

University Shopping Center

475-A East Avenida De Los Arboles
Thousand Oaks, CA 91360

PCI Commercial
Realty Group

Prime Retail Pad Trader Joe's & Rite Aid Anchored Shopping Center



4,640 Sq. Ft.

APPROVED USES:

- Medical or Dental Office
- General Retail: Sporting Goods, Clothing, Pet Store, Beauty Supply, Tile/Flooring

2023 DEMOGRAPHICS (5 Mile)

Population: 143,699
Households: 50,451
Median Income: \$118,315
Average Traffic: 18,085 VPD

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NOTICE: Photos, site plans, maps, and all other information provided herein are for preliminary informational purposes only and subject to errors and omissions. All measurements are approximate. Prospective lessees are advised to perform independent due diligence to confirm all information, including potential legal, tax, and other consequences of a lease. Broker makes no representation or warranty of any kind. Exclusively listed by PCI Commercial Realty Group, DRE #01888984, subject to prior lease, change in terms, and/or withdrawal from the market at any time without notice.

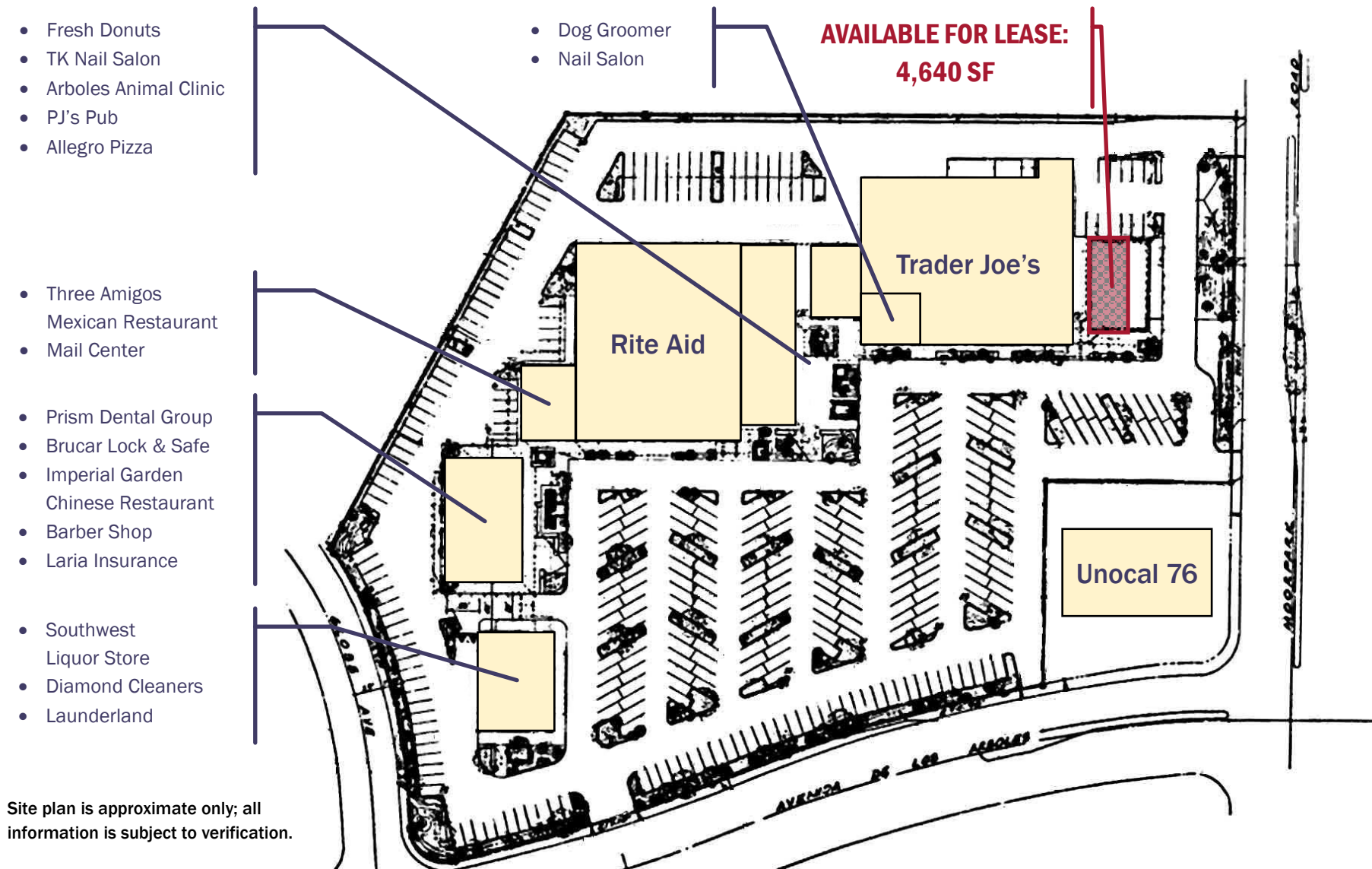
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Site Plan

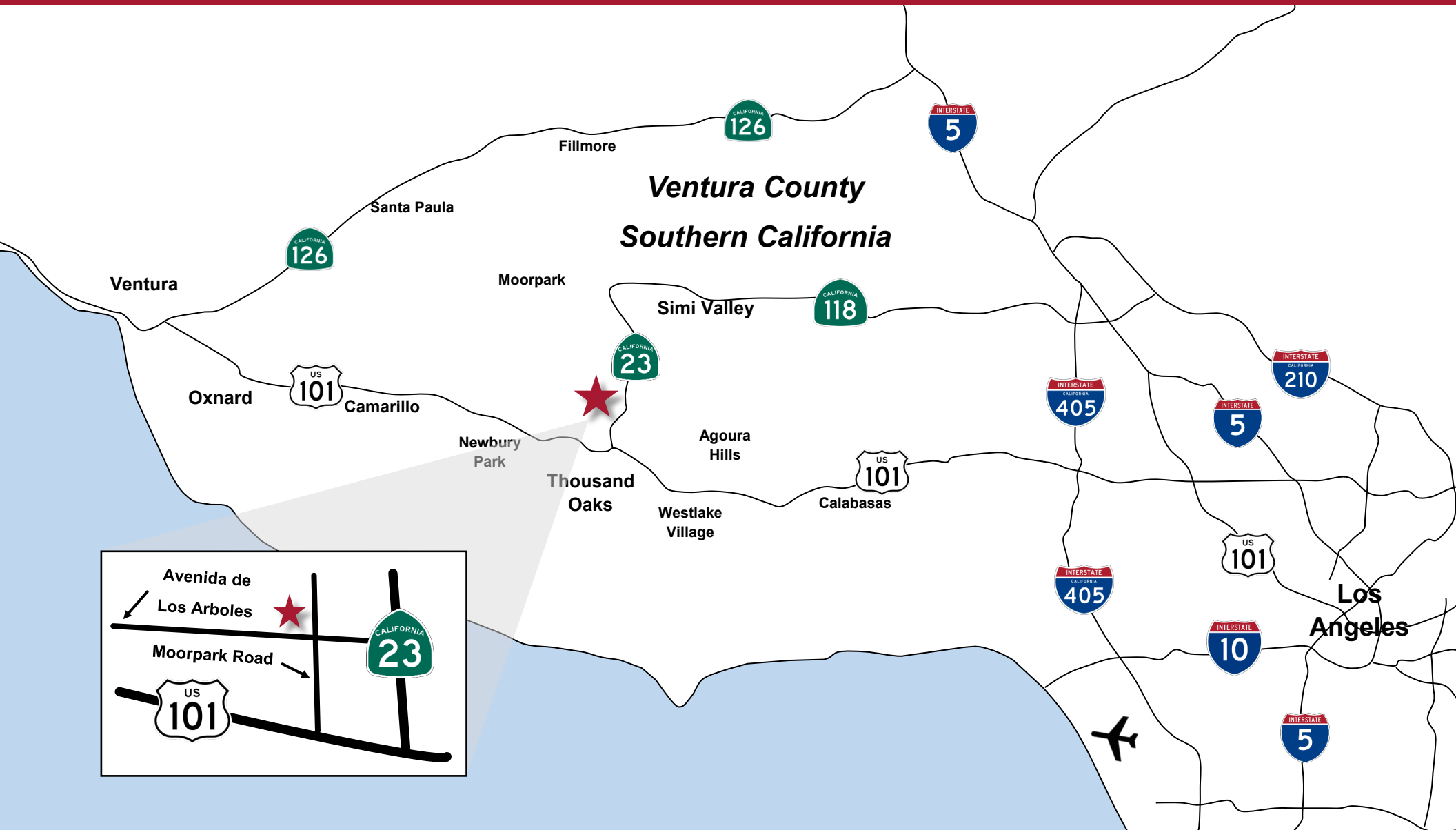


Site plan is approximate only; all information is subject to verification.

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Regional Map

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Property Location & Community



PROPERTY LOCATION

Accessible to both Los Angeles and Ventura Counties via the 23 and 101 Freeways, the shopping center is well positioned in northern Thousand Oaks near major community institutions, and away from other supermarket/drug anchored centers.

- Cal Lutheran, a private university of over 3,500 students plus faculty and staff, is just a half mile away. It is also home to the Los Angeles Rams football team (in-season training facility).
- Several large senior-living communities are situated within a mile, including University Village, The Reserve at Thousand Oaks, and Belmont Village Senior Living.
- Nearby schools include Thousand Oaks High School, La Reina High School (private), Conejo Valley Adult School and others.
- Los Robles Hospital & Medical Center is located 2 miles away.
- No competing neighborhood centers are located within a mile.

COMMUNITY

Thousand Oaks, an affluent community of 128,000, is home to excellent schools, outstanding parks, and myriad shopping opportunities, including the largest auto mall in the nation, according to J.D. Powers and Associates. Located in scenic Ventura County, just 12 miles inland from the Pacific Ocean, the City is surrounded by more than 14,800 acres of natural open space with 75 miles of trails for hiking, biking and

walking. Another source of pride is the Thousand Oaks Civic Arts Plaza, featuring world-class entertainment, musicals, concerts, children's shows, ballets and much more.

Incorporated in 1964, Thousand Oaks is a master planned community. The city provides a wide range of services to residents including a library, teen center, senior center, cultural center, quality infrastructure and natural open space. The City has maintained a balanced budget throughout its history due to conservative management.

Major employers in the greater Thousand Oaks area include:

- Amgen
- Anthem Blue Cross
- Baxter Healthcare
- Los Robles Hospital & Medical Center

Over 60 years of progress and achievement have made Thousand Oaks one of the most sought-after places in California to live, work, and play. The City's well-deserved accolades include:

- #3 of Largest Metropolitan Statistical Areas for Least Crime (Ventura MSA, BestPlaces.Net, 2023)
- #7 of U.S. Cities with Best Public Schools (Niche.Com, 2023)
- #10 of California's 50 Safest Cities (Safewise.Com, 2022)
- Lowest Sales and Use Tax Rates for California Cities (CA Dept. of Tax and Fee Administration, 2024)

Community information is adapted from City of Thousand Oaks website.