



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*



BORCHARD RD

SUITE 2239  
±1,200 SF



# RETAIL SPACE AVAILABLE AT PARK PLAZA SHOPPING CENTER

2199-2277 Michael Drive, Thousand Oaks, CA 91320



**MICHAEL SHARON**

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DRE#01495419

CoStar  
**POWERBROKER**

MEMBER OF  
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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

RETAIL SPACES  
THOUSAND OAKS, CA



**EXCLUSIVELY LISTED BY**

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**BORCHARD RD**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

2199-2277 Michael Drive, Thousand Oaks, CA



## SUITE 2239 - APPROX. 1,200 SF

FORMER BIKE SHOP AVAILABLE





- ✓ Feature open room, rear office and restroom
- ✓ Lots of natural light
- ✓ Excellent signage on building façade

## RENTAL RATE

- ✓ Unit #2239 | ±1,200 SF | \$2.00 + \$0.50 NNN PSF

## AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Nearby to the entertainment, restaurants, lodging, schools, libraries and medical centers
- ✓ Close proximity to the 101 and 23 freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	12,090	51,034	109,425
 Avg. HH Income	\$124,181	\$148,505	\$139,566
 Daytime Pop	9,783	42,257	90,819
 Traffic Count	± 24,718 CPD ON BORCHARD RD		

RETAIL SPACES  
THOUSAND OAKS, CA

# INTERIOR PHOTOS

2199-2277 Michael Drive, Thousand Oaks, CA



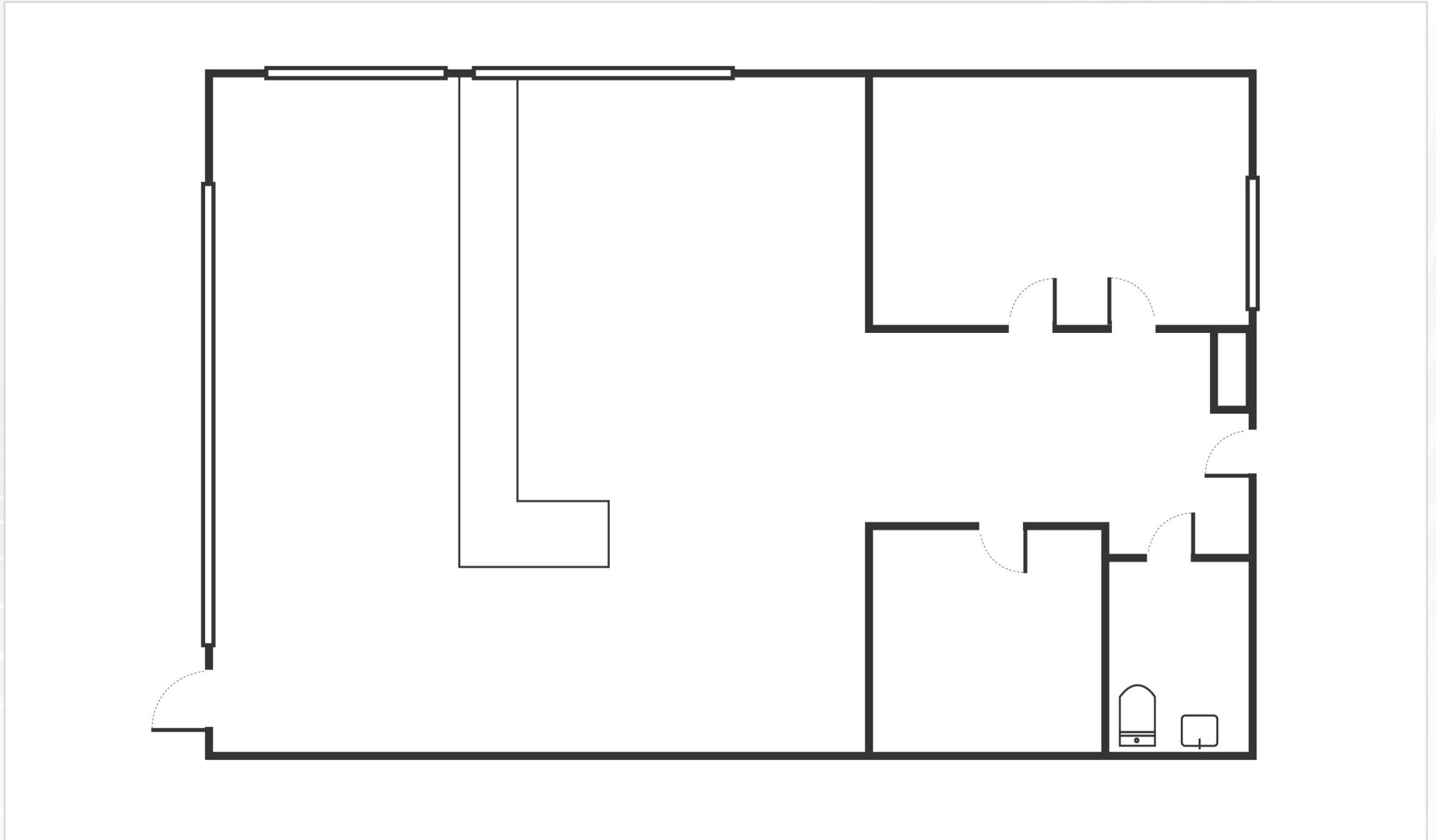
SUITE 2239 | ±1,200 SF | FORMER BIKE SHOP



# FLOOR PLAN

2199-2277 Michael Drive, Thousand Oaks, CA

## SUITE 2239 | ±1,200 SF | FORMER BIKE SHOP



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# SITE PLAN

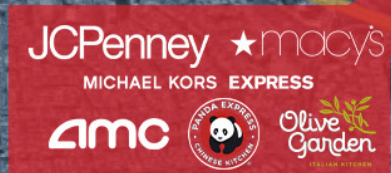
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AVAILABLE  
±1,000 SF



**AERIAL MAP**



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