



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



PRIME GROUND FLOOR RETAIL AND CREATIVE OFFICE SPACE

330-370 Via Las Brisas, Thousand Oaks, CA 91320



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RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

EXCLUSIVELY LISTED BY

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PROPERTY FEATURES

330-370 Via Las Brisas, Thousand Oaks, CA 91320



APPROX. 600-5,689 SF

OFFICE & RETAIL SPACES AVAILABLE

- ✓ Suite 110 | ±5,689 SF prime ground floor retail
- ✓ Suite 180 | ±2,151 SF prime ground floor retail
- ✓ Suite 280 | ±600 SF creative office space
- ✓ Stunning architectural features
- ✓ Playground and sculpture garden
- ✓ Abundant parking and signage
- ✓ Only commercial development in Dos Vientos community

AREA AMENITIES

- ✓ High income demographic
- ✓ Health-centric, outdoor lifestyle community
- ✓ Adjacent to Sycamore Canyon School
- ✓ Bordering Santa Monica Mountains National Rec Area





RATE

SUITE 110: ±5,689 SF \$1.75 PSF + 0.65 PSF NNN

SUITE 180: ±2,151 SF \$1.95 PSF + 0.65 PSF NNN

SUITE 280: ±600 SF \$1.65 PSF MG



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	7,317	28,726	86,169
 Avg. HH Income	\$190,699	\$161,470	\$148,243
 Daytime Pop	7,257	28,901	82,290
 Traffic Count	± 12,984 CPD ON BORCHARD RD & VIA BRISAS		

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EXTERIOR PHOTOS

330-370 Via Las Brisas, Thousand Oaks, CA 91320



INTERIOR PHOTOS

330-370 Via Las Brisas, Thousand Oaks, CA 91320



SUITE #280

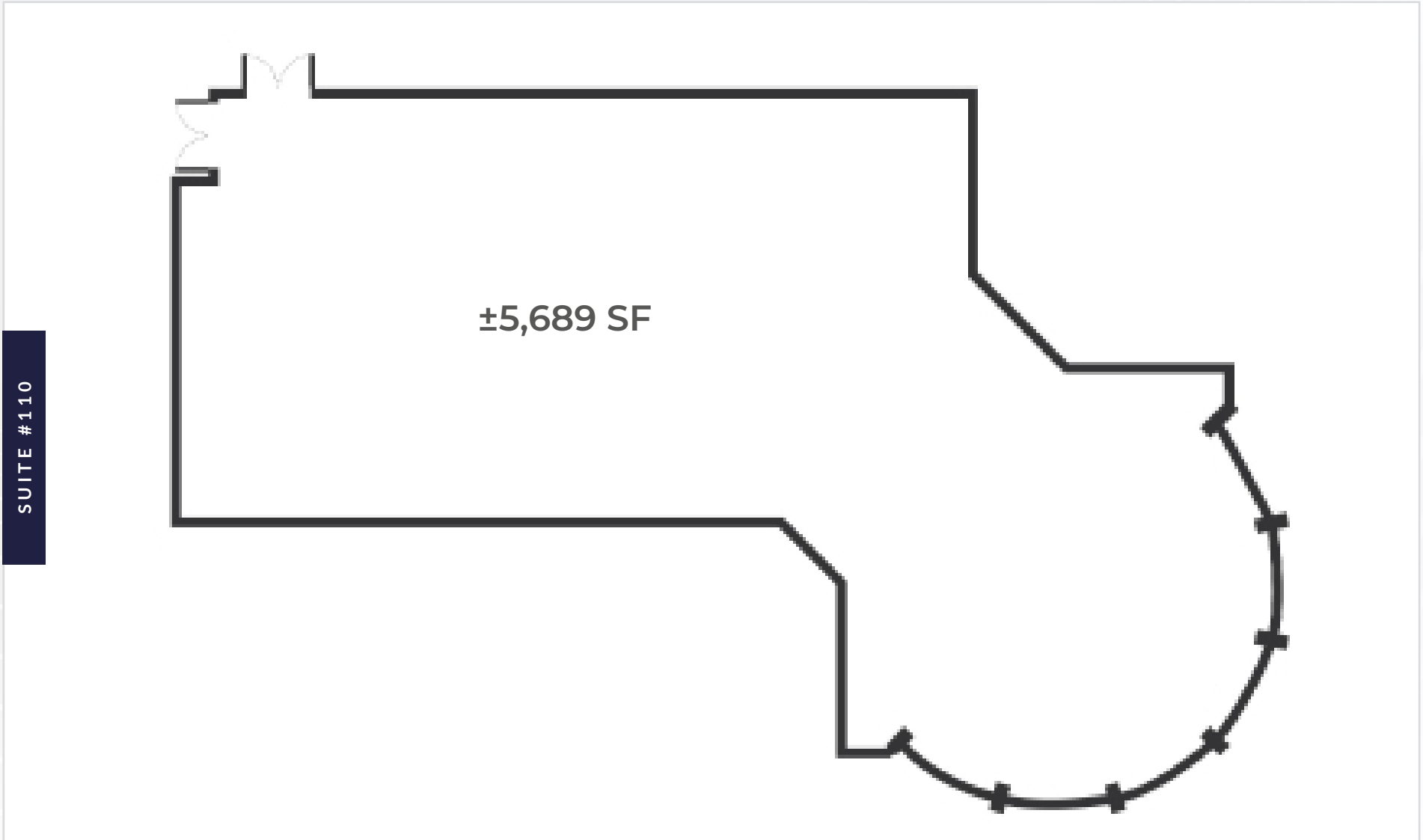


SUITE #180



FLOOR PLAN

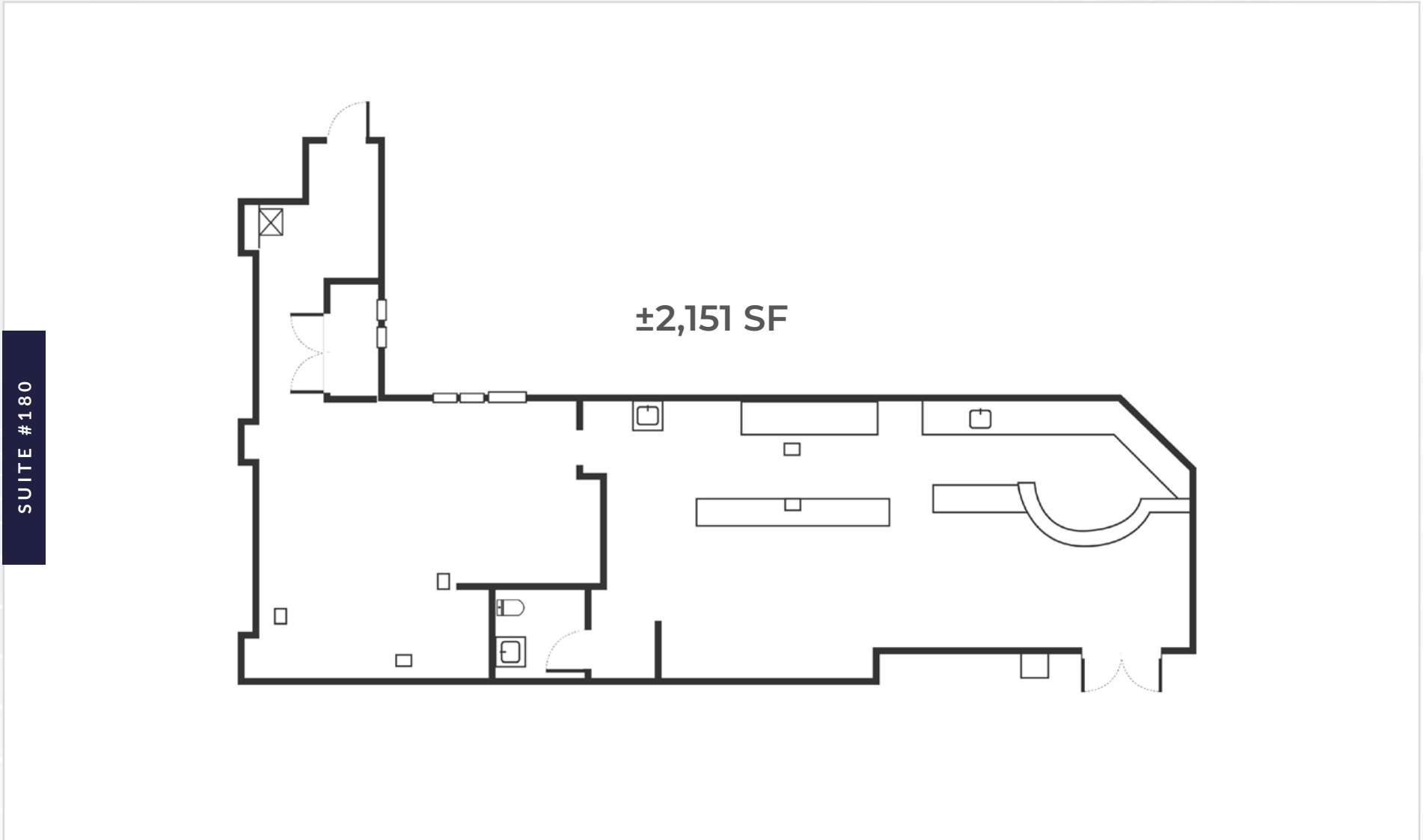
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the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

FLOOR PLAN

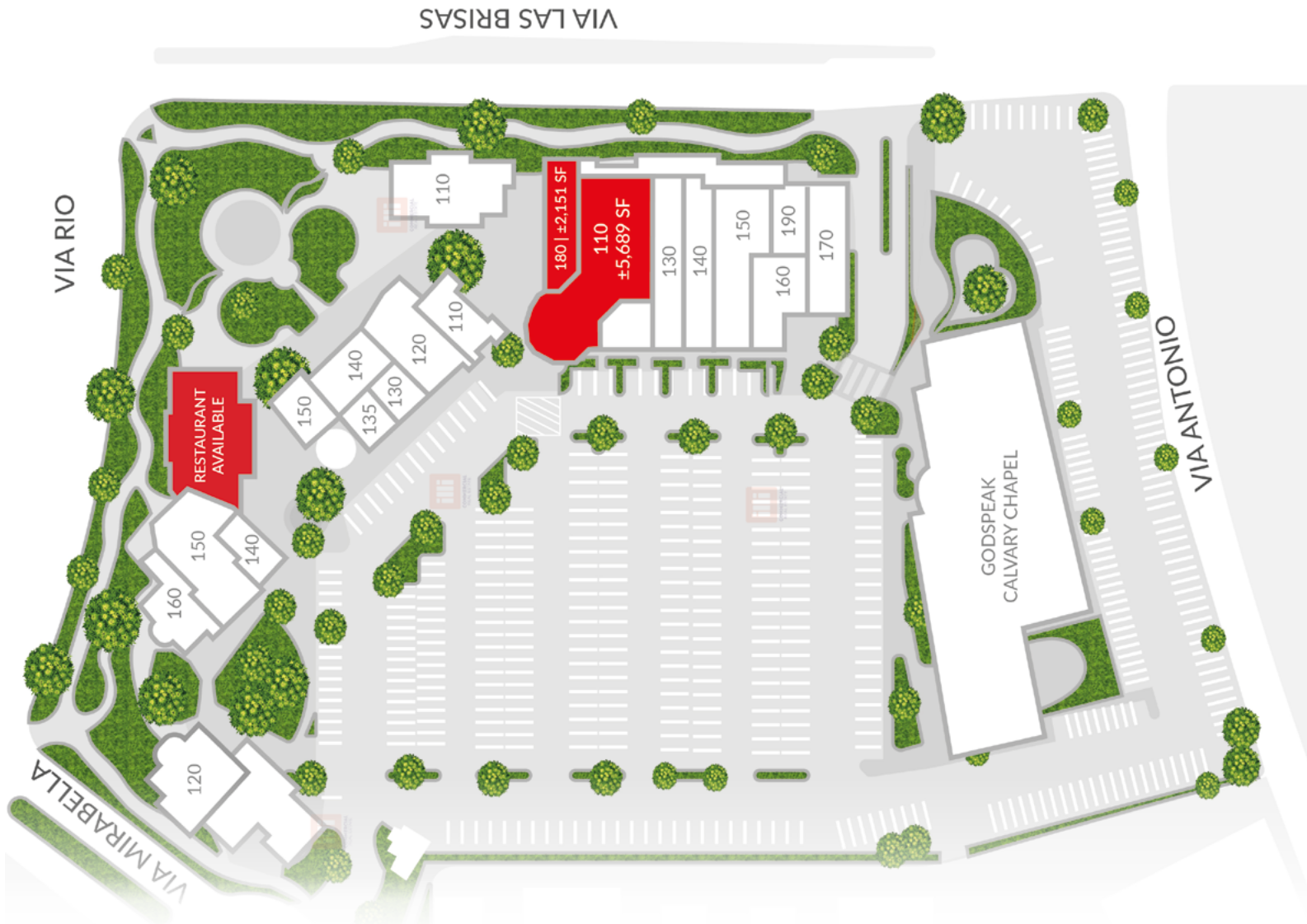
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SITE PLAN

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CAMARILLO



DOS VIENTOS PARK

VIA LAS BRISAS

SYCAMORE PARK



AVAILABLE

DEL PRADO PLAYFIELDS

VIA RIO



DOS VIENTOS RANCH

LYNN RD



AERIAL MAP



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