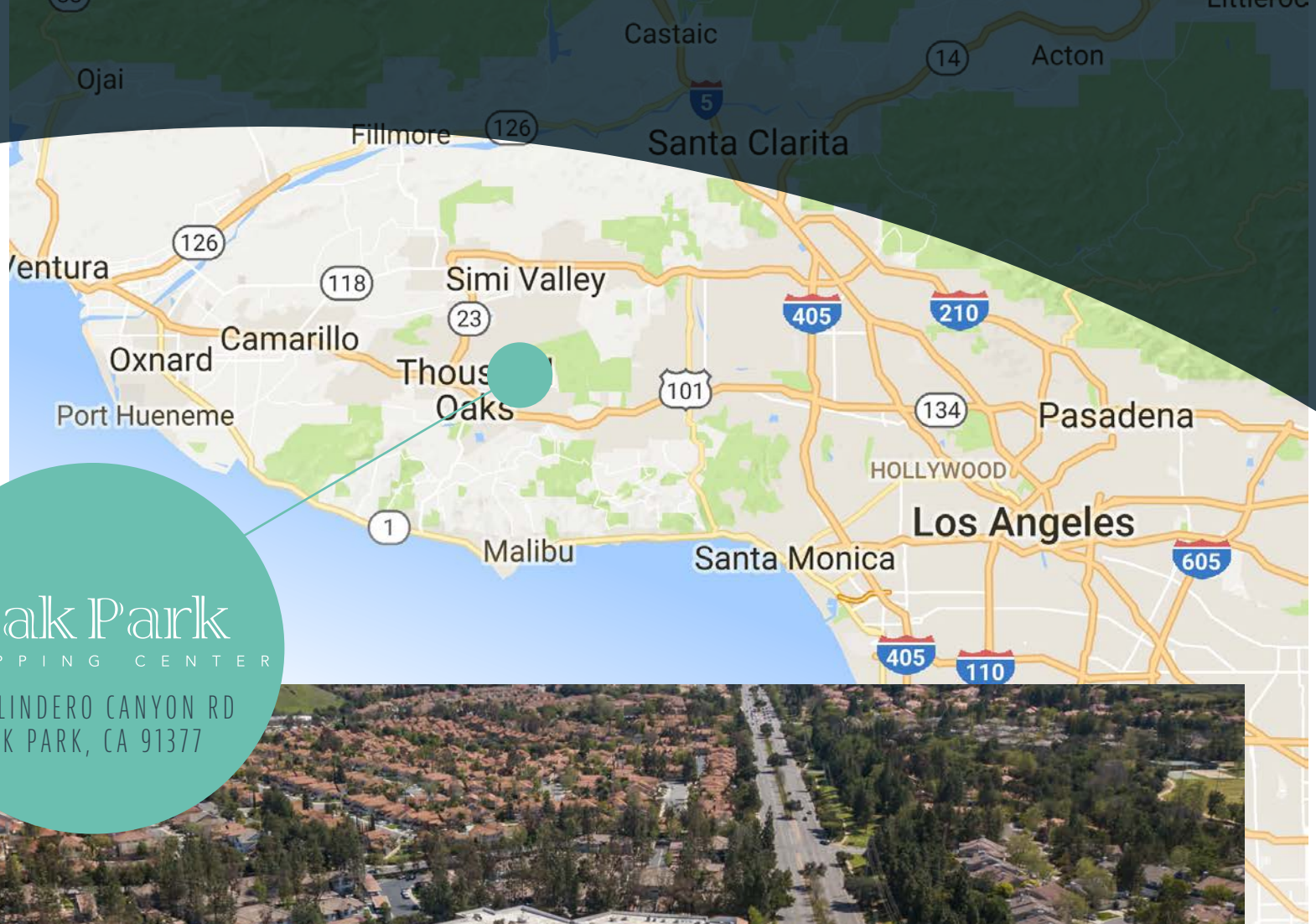
Demographic Map ▮

Demographic Report ▮

SECTION

2

REGIONAL MAP



Oak Park
SHOPPING CENTER

632 LINDERO CANYON RD
OAK PARK, CA 91377



VENTURA COUNTY

Ventura County, located in the northwest part of Southern California, is located on California's Pacific coast adjacent to Los Angeles County. Ventura's reputation of being one of the country's safest populated places has allowed it to also become one of the country's most affluent places as well. Ventura County is conveniently an hour's drive from Los Angeles and thirty minutes from Santa Barbara. It is ranked as one of the 100 highest-income counties in the country and the sixth wealthiest county in California by per capita income. The Tech Coast Area of the County has a large population of technology corporations such as telecommunications, healthcare and biotech companies.

As of July 1, 2019, Ventura County has a total population of approximately 846,006. Ventura County consists of a total area of 2,208 square miles and is compiled of ten incorporated cities, six nationally protected areas, and twenty-four unincorporated communities with the largest city being Oxnard. Downtown Ventura is also home to the Majestic Ventura Theater, a beautiful 1920's-built theater and concert venue, which is situated about two blocks away from city hall. The Channel Islands National Park lies just off shore of Ventura County, as does a National Marine Sanctuary. The Los Padres National Forest is found in Ventura's foothills while two of California's longest flowing open rivers help to form the county's boundaries.

Ventura County can be separated into two major areas: East County and West County. The East County is home to the Tech Coast Area as well as other major districts like Conejo Valley and Simi Valley. It consisted of more suburban areas in its earlier days and is now compiled of



**2020 ESTIMATED
MEDIAN AGE**

37.3



**2019 ESTIMATED
POPULATION**

846,006



**2014-2018 ESTIMATED
HOUSEHOLDS**

271,226



**2025 PROJECTED
POPULATION**

832,033



**2025 PROJECTED
HOUSEHOLDS**

255,250



**2010 CENSUS
POPULATION**

823,318



**2010 CENSUS
HOUSEHOLDS**

249,100



**2000 CENSUS
POPULATION**

706,347



**2000 CENSUS
HOUSEHOLDS**

228,649



**ANNUAL GROWTH
2010-2020**

0.41%



**ANNUAL GROWTH
2010-2020**

0.31%



**ANNUAL GROWTH
2010-2019**

2.70%



**ANNUAL GROWTH
2017-2025**

0.32%

more developed residential and planned community- style cities. It has a private, low-key location with a more country feel yet is in close proximity to Los Angeles, making it a desirable area to reside. The West County is home to some of the first developed cities in Ventura County like Camarillo and Oxnard. The West County contains Ventura County's largest beach communities and the coastline of the Channel Islands Harbor. Most of the population of Ventura County lives in the southern portion of the county. The major population centers are the Oxnard Plain and the Simi and Conejo Valleys.

Ventura County's location is one of its more attractive aspects for businesses. Its proximity to Los Angeles makes it the perfect location for companies that need access to large metropolitan areas in addition to harbor access. Ventura County is home to Port Hueneme Harbor which is the fourth busiest port in the state, and the gateway to the rest of the world. Ventura County is home to 65 technology jobs per 1,000 workers and ranks sixth in high-tech jobs in the state, ahead of the other major metropolitan areas like Los Angeles and San Francisco.



OAK PARK

Oak Park is a census-designated place located in the Simi Hills of Ventura County, California. As of the 2017 census, Oak Park had a population of 13,811. It is located in the Conejo Valley, north from Malibu and Agoura Hills. Among residents age 25 or greater, 53% have a bachelor degrees or higher. There are numerous reasons for Oak Park's desirability as a place to live. Safety, affordability of homes, and climate are some, however one of the most compelling is that Newsweek Magazine listed Oak Park Unified School District as one of the best in the county. Several of the schools have been named "Distinguished Schools" because of the quality of their academic and related programs.



AGOURA HILLS

Agoura Hills is located in Los Angeles County, in the eastern Conejo Valley between the Simi Hills and the Santa Monica Mountains. Agoura Hills is located off the 101 Freeway just 35 miles northwest of downtown Los Angeles. It is 45 miles from Los Angeles International Airport and 22 miles from Burbank Airport. The city borders the Santa Monica Mountains National Recreation Area and is 13 miles from the beaches in Malibu. It is 5 miles from the San Fernando Valley, 30 miles from Santa Monica, and 58 miles from Santa Barbara. Agoura Hills boasts a surrounding transportation infrastructure supported by major freeway routes, airports, rail lines and commercial seaports. With a

population of over 22,000, there are more than 200,000 people living within 10 miles of Agoura Hills. Agoura Hills attracts innovative businesses throughout a wide range of industries. Some of the major employers that have made Agoura home are Teradyne, J.D. Power and Associates, Mann Theatres, Envicom, and Heritage Insurance.

The location of Agoura Hills provides easy access to cultural, shopping and recreational opportunities, with Downtown Los Angeles and Los Angeles International Airport within a 45-minute drive. Several top-rated universities and the home of the world's foremost entertainment industry are right next door. California's famous beaches are within a 10-minute drive. Endowed with an abundance of natural open space, Agoura Hills features numerous equestrian, bicycle and jogging trails. In addition, the San Fernando Valley, West Side communities such as Beverly Hills, Santa Monica and Century City offer major metropolitan opportunities

WESTLAKE VILLAGE

The city of Westlake Village is a desirable suburban city located in the northwestern portion of Los Angeles County adjacent to Ventura County. An affluent master planned community encompassing 5.4 square miles, Westlake Village benefits from its location in the heart of the "Technology Corridor" stretching along the Ventura Freeway (US Hwy 101) from Calabasas westward through the Oxnard plain. The area is recognized as one of Southern California's major R&D and technology growth areas. With relatively close proximity to both the Pacific Ocean and downtown Los Angeles, Westlake Village attracts residents and businesses such as Dole Food Company, K-Swiss, Guitar Center and Homestore.com. In 2006, a 267- room Four Seasons Hotel and the 180,000 square foot Westlake Landmark office complex opened on Lindero Canyon Road. Residents of Westlake Village enjoy the serenity of being in a "city in the country" due to its proximity to the Los Angeles Basin and access to heavily-wooded communities, Westlake Lake, an abundance of golf courses, Santa Monica Mountains for hiking, camping, horseback riding and great public and private educational systems make this a unique community. Westlake Village residents are well educated with 44% having 16 or more years of education. The median price is over \$1,200,000 for homes sold in Westlake Village in August 2016. The median household income is one of the highest in LA County at \$120,089.

DEMOGRAPHIC MAP

Moorpark

Moorpark
Home Acres

Simi Valley

5 MILES

3 MILES

1 MILE

Oak Park

SHOPPING CENTER

632 LINDERO CANYON RD
OAK PARK, CA 91377

Thousand
Oaks

Oak Park

Bell Canyon

Upper Las
Virgenes
Canyon Open
Space Preserve

Hidden Hills

Calabasas

Agoura Hills

Saratoga Hills

Cornell

Malibu Creek
State Park

Westlake
Village

Hidden Valley

NEWBURY PARK

DEMOGRAPHIC REPORT



	1 MILE	2 MILES	3 MILES
POPULATION			
2020 Population - Current Year Estimate	6,068	23,327	44,158
2025 Population - Five Year Projection	6,073	23,418	44,304
2010 Population - Census	6,153	23,314	44,019
2000 Population - Census	6,425	24,044	45,013
2010-2020 Annual Population Growth Rate	-0.14%	0.01%	0.03%
2020-2025 Annual Population Growth Rate	0.02%	0.08%	0.07%



2020 ESTIMATED POPULATION BY RACE AND ETHNICITY	6,068	23,327	44,158
White	4,711	19,061	35,935
Black or African American	88	298	558
Asian	987	2,743	5,002
American Indian or Alaska Native	11	41	84
Pacific Islander	3	11	33
Other Race	68	290	882
Two or More Races	200	883	1,663
Hispanic	396	1,681	3,808
White Non-Hispanic	4,422	17,834	33,312



HOUSEHOLDS			
2020 Households - Current Year Estimate	2,343	8,621	16,253
2025 Households - Five Year Projection	2,336	8,621	16,245
2010 Households - Census	2,386	8,659	16,276
2000 Households - Census	2,409	8,465	15,902
2010-2020 Annual Household Growth Rate	-0.18%	-0.04%	-0.01%
2020-2025 Annual Household Growth Rate	-0.06%	0.00%	-0.01%
2020 Average Household Size	2.59	2.69	2.70



DAYTIME POPULATION			
2020 Daytime Population	5,632	21,328	57,310
Daytime Workers	2,442	8,562	33,593
Daytime Residents	3,190	12,766	23,717



	1 MILE	2 MILES	3 MILES
HOUSEHOLD INCOME			
2020 Households	2,343	8,621	16,253
Under \$15,000	106	267	503
\$15,000-\$24,999	75	255	488
\$25,000-\$34,999	50	215	442
\$35,000-\$49,999	88	420	756
\$50,000-\$74,999	154	715	1,467
\$75,000-\$99,999	275	950	1,599
\$100,000-\$149,999	568	1,740	3,194
\$150,000-\$199,999	351	1,166	2,321
\$200,000 and Over	675	2,892	5,483
2020 Median Household Income	\$132,818	\$140,075	\$142,990
2020 Average Household Income	\$186,201	\$194,898	\$194,491
2020 Per Capita Income	\$70,633	\$72,225	\$71,063



2020 ESTIMATED POPULATION BY GENDER	6,068	23,327	44,158
Male	2,890	11,272	21,459
Female	3,178	12,055	22,699



2020 ESTIMATED POP. OVER 15 BY MARITAL STATUS	5,117	19,974	37,478
Never Married	1,096	4,723	9,520
Married	3,157	12,250	22,909
Widowed	272	1,005	1,724
Divorce	592	1,996	3,325



2020 ESTIMATED HISPANIC POPULATION BY ORIGIN	396	1,681	3,808
Hispanic: White	289	1,227	2,624
Hispanic: Black or African American	2	5	9
Hispanic: Asian	6	21	39
Hispanic: American Indian or Alaska Native	2	10	22
Hispanic: Pacific Islander	0	1	3
Hispanic: Other Race	63	265	810
Hispanic: Two or More Races	33	153	302



PROPERTY DESCRIPTION

Local Map 

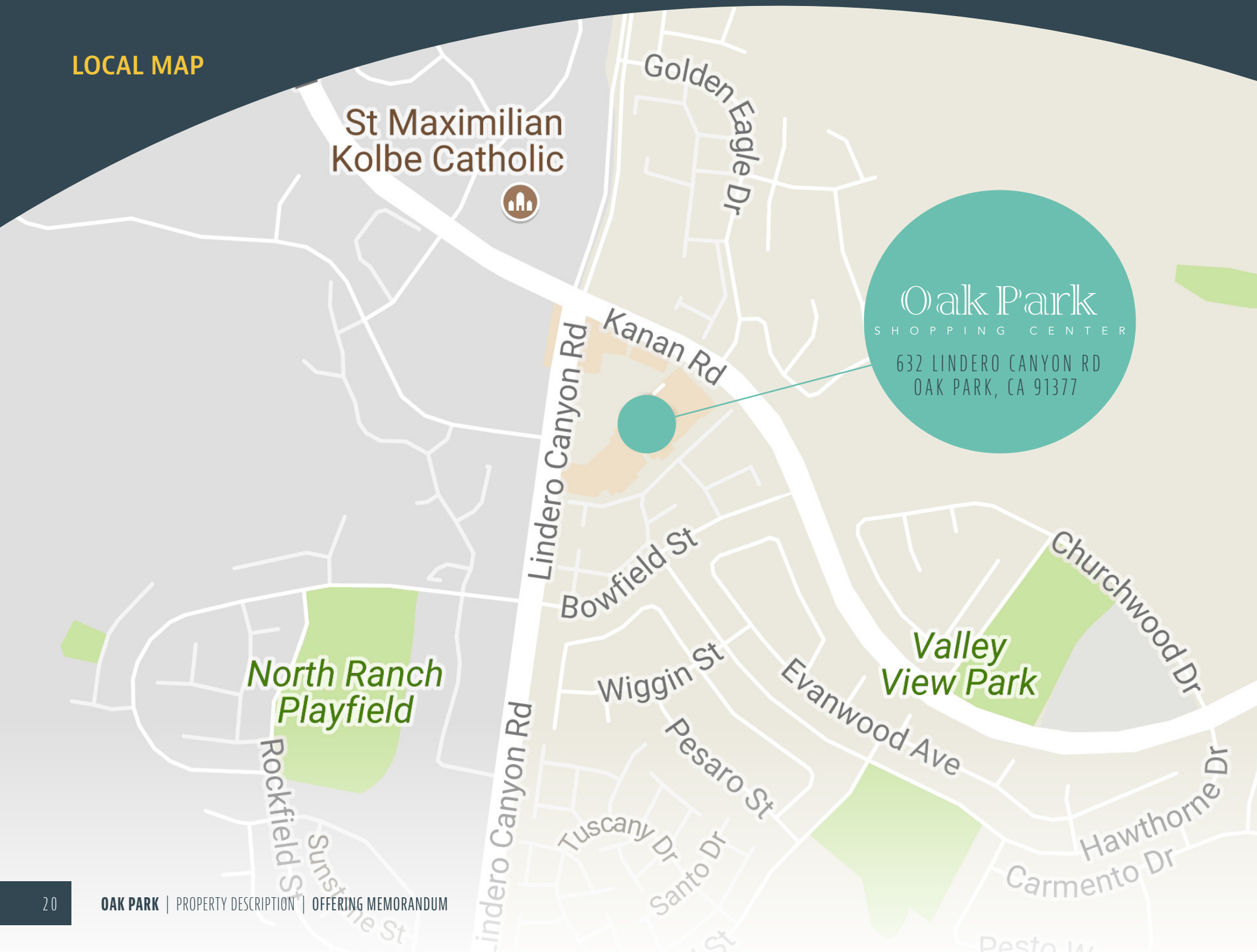
Site & Improvements Description 

Site Plan 

SECTION

4

LOCAL MAP



St Maximilian
Kolbe Catholic



Oak Park
SHOPPING CENTER

632 LINDERO CANYON RD
OAK PARK, CA 91377

North Ranch
Playfield

Valley
View Park

SITE & IMPROVEMENTS DESCRIPTION

Location

The anchor building is in the center of the Oak Park Shopping Center, which is located at the southeast corner of Lindero Canyon Road and Kanan Road in the Oak Park community within the County of Ventura, California. The center is located in eastern Conejo Valley, an affluent residential and commercial area. The center is convenient to homes and businesses in Oak Park, Agoura Hills, Westlake and North Ranch.

Offering Improvements

A retail building containing $\pm 45,000$ square feet of leaseable area and appurtenances (not including shops and pads) on 3.97 acres (172,933 SF) of land.

Parking

The property provides ± 234 parking spaces (5.2 stalls/1,000 SF). The parking is in compliance with governing ordinances and meets or exceeds tenant lease requirements.

Access

The property has five public entrances, two from Kanan Road and two from Lindero Canyon Road.

Traffic Counts

Lindero Canyon Road:	20,260 VPD
Kanan Road:	17,400 VPD

Storefront

Retail storefronts are typically glass in full height aluminum mullions.

Zoning

The shopping center is zoned CPD (County of Ventura).

Roof

The primary roofs of the property are wood framed roof systems that consist of plywood sheathing on wood beams and joists framing covered with a smooth surfaced BUR system with a mineralized cap sheet. There are parapets around the perimeters of the flat roofs capped with a metal coping. Pop-up decorative and entry canopy roofs are covered with clay tile materials.

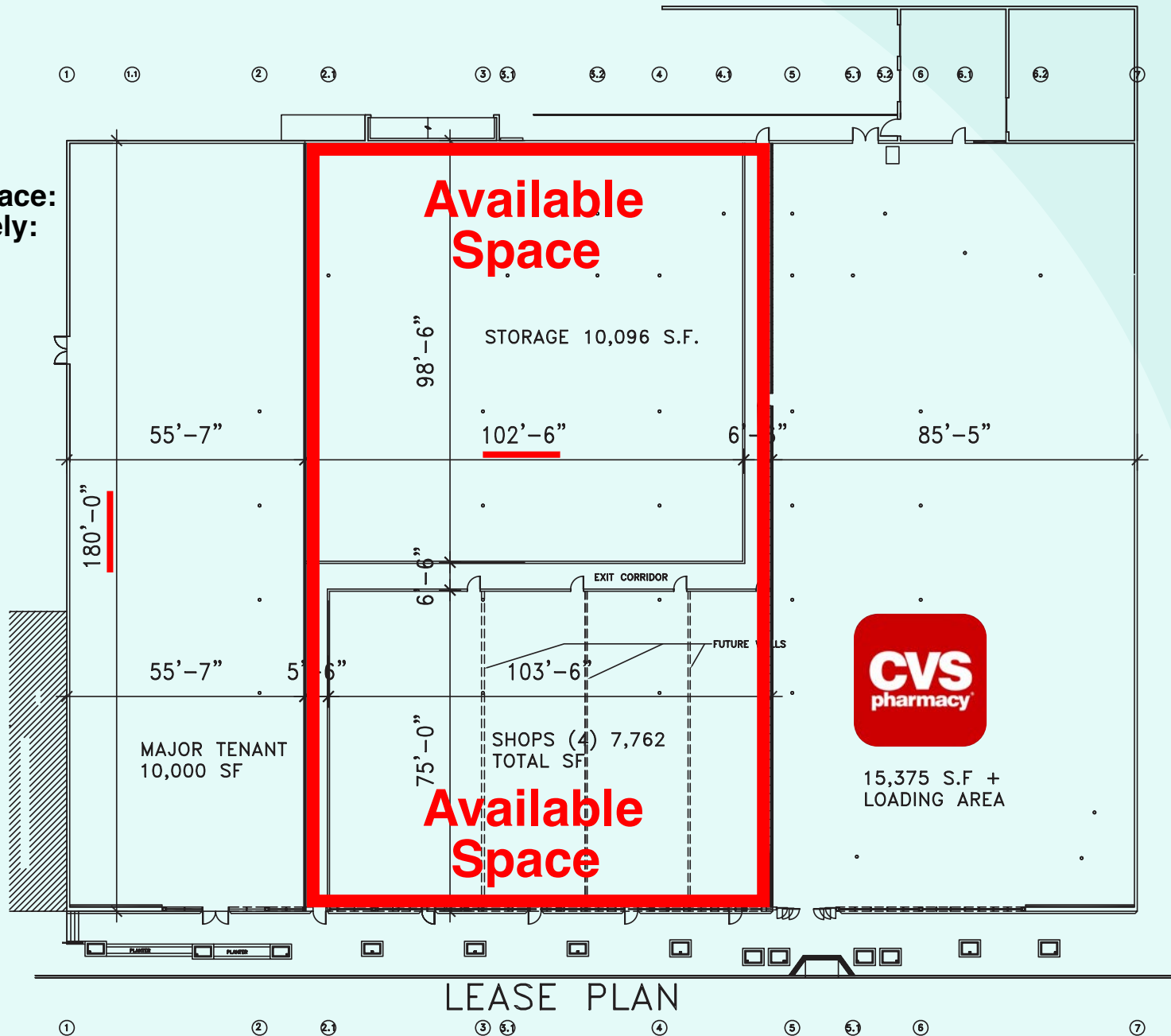
Fire Protection

The building is equipped with automatic fire sprinklers.



POSSIBLE LEASING PLAN

Available Space:
Approximately:
102.5'x180'



SITE MAP



OPERATING EXPENSES

OPERATING EXPENSES	
Electricity	\$3,061.86
Insurance	\$6,103.00
Property Taxes	\$126,288.56
CAM	\$122,881.00
TOTAL	\$258,334.42
CVS PAYS 34.90% (APPROXIMATELY 15,375 SF / 45,000 SF-SUBJECT BUILDING)*	

**Entire Oak Park Shopping Center is 118,381 sf and CVS occupies 12.99%*

