

FOR LEASE

Park Oaks Shopping Center

1672-1790 N Moorpark Rd | Thousand Oaks, CA 91360



Retail, Medical and Office Opportunity

1,063 SF - 2,200 SF

Available

DESCRIPTION

- Surrounded by exceptional daytime demographics and affluent households, creating strong demand for retail and restaurant tenants
- Immediate proximity to Moorpark Freeway at over 119K cpd
- Incredible national co-tenancy: Dollar Tree, Banfield Pet Hospital, McDonald's, Panda Express, Starbucks and more
- Extremely affluent demographics with average household incomes of over \$170,000 per year in a 3 mile radius

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,085	82,292	140,507
Avg Household Income	\$158,162	\$171,140	\$191,669
Daytime Population	4,256	38,809	84,993

Source: Esri

TRAFFIC COUNTS

Moorpark Rd	approx. 26,100 cpd
Janss Rd	approx. 27,000 cpd
Moorpark Fwy	approx. 119,200 cpd

Source: Costar

CONTACT

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MANAGED AND OWNED BY: Perform Properties

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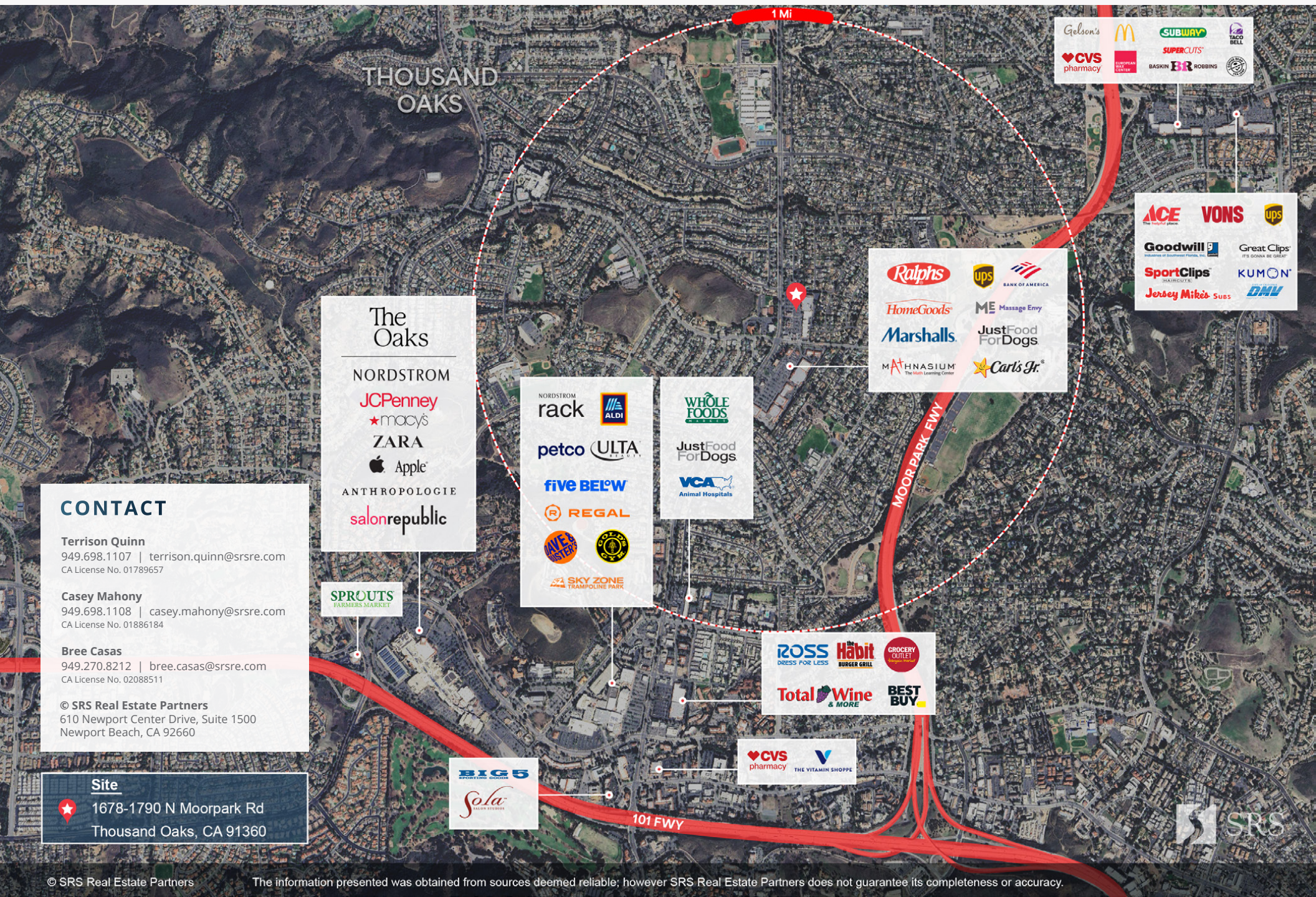
- 1 UNIT 1752: 1,440 SF 2 UNIT 1738: 1,626 SF 3 UNIT 1680: 2,200 SF 4 UNIT 1744-B: 1,488 SF

- 5 2ND LEVEL / UNIT 1736-A: 1,063 SF

No.	Tenant	SF	No.	Tenant	SF	No.	Tenant	SF
1680	Available	2,200	1742	Batteries Plus Bulbs	1,800	1736-I	Sage Spirits	635
1738	Available	1,626	1746	Pugilist Gym	2,529	1744-A	Little Caesar	1,491
1640	Tesoro Sierra Properties	306	1748	Supercuts	1,280	1744-B	Available	1,488
1678	Chase Bank	4,507	1752	Available	1,440	1744-C	Panda Express	1,936
1688	Minato Japanese	1,840	1790	Vons	49,320	1750-B	Sally Beauty Supply	1,600
1710	Zhang Massage Therapy	1,186	1696-A	Classy Nails & Spa	1,200	1754-A	Dollar Tree	12,219
1718	H&R Block	1,840	1696-B	Sage Spirits	2,287	605-A	Jersey Mike's Subs	1,318
1720	Cigar House	1,460	1736-A	Available	1,063	605-B	Starbucks	1,581
1724	Wild Cherry	1,100	1736-D	Beauty N Bliss	561	C-1	T-Mobile	500
1728	Banfield Pet Hospital	3,240	1736-E	Piercings by Amanda	807	C-2	AT&T	200
1730	McDonald's	5,115	1736-G/H	Ladnan Naddafi DDS	1,117			

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