

## Demographic Summary Report

### University Shopping Center

475 E Avenida De Los Arboles, Thousand Oaks, CA 91360

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **7,193 SF**  
 Year Built: -

Total Available: **7,193 SF**  
 % Leased: **0%**  
 Rent/SF/Mo: **\$2.50**



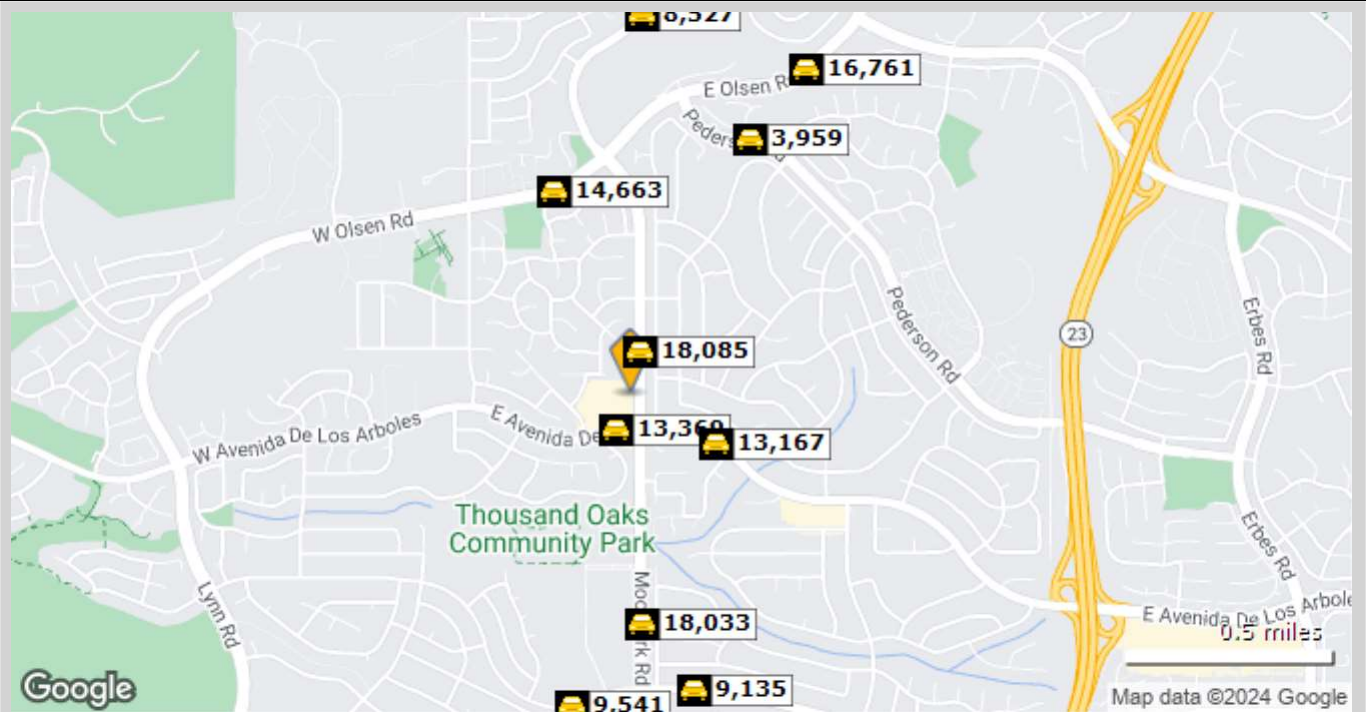
Radius	1 Mile		2 Mile		3 Mile	
Population						
2028 Projection	15,579		38,216		65,346	
2023 Estimate	15,829		38,825		66,103	
2010 Census	16,259		39,848		66,365	
Growth 2023 - 2028	-1.58%		-1.57%		-1.15%	
Growth 2010 - 2023	-2.64%		-2.57%		-0.39%	
2023 Population by Hispanic Origin	3,814		8,011		13,633	
2023 Population	15,829		38,825		66,103	
White	13,797	87.16%	33,292	85.75%	55,599	84.11%
Black	264	1.67%	666	1.72%	1,165	1.76%
Am. Indian & Alaskan	142	0.90%	290	0.75%	470	0.71%
Asian	1,020	6.44%	3,051	7.86%	6,306	9.54%
Hawaiian & Pacific Island	45	0.28%	73	0.19%	120	0.18%
Other	560	3.54%	1,453	3.74%	2,442	3.69%
U.S. Armed Forces	6		28		36	
Households						
2028 Projection	4,949		12,917		23,211	
2023 Estimate	5,031		13,131		23,479	
2010 Census	5,164		13,486		23,513	
Growth 2023 - 2028	-1.63%		-1.63%		-1.14%	
Growth 2010 - 2023	-2.58%		-2.63%		-0.14%	
Owner Occupied	3,856	76.64%	10,311	78.52%	16,796	71.54%
Renter Occupied	1,175	23.36%	2,820	21.48%	6,682	28.46%
2023 Households by HH Income	5,032		13,131		23,480	
Income: <\$25,000	539	10.71%	1,207	9.19%	2,548	10.85%
Income: \$25,000 - \$50,000	679	13.49%	1,383	10.53%	2,445	10.41%
Income: \$50,000 - \$75,000	600	11.92%	1,509	11.49%	2,383	10.15%
Income: \$75,000 - \$100,000	602	11.96%	1,661	12.65%	2,823	12.02%
Income: \$100,000 - \$125,000	615	12.22%	1,489	11.34%	2,583	11.00%
Income: \$125,000 - \$150,000	422	8.39%	1,158	8.82%	2,095	8.92%
Income: \$150,000 - \$200,000	702	13.95%	2,113	16.09%	3,385	14.42%
Income: \$200,000+	873	17.35%	2,611	19.88%	5,218	22.22%
2023 Avg Household Income	\$128,153		\$138,244		\$140,926	
2023 Med Household Income	\$103,902		\$113,524		\$114,914	

## Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Ave de Los Arboles	Arcturus St	0.04 W	2018	13,369	MPSI	.08
2	N Moorpark Rd	Cam Dos Palos	0.13 N	2022	18,085	MPSI	.12
3	E Ave de Los Arboles	Cil Abedul	0.04 SE	2018	13,167	MPSI	.24
4	W Olsen Rd	Spring Meadow Ave	0.03 W	2018	14,663	MPSI	.54
5	N Moorpark Rd	E Ave de Las Flores	0.15 S	2018	18,033	MPSI	.56
6	Pederson Rd	Radcliffe Rd	0.11 SE	2022	3,959	MPSI	.70
7	E Ave de Las Flores	Cil Jazmin	0.09 W	2022	9,135	MPSI	.73
8	E Ave de Las Flores	Teasdale St	0.08 NE	2022	9,541	MPSI	.77
9	E Olsen Rd	Sunset Hills Blvd	0.17 NE	2018	16,761	MPSI	.92
10	N Moorpark Rd	Crossridge Ct	0.09 NE	2018	8,527	MPSI	.94