

# THE NORTHSTAR PLAZA

1321 & 1341 E. THOUSAND OAKS BLVD, THOUSAND OAKS, CA, 91362



## PROPERTY INFO

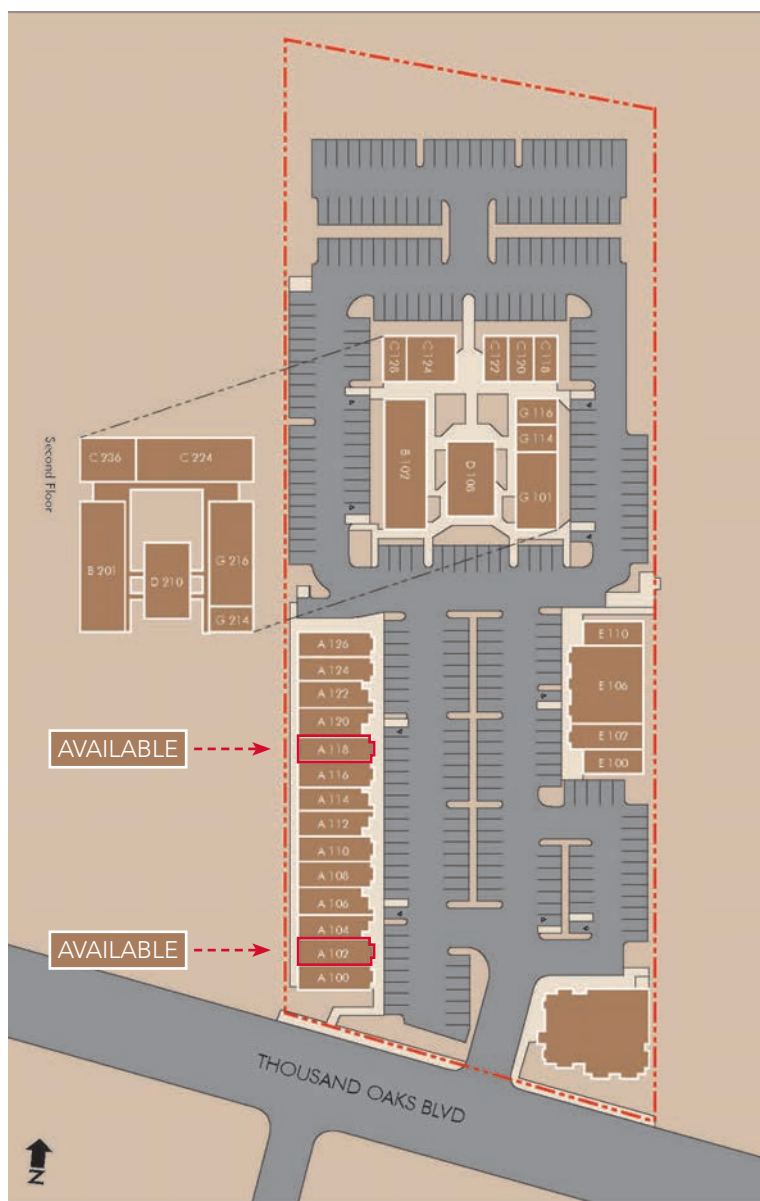
PRIME VISIBILITY HIGH TRAFFIC LOCATION, CONVENIENT TO BOTH THE 101 & 23 FREEWAYS.  
HIGH DAYTIME POPULATION, JOIN MANY LONG-TERM TENANTS.

<b>AVAILABLE SPACES:</b>	Suite A102 - 1,180 sq. ft. Suite A118 - 1,180 sq. ft.
<b>TERM:</b>	Negotiable
<b>RATE:</b>	1321 Suite A102 - \$2.25 PSF 1321 Suite A118 - \$1.95 PSF
<b>2025 NNN FEES:</b>	\$0.65 PSF/MO.
<b>TRAFFIC COUNT:</b>	±41,819 CPD
<b>3 MILE DEMOGRAPHICS (2024):</b>	
POPULATION:	65,703
INCOME:	\$174,039
DAYTIME POPULATION:	86,300

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## SITE PLAN



### A BUILDING

100	Indiana Bones Temple of Groom
102	<b>(AVAILABLE) 1,180 sq. ft.</b>
104	Joana's Hair Salon
106	Dahan Massage
108	Sunland Vintage Winery
110	Sunland Vintage Winery
112	Dr. Hristu Bileca, DDS
114	Village Nail Salon
116	Shrimp vs. Chef
118	<b>(AVAILABLE) 1,180 sq. ft.</b>
120	Eva's Needle Work
122	A Private Affair
124	Ananda Meditation
126	Art is Our Passion

### E BUILDING

100	Edward Jones
102	La Princiére French Bakery
106	Salon Rouge
110	Salon Rouge

### F BUILDING

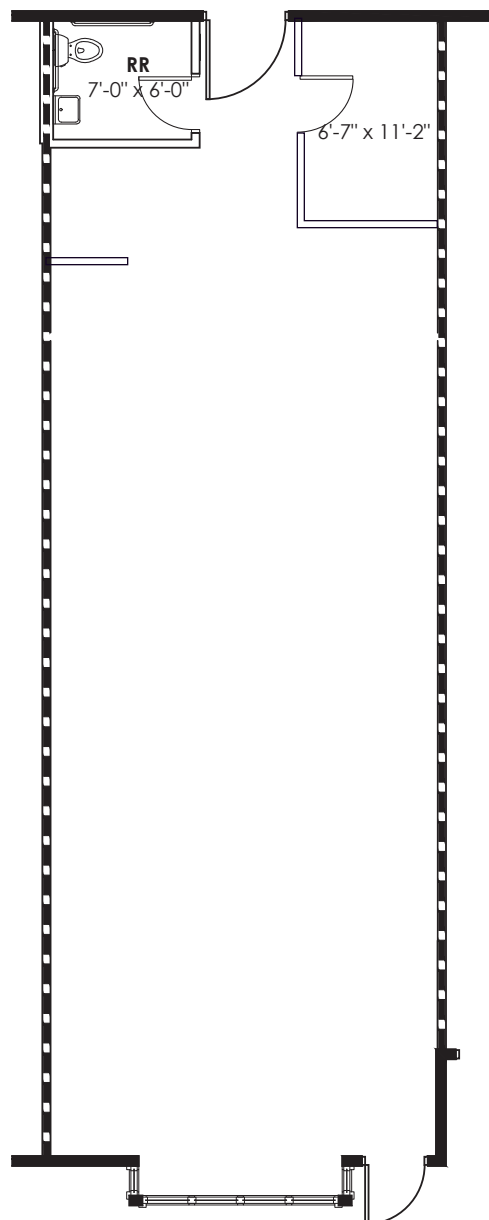
100	Oaks Local Craft Kitchen & Bar
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## FLOOR PLAN

SUITE A102 - 1,180 SQ. FT.

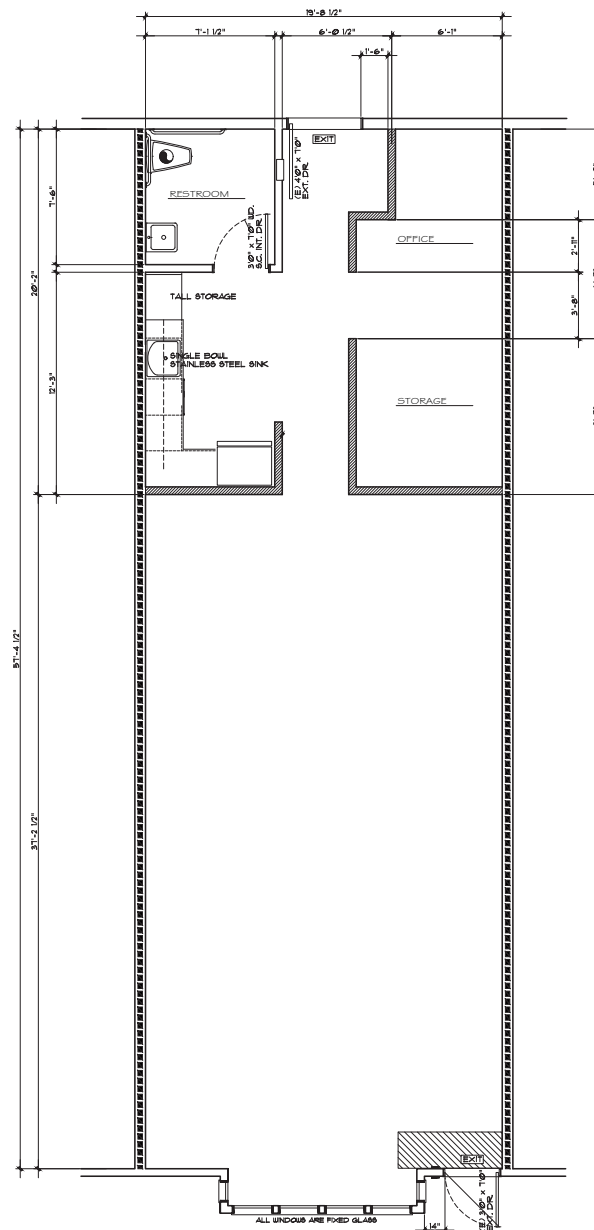


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## FLOOR PLAN

SUITE A118 - 1,180 SQ. FT.





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## AMENITIES





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## DEMOGRAPHICS

POPULATION	1 MILE		3 MILE		5 MILE	
2024 Population - Current Year Estimate	11,640		65,703		135,333	
2029 Population - Five Year Projection	12,445		65,634		134,556	
2020 Population - Census	11,379		67,123		138,825	
2010 Population - Census	11,088		66,546		138,632	
2020-2024 Annual Population Growth Rate	0.43%		-0.41%		-0.48%	
2024-2029 Annual Population Growth Rate	1.35%		-0.02%		-0.12%	
HOUSEHOLDS	1 MILE		3 MILE		5 MILE	
2024 Households - Current Year Estimate	4,774		25,756		51,121	
2029 Households - Five Year Projection	5,176		25,973		51,387	
2020 Households - Census	4,645		25,893		51,548	
2010 Households - Census	4,479		25,484		50,869	
2020-2024 Compound Annual Household Growth Rate	0.52%		-0.10%		-0.16%	
2024-2029 Annual Household Growth Rate	1.63%		0.17%		0.10%	
2024 Average Household Size	2.41		2.53		2.61	
HOUSEHOLD INCOME	1 MILE		3 MILE		5 MILE	
2024 Average Household Income	\$141,399		\$174,039		\$198,609	
2029 Average Household Income	\$158,862		\$191,923		\$218,175	
2024 Median Household Income	\$97,887		\$127,856		\$148,885	
2029 Median Household Income	\$116,107		\$146,963		\$169,192	
2024 Per Capita Income	\$57,290		\$68,114		\$74,927	
2029 Per Capita Income	\$64,950		\$75,829		\$83,209	
HOUSING UNITS	1 MILE		3 MILE		5 MILE	
2024 Housing Units	5,065		26,976		53,152	
2024 Vacant Housing Units	291	5.7%	1,220	4.5%	2,031	3.8%
2024 Occupied Housing Units	4,774	94.3%	25,756	95.5%	51,121	96.2%
2024 Owner Occupied Housing Units	1,769	34.9%	16,846	62.4%	36,072	67.9%
2024 Renter Occupied Housing Units	3,005	59.3%	8,910	33.0%	15,049	28.3%
EDUCATION	1 MILE		3 MILE		5 MILE	
2024 Population 25 and Over	8,356		48,859		99,291	
High School	1,665	19.9%	6,802	13.9%	11,862	11.9%
Bachelor's Degree	2,026	24.2%	14,258	29.2%	32,057	32.3%
PLACE OF WORK	1 MILE		3 MILE		5 MILE	
2024 Businesses	1,171		6,039		9,300	
2024 Employees	7,930		51,271		89,210	

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## CONTACT INFORMATION:

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**CBRE**

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