

RETAIL SPACES AVAILABLE IN THOUSAND OAKS

925 Broadbeck Drive, Thousand Oaks, CA 91320



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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 footage 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

- ±3,029 SF contiguous space available
- ±1,894 SF retail space available
- ±1,135 SF retail space available
- Located at intersection of Broadbeck and Wendy Drive just off 101 Freeway
- Fantastic mix of retail, banking, restaurant, home improvement, and office tenants in this strong trade area

AREA AMENITIES

- Adjacent tenants: Islands, Chipotle, Starbucks, Wells Fargo, Target, Party City, Home Depot, Jamba Juice, Farmer Boys, Lowe's and many others
- Consistently rated as one of the most desirable cities to live, work and play, Thousand Oaks is home to a wide range of businesses and California Lutheran University
- Entrepreneurs, small businesses, and large corporations alike thrive in the area, which is recognized for its expansive open space and successful master planning
- With sales tax representing the city's largest source of revenue, the business community is an essential part of the city's financial well being
- Beautiful shopping center in Thousand Oaks - Newbury Park neighborhood
- Affluent area near Amgen Headquarters
- Located just one block from 101 Freeway and Wendy Drive



DEMOS	1 mile	3 mile	5 mile
Population	6,685	51,389	113,890
Avg. HH Income	\$120,669	\$144,797	\$132,834
Daytime Pop.	5,452	42,029	93,504
Traffic Count	±27,638 cars per day		

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Major Employers

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Nearby Activities

- Universities: California Lutheran University, Pepperdine University
- Historic Landmarks: Chumash Indian Museum, Paramount Ranch, Reyes Adobe Historical Site, Ronald Reagan Presidential Library, Stagecoach Inn Museum
- Arts and Culture: Agoura Hills Recreation & Events Center, The Canyon Club, 5-Star Theatricals, Pepperdine Center for the Arts, Thousand Oaks Civic Arts Plaza, William Roland Gallery of Fine Art
- Golf Courses: Lindero Country Club, Los Robles Greens, Malibu Golf Club, Moorpark Country Club, Sherwood Country Club, Sunset Hills Country Club, Tierra Rejada Golf Club, Westlake Golf Course



Auto Mall

- Thousand Oaks Auto Mall is home to over 32 automotive brands



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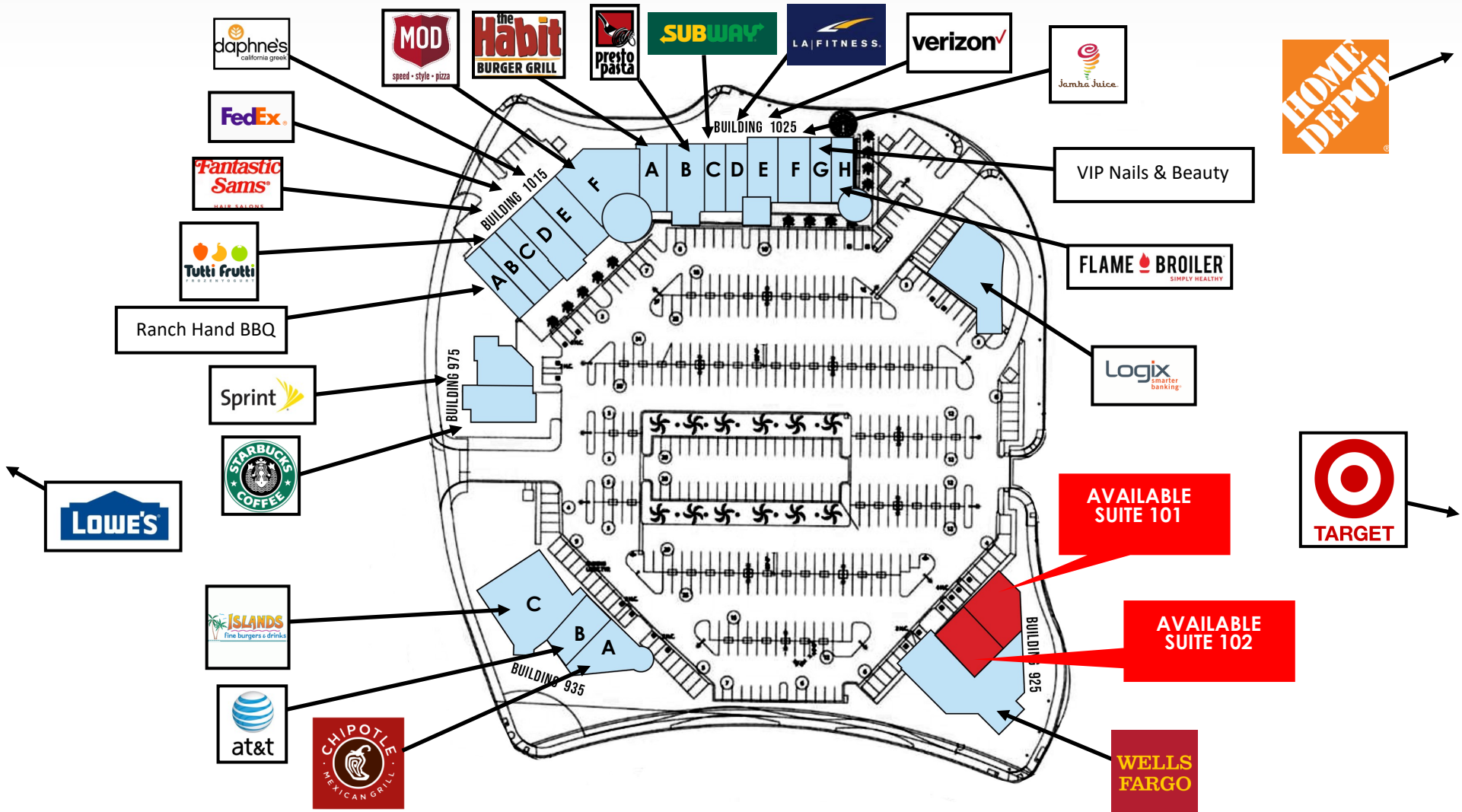


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