
FOR LEASE

60 NORTH MOORPARK RD, THOUSAND OAKS

NEC Thousand Oaks Blvd + North Moorpark Rd

60 NORTH MOORPARK RD, THOUSAND OAKS

- Featuring a 2,700 SF space on over 4 acres in a prime location with 400 ft of frontage along North Moorpark Rd.
- The site is located in a major retail node of Thousand Oaks, featuring nearby stores such as Nordstrom Rack, Ulta, Best Buy, Aldi, Grocery Outlet, and many more.
- Located on the hard corner of the primary intersection North Moorpark Rd and Thousand Oaks Blvd with over 60,500 cars per day combined.
- Dense trade area with over 73,400 people within 3 miles and strong daytime population with over 48,000 employees within 3 miles.



A
E
R
I
A
L
V
I
E
W

W Hillcrest Dr
W Hillcrest Dr

E Hillcrest Dr



Conejo Blvd

Conejo Blvd

Conejo Blvd

Conejo Blvd

N Moorpark Rd

N. MOORPARK RD - 41,500 CPD



2,700 SF

SITE



THOUSAND OAKS BLVD -
19,000 CPD



Thousand Oaks Blvd

Plaza Wy

BIRKENSTOCK

NOTES CORRESPONDING TO SCHEDULE "B":

- 5 EASEMENTS FOR PUBLIC UTILITIES, RECORDED MAY 6, 1984, BOOK 9848, PAGE 244, OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- 6 EASEMENTS FOR PUBLIC UTILITIES, RECORDED MARCH 16, 1973, BOOK 4067, PAGE 223, OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- 8 EASEMENTS FOR FLOOD CONTROL AND/OR ACCESS, RECORDED MAY 27, 1984, INSTRUMENT NO. 48632, OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- 9 COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED MAY 27, 1984, INSTRUMENT NO. 48632, OF OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
- 11 EASEMENTS FOR PREMISES AND APPURTENANCES, RECORDED OCTOBER 24, 2003, INSTRUMENT NO. 20030104-02064, OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- 12 EASEMENTS FOR PUBLIC UTILITIES, RECORDED OCTOBER 24, 2003, INSTRUMENT NO. 20030104-02064, OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- 13 EASEMENTS FOR INGRESS AND EGRESS AND MAINTENANCE OF A GENERAL PUBLIC TRAILWAY AND BIKING TRAIL, RECORDED NOVEMBER 28, 2003, INSTRUMENT NO. 20030128-44868, OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- 14 COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED NOVEMBER 28, 2003, INSTRUMENT NO. 20030128-44868, OF OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
- 15 EASEMENTS FOR PUBLIC ROAD INCLUDING THE RIGHT TO LAY, CONSTRUCT, OWN, MAINTAIN, OPERATE, REPAIR AND REPLACE ROADWAY APPURTENANCES, SANITARY SEWER AND STORM DRAINAGE COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, PUBLIC UTILITIES AND APPURTENANCES INCIDENTAL, RECORDED FEBRUARY 16, 2006, INSTRUMENT NO. 20060216-27026, OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.

STATEMENT OF ENCROACHMENTS:

1. THIS IS A LISTING OF EXISTING ENCROACHMENTS FROM OTHER PROPERTY LOTS.

- A - BUILDING LIES WITHIN THE LIMITS OF SCHEDULE B ITEM NOS. 5 & 6

LEGEND:

N	---	NORTH
S	---	SOUTH
E	---	EAST
W	---	WEST
TYP	---	TYPICAL
DA	---	DIAMETER
P.L.	---	PROPERTY LINE
MC	---	MINOR
AC	---	APPARENT CONCRETE
R	---	RECORD
M	---	MEASURED
C.L.	---	CENTER LINE
C.O.R.	---	POINT OF BEGINNING
C.O.N.C.	---	CONCRETE
R.O.	---	ROUND
N.H.	---	NORTH
ST	---	START
WV	---	WATER VALVE
TR	---	TRIC HYDRANT
BT	---	BATTERY BACK VALVE
CD	---	CLECTORIC DISBURSE
SI	---	SIGNAL VALVE
MD	---	MANHOLE
SD	---	STORM DRAIN (MANHOLE)
LS	---	LIGHT STANDARD
SCD	---	SEWER CLEANOUT
MD	---	MANHOLE
HCR	---	HANDICAPPED RAMP

NOTE:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

THE INFORMATION COURTESY AND DISTANCES SHOWN ON THIS SURVEY FRONT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.

THERE IS NO VISIBLE EVIDENCE OF ENCROACHMENTS ON SUBJECT PROPERTY.

ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.

AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.

NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.

NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DATA FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map/Community Panel No. 000008-0015 in the special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-338-2803) we have learned the community does currently participate in the program. No field markings were performed to determine the zone and elevation certificate may be needed to verify the determination or apply for a variance from the Federal Emergency Management Agency.

SITE RESTRICTIONS:

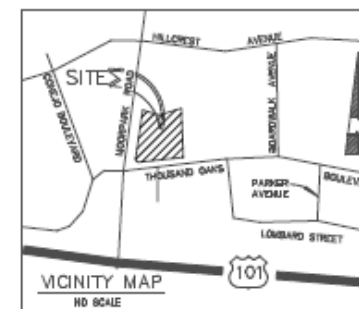
- BETWEEN:
 - FRONT - 100' FROM CENTERLINE OF STREET
 - SIDE - 100' FROM CENTERLINE OF STREET/
 - REAR - 0' INTERIOR
 - HEIGHT - 35'
 - WALL - 300
 - ZONE - C-3 (COMMUNITY SHOPPING CENTER)
 - PARKING - 1 SPACE PER EACH 500 S.F. OF G.F.A.
- ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF THOUSAND OAKS (PLANNING DEPARTMENT CONTACT) (805) 498-5203

100000 AND FURTHER FROM LARSON WERE OBTAINED BY A GENERAL INSURER OF THE PUBLIC DOMAIN OF THE AREA UNDER CONSIDERATION OF THIS RESTRICTIONS IS BASED ON THE ASSUMPTION OF COMPLIANCE OF THE STRUCTURES AS SHOWN TO THE ORDINANCE. COMPLIANCE IS NOT GUARANTEED BY THIS SURVEY. USE OF THIS INFORMATION IS SHOWN TO OBEY THE LOCAL AGENCY STATUTE.

CURVE DATA:

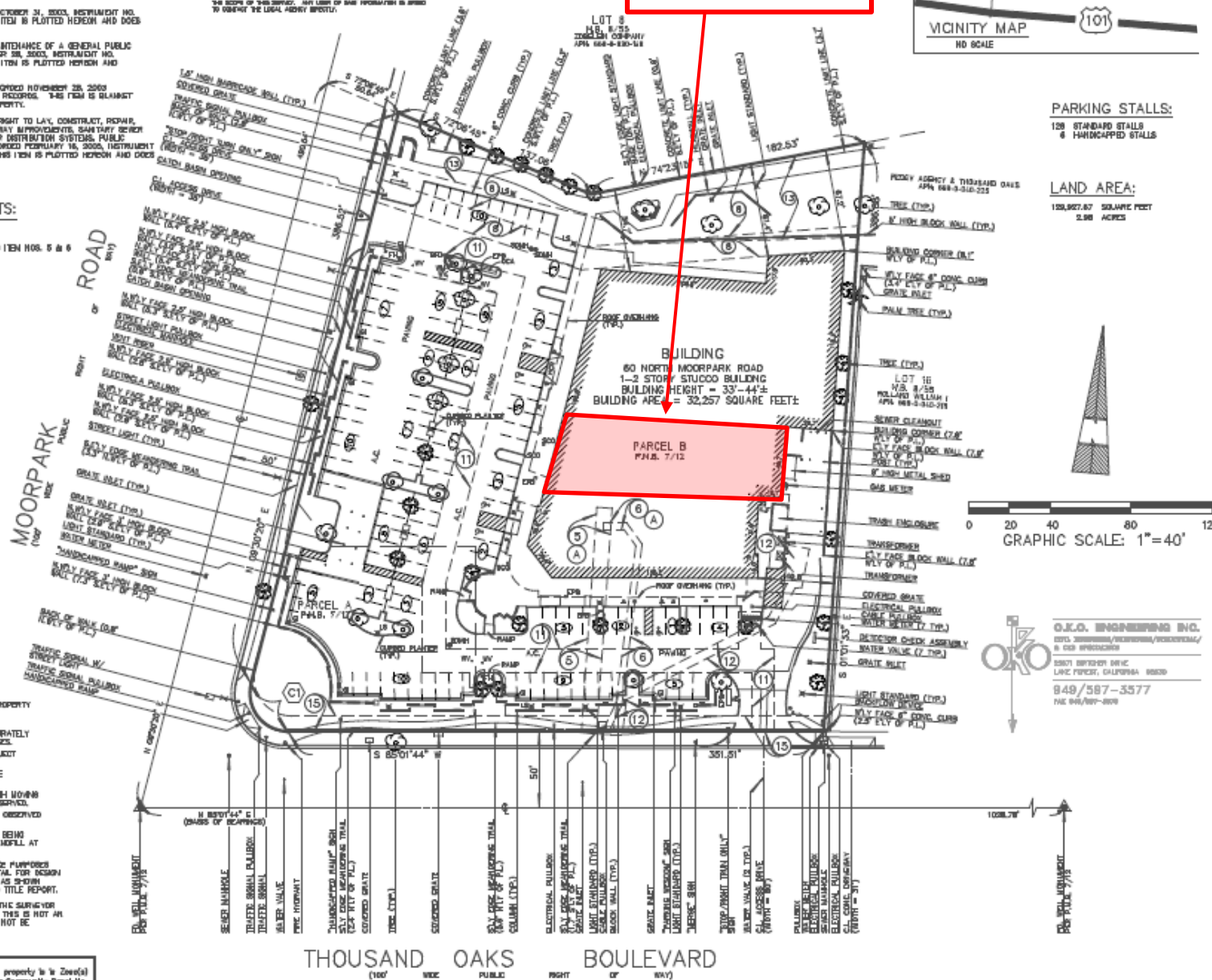
C1 Δ = 104°20'34"
R = 28.00'
L = 45.59'

SITE
2,700 SF



PARKING STALLS:
128 STANDARD STALLS
6 HANDICAPPED STALLS

LAND AREA:
150,627.67 SQUARE FEET
3.56 ACRES



O.J.O. ENGINEERING INC.
0575 SERRANO/AUTOMOBILE/VEHICLE/PLUMBING & GAS SPECIALISTS
5801 BENTON BLVD.
LAKE FOREST, CALIFORNIA 92650
849/587-3577
FAX 849/667-8009

THOUSAND OAKS BOULEVARD
(100' WIDE PUBLIC RIGHT OF WAY)

BASIS OF BEARINGS:

THE BEARING NORTH 89°01'44" EAST BEING THE CENTERLINE OF THOUSAND OAKS BOULEVARD AS SHOWN ON PARCEL MAP FILED IN BOOK 7, PAGE 12 OF PARCEL MAPS IN THE CITY OF THOUSAND OAKS, COUNTY OF CALIFORNIA, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

UTILITY NOTE:

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS BOUNDED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

COPYRIGHT 2008
by Brelj & Clark Corporation
This product style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of Brelj & Clark Corporation.

SITE PLAN



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2024

60 NORTH MOORPARK RD | THOUSAND OAKS , C A

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	9,382	73,494	131,890
Estimated Population (2029)	9,500	73,235	130,259
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Number of Households	3,563	26,953	49,150
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$118,751	164,230	\$187,602
Estimated Average HH Income (2029)	\$140,349	\$187,682	\$212,540
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$89,140	\$119,101	\$138,374
Estimated Median HH Income (2029)	\$104,070	\$138,901	\$158,003
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$46,783	\$60,449	\$70,069
Estimated Per Capita Income (2029)	\$55,942	\$70,005	\$80,552

LEASING:



CAROL SPRINGSTEAD

CA DRE #01082067

949.797.9040

cspringstead@springstead-associates.com

KARINA ROSTOMIANI

CA DRE #02073753

949.797.9040

karina@springstead-associates.com

TRAVIS BELL

CA DRE #02241394

949.797.9040

travis@springstead-associates.com