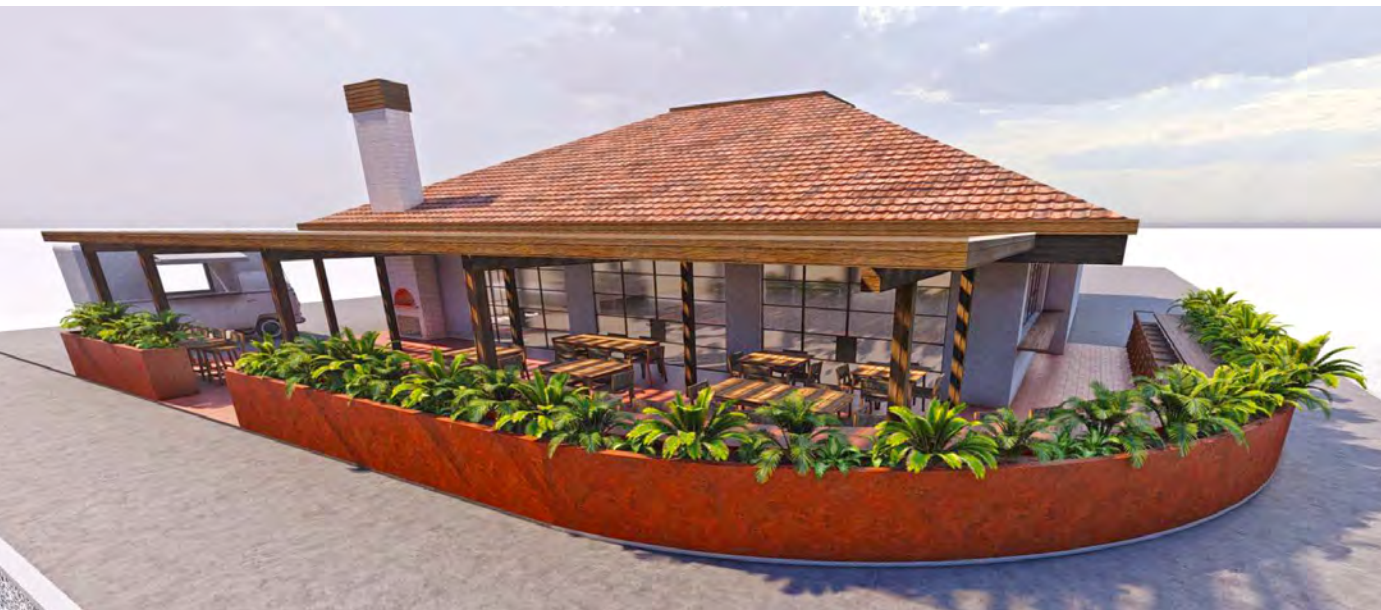
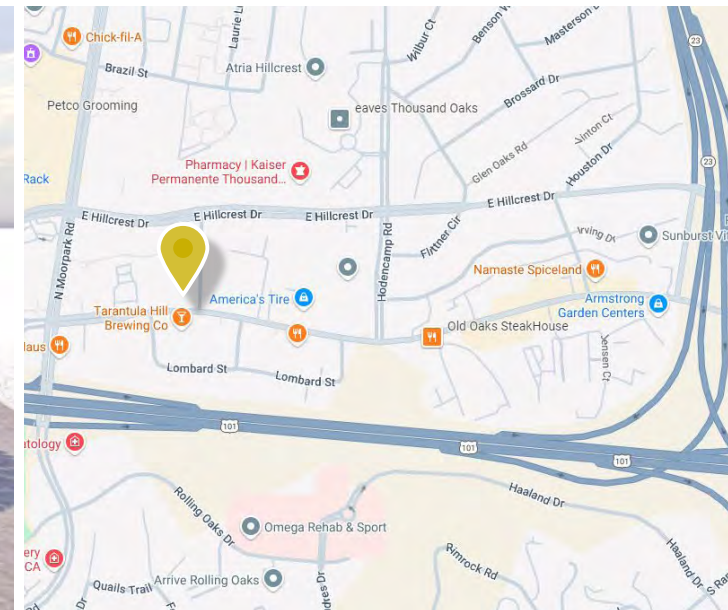


MAJOR RENOVATION STARTED

215 E. THOUSAND OAKS BLVD
THOUSAND OAKS CA · 91360



FOR LEASE
±1,951 SF freestanding Cafe/Restaurant space
with private parking lot + street parking



215 E. Thousand Oaks Blvd. is located along Thousand Oaks Boulevard in a dynamic intersection near new multi-family developments, breweries and restaurants. The new owner has planned a major renovation incorporating a wrap around patio & contemporary finishes. The prominent end cap is available for any restaurant, café and/or tap room. Highly visible corner lot offers great signage ability for your business. **\$4.00/SF + \$1.00 NNN (approximate)**

Leasing Highlights

- ±1,951 SF freestanding building with ample parking
- Seeking a 5-10 year term
- Floor drains, grease interceptor and ADA restrooms
- Available immediately
- Renovations have commenced
- Highly Visible Corner Lot in Downtown Thousand Oaks

Demographics	1 Mile	3 Mile	5 Mile
Population	10,962	74,893	135,281
Average Household Income	\$114,086	\$162,804	\$186,500
Daytime Employees	14,722	63,730	140,525

Traffic Counts	
Moorpark Rd @ Thousand Oaks Blvd	27,596 ADT
Hodencamp Rd @ Thousand Oaks Blvd	16,740 ADT

Source: SitesUSA

2025 Estimates from Sites USA

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LISA SHIELDS
805.879.9639
ls Shields@radiusgroup.com
CA Lic. 01742786

Join these neighboring merchants



The Container Store



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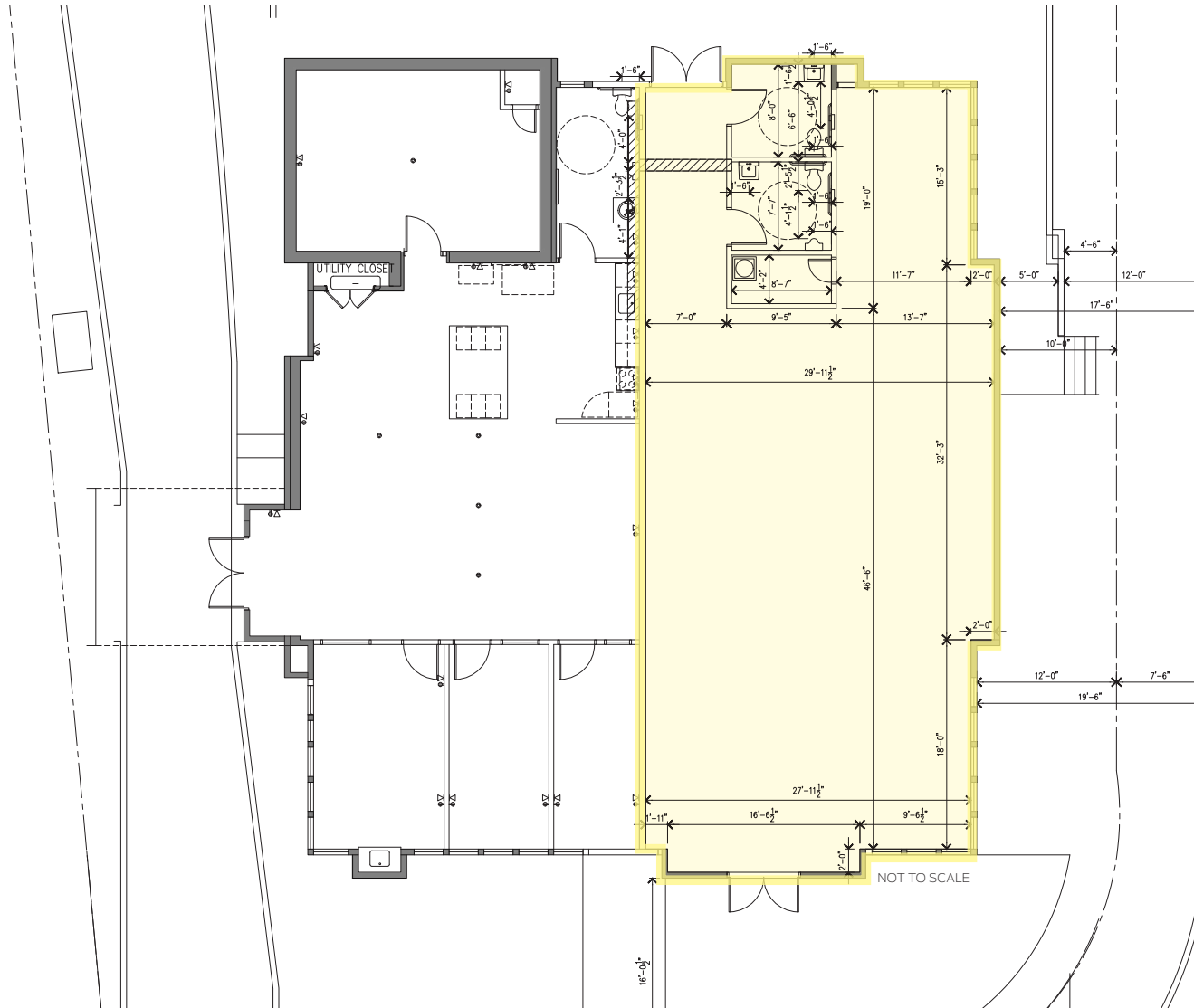


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