

For Lease

520 N Ventu Park Road | Thousand Oaks, CA



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For Lease

520 N. Ventu Park Road
Thousand Oaks, CA

Property Specifications

SPACE AVAILABLE

Suite 170 ± 1,486 SF

Suite 190 ± 1,300

PARKING

Ample

2025 Demographics

1 MILE

13,943	18,477	\$171,746	5,007
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

62,144	73,943	\$170,092	22,371
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

123,631	131,013	\$181,618	45,810
Population	Total Daytime Population	Average Household Income	Total Households



About the Property

- New Construction Grocery Anchored Center Featuring National Co-tenancy
- Strong Traffic Counts at the signalized intersection of Ventu Park Rd & Hillcrest Dr (±15,000 CPD)
- Prime Freeway Visibility with exposure to ±184,000 vehicles per day along US Highway 101
- Less than 1 Mile from Amgen Campus

Traffic Counts

Ventu Park Rd 18,793 CPD

Ventura Pkwy 184,925 CPD

Year: 2025 | Source: CoStar

Join These Retailers







Tenant List

Suite 110/120	Habanero Grill
Suite 130	The Joint Chiropractor
Suite 140	Chakaa Creamery
Suite 150	Dong Ting Restaurant
Suite 160	Twisted Meats
Suite 170	1,486 SF Available
Suite 180	In Lease
Suite 190	1,300 SF Available
Suite 200	Urgent Paws



Suite Exteriors



Walmart Neighborhood Market



Drive-Thru Starbucks



Suite 190 - Interior (1,300 SF)

Retail Opportunity

± 1,300 SF

AVAILABLE

Retail, Light Food Use, & Office



SRS REAL ESTATE PARTNERS

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