



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RETAIL SPACE (S) AVAILABLE ON MAIN THOROUGHFARE

2220 N Moorpark Rd., Thousand Oaks, CA 91362



**COMMERCIAL
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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACES
THOUSAND OAKS, CA

EXCLUSIVELY LISTED BY

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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.

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PROPERTY FEATURES

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
 Daytime Pop	12,126	43,334	87,110
 Traffic Count	± 30,020 CPD ON MOORPARK RD		

SITE PLAN

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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.



AERIAL MAP



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