

# FOR LEASE

± 1,300 - 3,982 SF | Retail

Thousand Oaks Marketplace | 520 N. Ventu Park Rd., Thousand Oaks, CA 91320



**LOCKEHOUSE**

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



**MIKE HIESHIMA** | [mike@lockehouse.com](mailto:mike@lockehouse.com) | License #00994298

**NATALIE V. WAGNER** | [natalie@lockehouse.com](mailto:natalie@lockehouse.com) | License #01868161

**CONTACT US (805) 684-7767**

## SUMMARY

<b>ADDRESS</b>	520 N. Ventu Park Road, Thousand Oaks, CA
<b>CROSS STREETS</b>	Highway 101 @ West Hillcrest Drive
<b>AVAILABLE</b>	<b>Suite 190:</b> ±1,300 SF <b>Suite 200:</b> ±2,682 SF (Suites Can be Combined to Create up to ±3,982 SF)
<b>PARKING</b>	Ample
<b>ASKING RENTS</b>	Contact Brokers
<b>NNN</b>	Est. \$1.25/SF
<b>TERM</b>	Negotiable
<b>AVAILABLE</b>	Now

## HIGHLIGHTS

- Anchored by Walmart Neighborhood Market, Walgreens, Starbucks, Chase Bank, and More
- Over 54,099 Daytime Population within 3 Miles
- Less than 1 Mile from Amgen Campus
- US Highway 101 Visibility with Exposure to over 184,812 Cars per Day
- \$50 Million of Daily Needs Sales at Intersection
- New Construction Grocery Anchored Center

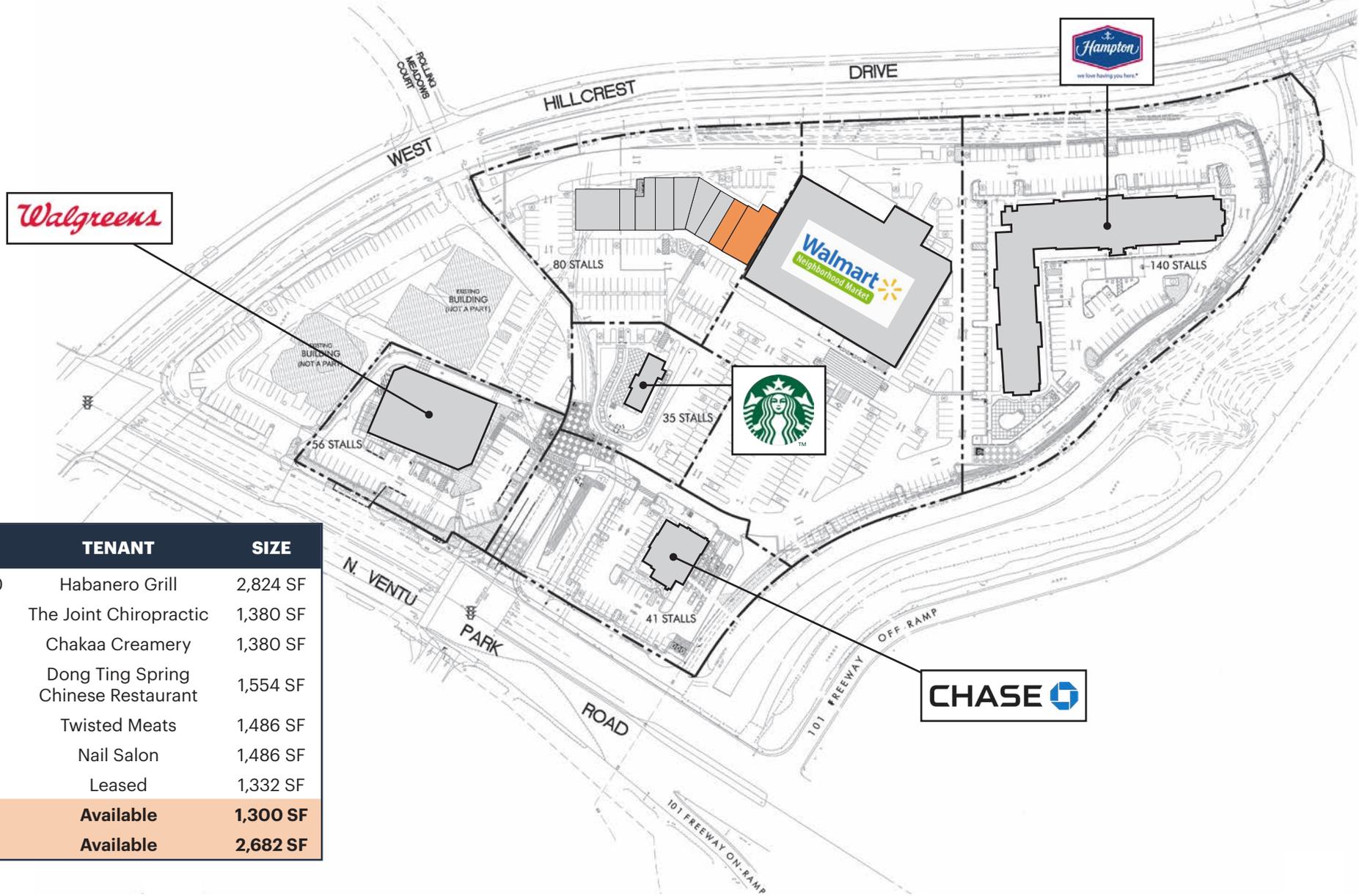


**LOCKEHOUSE**

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



**MIKE HIESHIMA** | [mike@lockehouse.com](mailto:mike@lockehouse.com) | License #00994298  
**NATALIE V. WAGNER** | [natalie@lockehouse.com](mailto:natalie@lockehouse.com) | License #01868161  
**CONTACT US (805) 684-7767**



SUITE	TENANT	SIZE
110/120	Habanero Grill	2,824 SF
130	The Joint Chiropractic	1,380 SF
140	Chakaa Creamery	1,380 SF
150	Dong Ting Spring Chinese Restaurant	1,554 SF
160	Twisted Meats	1,486 SF
170	Nail Salon	1,486 SF
180	Leased	1,332 SF
<b>190</b>	<b>Available</b>	<b>1,300 SF</b>
<b>200</b>	<b>Available</b>	<b>2,682 SF</b>



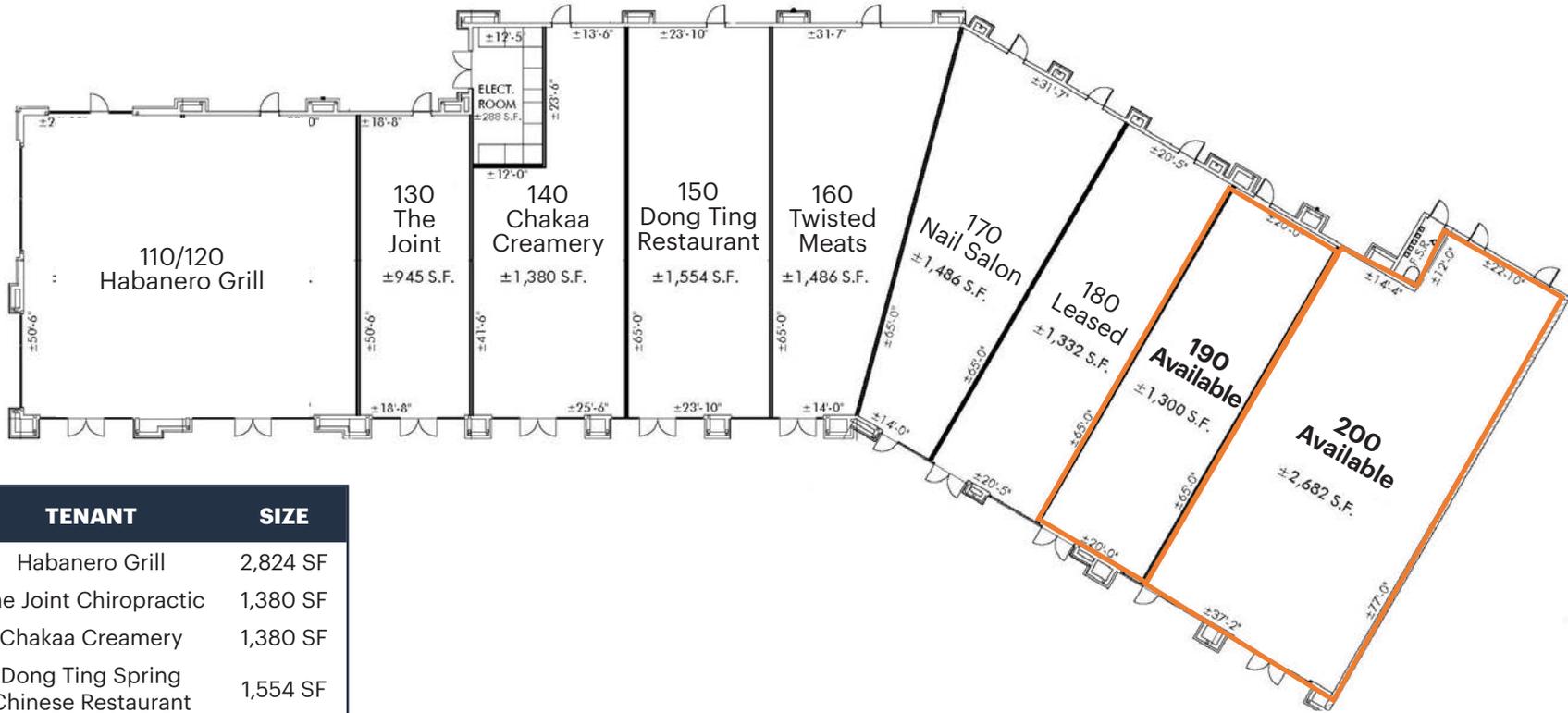
## LOCKEHOUSE

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



**MIKE HIESHIMA** | [mike@lockehouse.com](mailto:mike@lockehouse.com) | License #00994298  
**NATALIE V. WAGNER** | [natalie@lockehouse.com](mailto:natalie@lockehouse.com) | License #01868161  
**CONTACT US (805) 684-7767**

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.



SUITE	TENANT	SIZE
110/120	Habanero Grill	2,824 SF
130	The Joint Chiropractic	1,380 SF
140	Chakaa Creamery	1,380 SF
150	Dong Ting Spring Chinese Restaurant	1,554 SF
160	Twisted Meats	1,486 SF
170	Nail Salon	1,486 SF
180	Leased	1,332 SF
<b>190</b>	<b>Available</b>	<b>1,300 SF</b>
<b>200</b>	<b>Available</b>	<b>2,682 SF</b>



**LOCKEHOUSE**

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



**MIKE HIESHIMA** | [mike@lockehouse.com](mailto:mike@lockehouse.com) | License #00994298  
**NATALIE V. WAGNER** | [natalie@lockehouse.com](mailto:natalie@lockehouse.com) | License #01868161  
**CONTACT US (805) 684-7767**



SUITES 190 & 200 - EXTERIOR



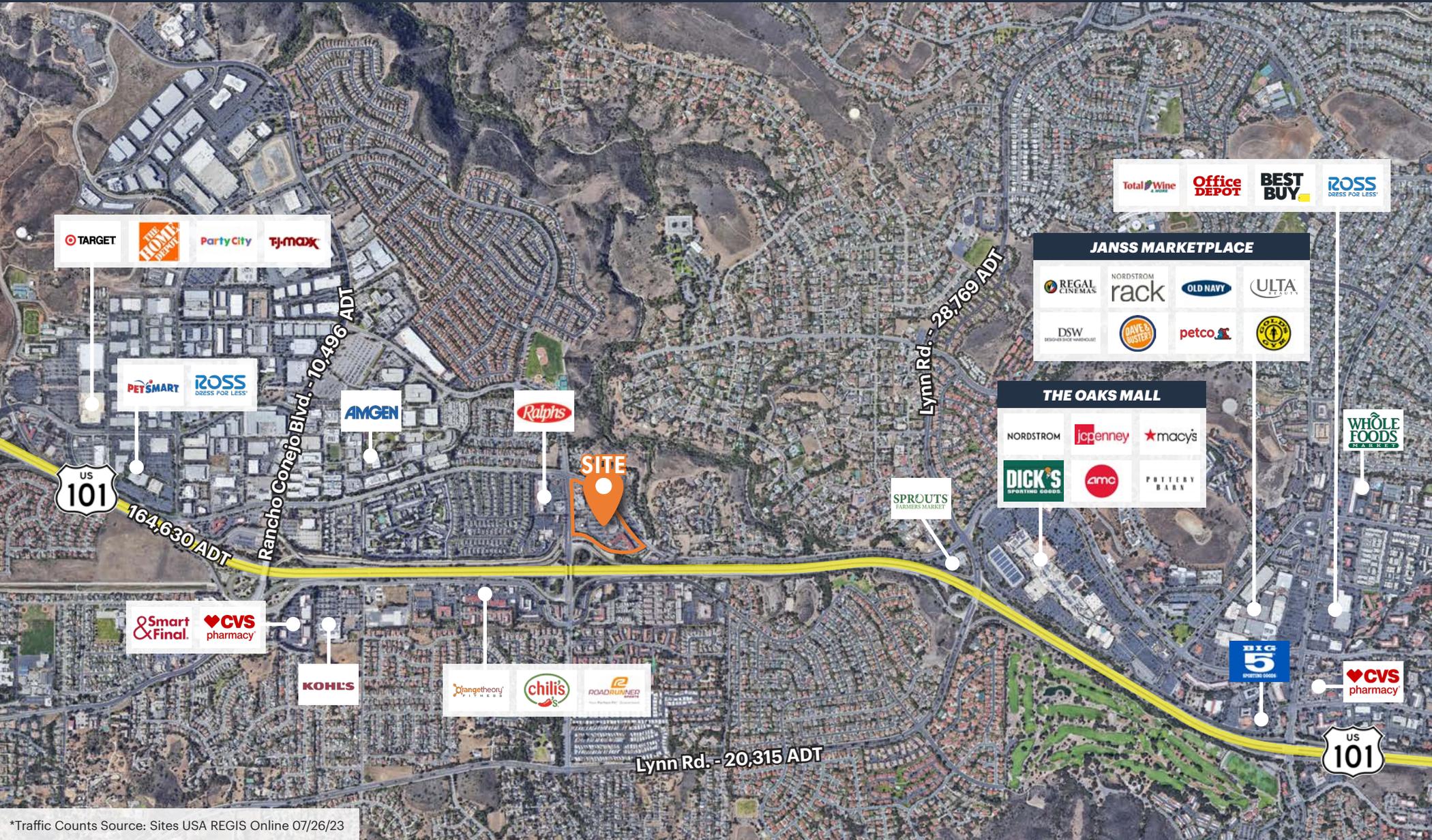
SUITE 200 (±2,682 SF) - INTERIOR



STARBUCKS



WALMART NEIGHBORHOOD MARKET



\*Traffic Counts Source: Sites USA REGIS Online 07/26/23



# LOCKEHOUSE



616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084

**MIKE HIESHIMA** | mike@lockehouse.com | License #00994298  
**NATALIE V. WAGNER** | natalie@lockehouse.com | License #01868161  
**CONTACT US (805) 684-7767**

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.



\*Traffic Counts Source: Sites USA REGIS Online 07/26/23



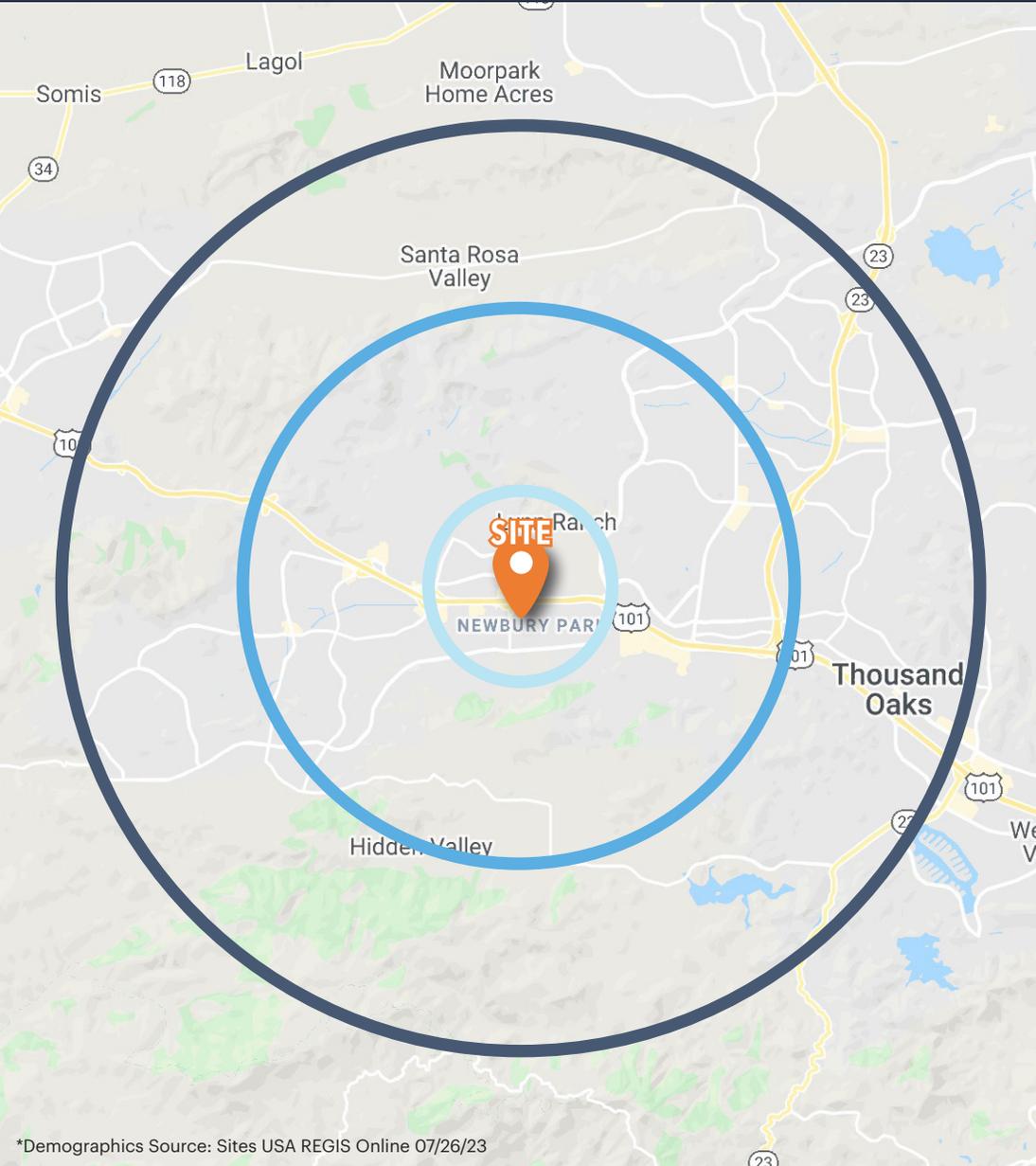
# LOCKEHOUSE



616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084

MIKE HIESHIMA | mike@lockehouse.com | License #00994298  
 NATALIE V. WAGNER | natalie@lockehouse.com | License #01868161  
 CONTACT US (805) 684-7767

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.



ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
15,003	62,857	124,534
DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
3,721	34,294	56,917
AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$163,266	\$162,663	\$183,847
BACHELOR'S DEGREE OR HIGHER		
1 MILE	3 MILES	5 MILES
49.2%	46.2%	48.2%
HOUSEHOLD RETAIL EXPENDITURES		
1 MILE	3 MILES	5 MILES
\$257.78 M	\$1.07 B	\$2.39 B
HOUSEHOLD DENSITY PSM		
1 MILE	3 MILES	5 MILES
1,741	806	586
HOUSEHOLDS WITH CHILDREN		
1 MILE	3 MILES	5 MILES
36.3%	33.3%	33.3%
HOME VALUES OVER 1 MILLION		
1 MILE	3 MILES	5 MILES
15.1%	14.8%	24.2%



\*Demographics Source: Sites USA REGIS Online 07/26/23



**LOCKEHOUSE**

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



**MIKE HIESHIMA** | mike@lockehouse.com | License #00994298  
**NATALIE V. WAGNER** | natalie@lockehouse.com | License #01868161  
**CONTACT US (805) 684-7767**