

RETAIL SPACE (S) AVAILABLE ON MAIN THOROUGHFARE

2220 N Moorpark Rd., Thousand Oaks, CA 91362



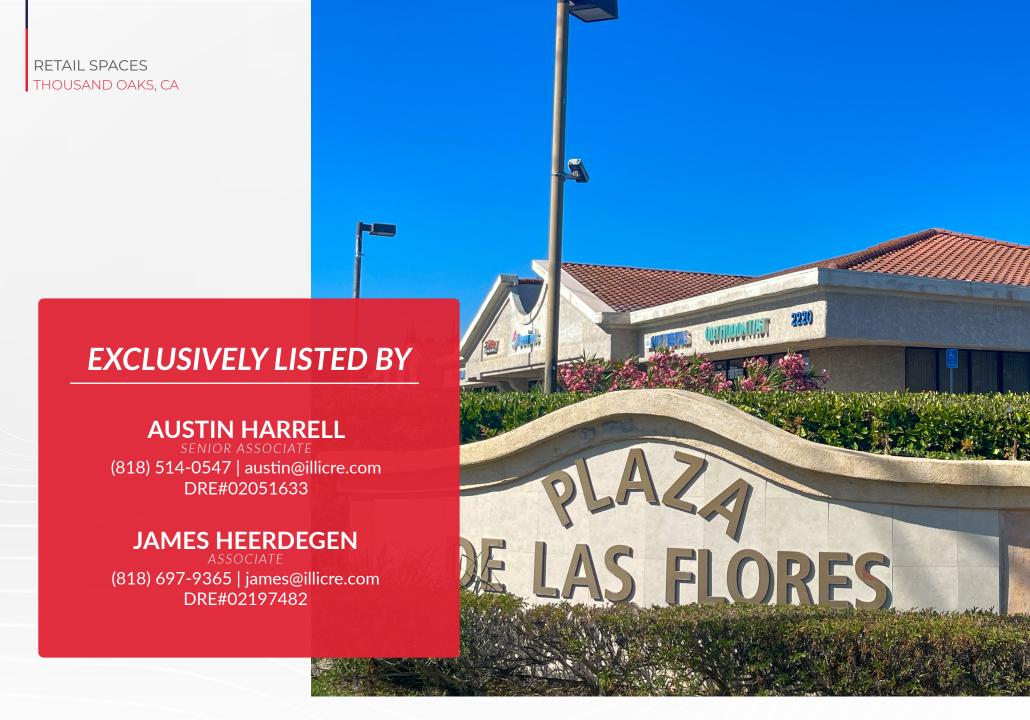
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

RETAIL SPACES
THOUSAND OAKS, CA

PROPERTY FEATURES

COMMERCIAL REAL ESTATE the skyn of a profitable property

2220 N Moorpark Rd., Thousand Oaks, CA 91362





APPROX. 1,000 - 2,000 SF

RETAIL SPACE(S) AVAILABLE ON MAIN THOROUGHFARE

- ✓ Retail Shopping Center facing N. Moorpark Rd
- ✓ Building signage opportunities
- ✓ Abundant parking
- ✓ Convenient location
- ✓ Across from Starbucks and Thousand Oaks High School

AREA AMENITIES

- ✓ Approx One mile from California Lutheran University
- ✓ Average Household Income approx. \$146K within 5-mile radius
- ✓ Convenient access to 101, 23, and 118 freeways
- ✓ Located in the Eastern part of Ventura County, where businesses benefit from a favorable tax structure, while also being in close proximity to Los Angeles
- ✓ Close proximity to Amgen: Conejo Valley's largest employer

- DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,953	78,504	135,195
Avg. HH Income	\$107,920	\$130,677	\$149,105
QQ Daytime Pop	12,126	43,334	87,110
Traffic Count	± 30,020 CPD ON MOORPARK RD		

SITE PLAN

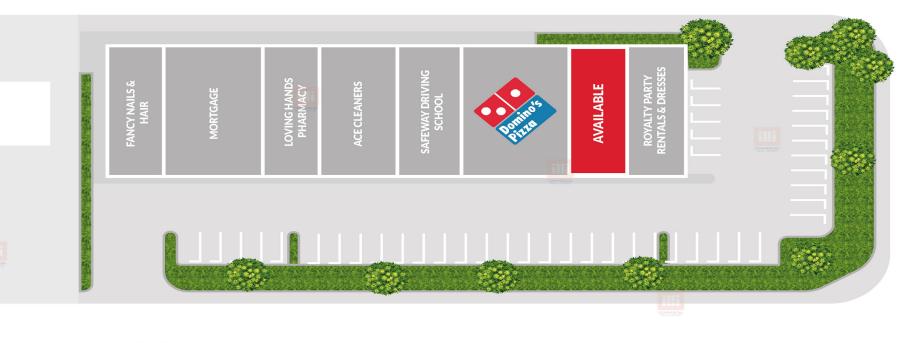


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CALLE JAZMIN



COMMERCIAL

MOORPARK RD

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.









Chick-fil: L JOANN Marshalls.



























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