

ESTABLISHED 1940



# The Robb Shop

*A Retail Lease Opportunity*



2974 THOUSAND OAKS BOULEVARD  
THOUSAND OAKS, CALIFORNIA

**4,100 SF** | **\$2.75** PSF NNN | **0.53 AC** | **16 Spaces**

A LANDMARK SINCE 1940

# Where History Meets Opportunity

Before it became a beloved community fixture, this building started as a 1930s card room in rural Conejo Valley. Then the Robb family arrived.

**1946**

Ray & Viola Robb open "The Attic Shop"

**1950s**

Evolves into a general store — toys, housewares, tools

**1970s**

Becomes Robb's Plumbing & Hardware

**1997**

Closes after 51 years — T.O.'s oldest store

*"If you can't get it at Robb's, you can't get it."*



THE ATTIC SHOP — 1946



# PROPERTY OVERVIEW

A RARE CHARACTER SPACE IN OLD TOWN THOUSAND OAKS

**4,100**

SQUARE FEET

**16**

PARKING SPACES

**0.53**

ACRES

**1940**

YEAR BUILT



*Interior view showing original exposed ceiling trusses*

## THE SPACE

This historic property offers a rare opportunity in Old Town Thousand Oaks. Flexible open-plan space with dramatic exposed ceiling trusses and generous heights.

Two majestic 400-year-old blue oak trees create unmistakable curb appeal that no new construction can replicate.

## FEATURES

VANILLA SHELL CONDITION

EXPOSED CEILING TRUSSES

400-YEAR-OLD OAK TREES

HIGH STREET VISIBILITY

AVAILABLE SPACE

# Lease Terms



**4,100<sup>SF</sup>**

TOTAL SPACE

**\$2.75**

PER SF NNN

**Flexible**

TERMS

**FRONT RETAIL**

**3,100 SF**

Prime retail with high ceilings, exposed trusses, and abundant natural light.

**REAR STORAGE**

**1,000 SF**

Additional storage and garage space with rear access.

**PARKING**

**16 Spaces**

Excellent 4/1,000 SF parking ratio from Thousand Oaks Blvd.

*Contact listing agents to schedule a tour.*



EXPOSED TRUSSES



OPEN FLOOR PLAN

GALLERY  
**Interior Images**



POLISHED CONCRETE



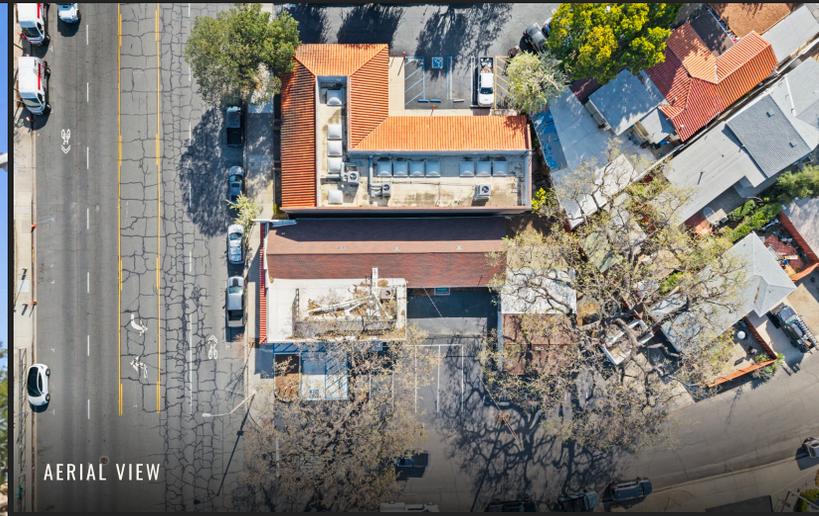
VANILLA SHELL

# The Property

*Exterior Views*



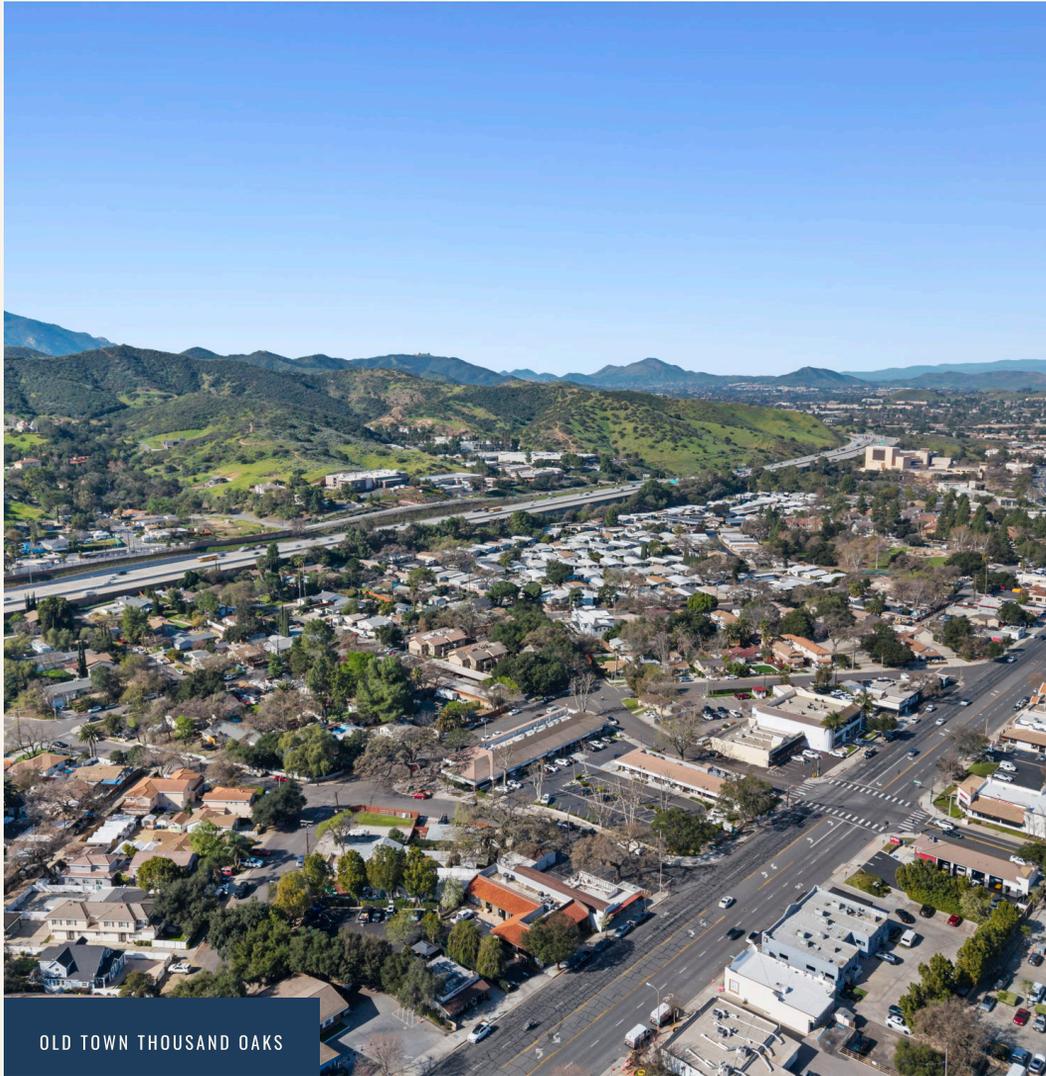
STREET VIEW WITH 400-YEAR OAK TREES



AERIAL VIEW



NEIGHBORHOOD CONTEXT



OLD TOWN THOUSAND OAKS

LOCATION

## Area Demographics



	2 MILE	5 MILE	10 MILE
POPULATION	32,458	141,672	340,891
HOUSEHOLDS	12,847	52,396	121,534
AVG. HH INCOME	\$142K	\$157K	\$148K
DAYTIME POP.	28,940	124,850	298,670

*Located along the main commercial corridor with convenient 101 Freeway access, surrounded by affluent residential neighborhoods.*

*Greetings from*

# The Robb Shop



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