

# FOR LEASE

NEWBURY OAKS MARKETPLACE

2080-2110 NEWBURY RD | NEWBURY PARK, CA 91320-3387



**DAVE O'CONNELL**

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**CBM1**

LEASING

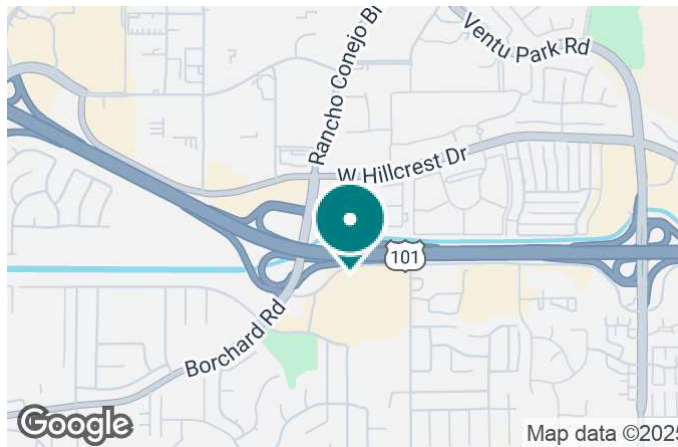
BROKERAGE

INVESTMENTS

## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- RETAIL, RESTAURANT + OFFICE SPACES AVAILABLE FROM ±1,313-5,277 SF
- END-CAP AND IMPROVED RESTAURANT SPACE AVAILABLE
- ANCHORED BY SMART & FINAL CENTER
- AMPLE PARKING IN A SIZABLE ONSITE LOT
- HIGH-INCOME AREA -- HH INCOME \$140K+ WITHIN A 2-MILE RADIUS
- SIGNIFICANT DAYTIME POPULATION
- ADJACENT AMGEN CAMPUS EMPLOYS ±5,000 WORKERS, ACCOUNTING FOR 8.5% OF THE CITY'S TOTAL EMPLOYMENT
- COUNTLESS NATIONAL TENANTS IN THE IMMEDIATE VICINITY
- IDEALLY POSITIONED TO SERVE THE SURROUNDING NEIGHBORHOOD AND AMGEN BIOMEDICAL

#### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,637	18,345	37,858
Total Population	7,916	53,698	110,010
Average HH Income	\$104,843	\$119,172	\$118,844

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

Retail, Restaurant, and Office Space are available for Lease in a Smart & Final and CVS-anchored center in prime Newbury Park. Multiple units, ranging from approximately ±1,313-5,277 SF, including end-cap and improved restaurant spaces, are available. The property features freeway visibility and ample parking in a sprawling on-site parking lot.

### LOCATION DESCRIPTION

Well located in prime Newbury Park, the property is ideally positioned to serve the sizeable daytime population generated by the surrounding neighborhood and the nearby Amgen Bio-Medical facility. A giant in the bio-medical field, Amgen hosts a huge campus across the 101 freeway. Amgen's Thousand Oaks location employs roughly 5,000 workers, accounting for 8.5% of the city's total employment. The exceptionally affluent area boasts an average annual household income of approx. \$140,000 within a 2-mile radius. Countless A+ national retailers in the immediate vicinity.

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### OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	80 - 4,130 SF
Building Size:	117,527 SF

## ADDITIONAL PHOTOS

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## SITE PLANS

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## TENANT ROSTER

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Suite	Tenant	Size
2080A	Available	1773 SF
2080B	Available	1773 SF
2080C	Available	1700 SF
2090A	Available	2600 SF
2092C	Firtree Massage	1200 SF
2092D	Available	1477 SF
2092E	Available	1574 SF
2092F	Available	1540 SF
2092G	Available	1278 SF
2092H	Available	1294 SF
2092I	Available	1313 SF
2100	Smart & Final	33564 SF
2110A	Lal Mirch	2377 SF
2110B	Ali Baba's Café	1163 SF
2110C	The Sandwich Shop	1101 SF
2120	Longs Drug Stores	22000 SF
2130A	Caffe Aroma	1286 SF
2130B	SUPERCUTS	1420 SF
2130C	Available	1390 SF

Suite	Tenant	Size
2130D	Available	1390 SF
2130E	Available	1350 SF
2140A	Hairways Day Spa 1	840 SF
2140B	Hairways Day Spa 2	908 SF
2140C	Nails By Rose	873 SF
2140D	Love Pho Café	2054 SF
2160A	Available	3800 SF
2160B	Tobacco Royale	771 SF
2160C	Star Donuts	1035 SF
2160D	Sushi Oaks	1263 SF
2160E	Human Yuan	1700 SF
2170	CitiBank	5000 SF

OFFICE SPACE		
Suite	Tenant	Size
2001	Available	276 SF
2002	Available	276 SF
2003	Available	280 SF
2004	Available	285 SF
2005	Available	245 SF
2006	Available	245 SF
2007	Available	240 SF
2008	Available	385 SF
2009	Available	240 SF
2010	Available	192 SF
2211A	Graceful Hospice Care	245 SF
2211B	Available	280 SF
2212	Graceful Hospice Care	185 SF
2213	Available	80 SF
2214	Tri-Valley Respiratory	200 SF
2215	life Safety Driving School	276 SF

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## RETAILER MAP

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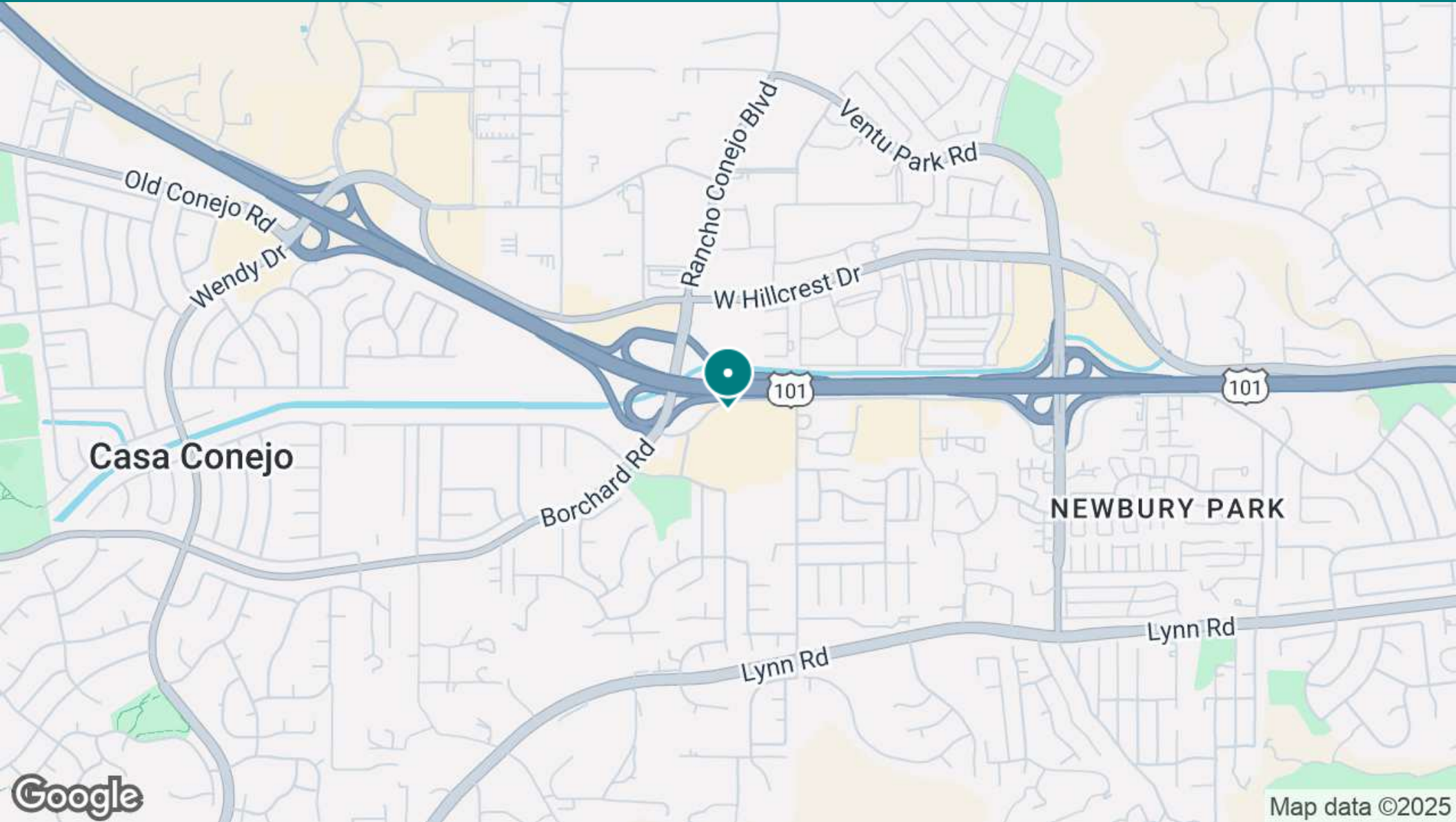
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

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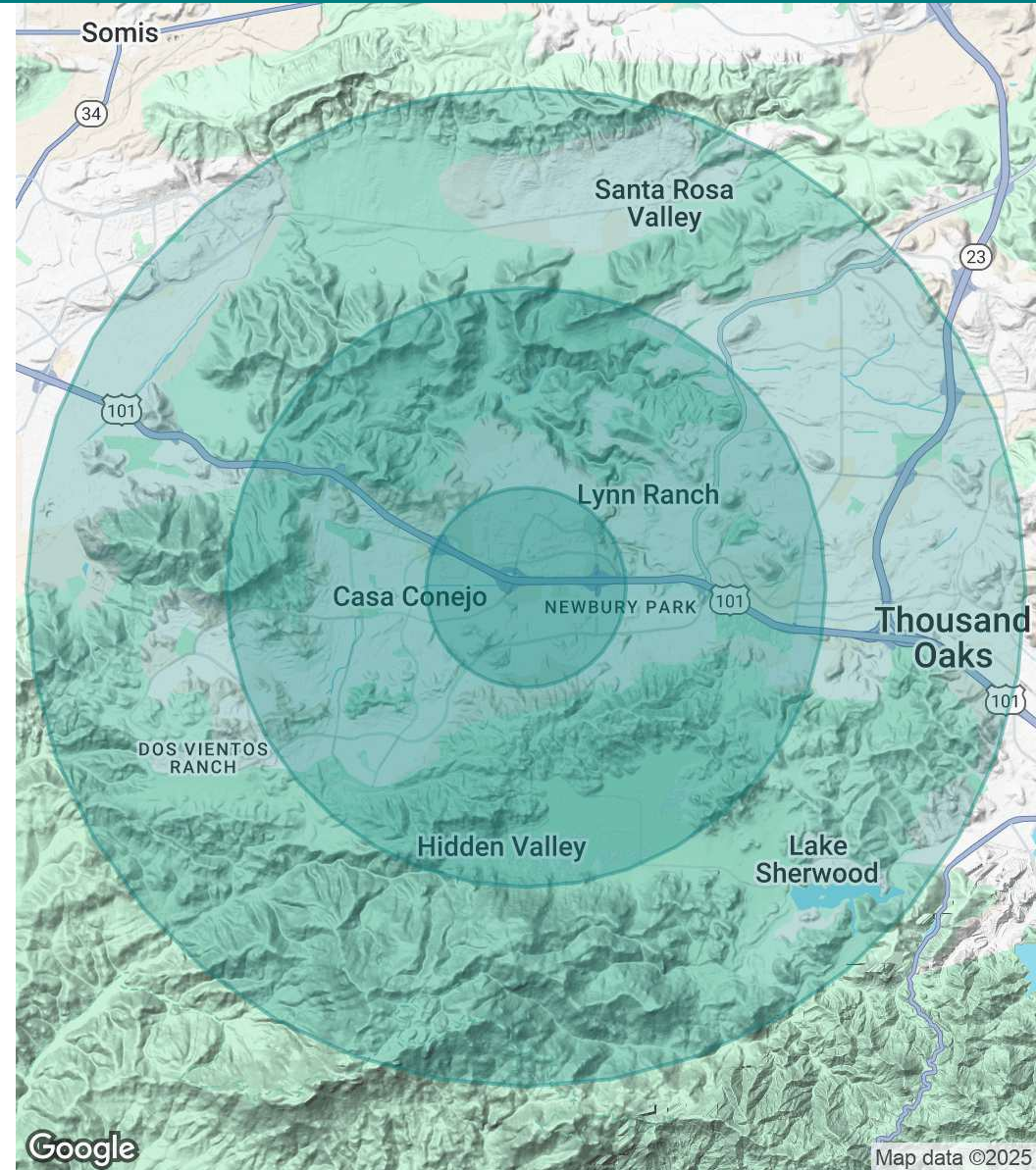
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,916	53,698	110,010
Average Age	37.1	39.4	39.7
Average Age (Male)	38.8	38.8	39.1
Average Age (Female)	34.8	39.8	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,637	18,345	37,858
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$104,843	\$119,172	\$118,844
Average House Value	\$611,646	\$659,093	\$651,435

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	21.9%	18.7%	18.2%

RACE	1 MILE	3 MILES	5 MILES
% White	76.3%	78.0%	79.1%
% Black	2.3%	1.4%	1.0%
% Asian	10.0%	9.4%	9.2%
% Hawaiian	0.0%	0.3%	0.2%
% American Indian	0.2%	0.2%	0.3%
% Other	8.8%	7.4%	6.7%

2020 American Community Survey (ACS)



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