



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



PRIME GROUND FLOOR RETAIL AND CREATIVE OFFICE SPACE

330-370 Via Las Brisas, Thousand Oaks, CA 91320



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PROPERTY FEATURES

330-370 Via Las Brisas, Thousand Oaks, CA 91320



APPROX. 2,151-3,022 SF

OFFICE & RETAIL SPACES AVAILABLE

- ✓ Suite 140 | ±2,399 SF medical, retail or creative office
- ✓ Suite 180 | ±2,151 SF prime ground floor retail
- ✓ Suite 180 | ±3,022 SF Currently built out as an Taekwondo studio, ideal for a variety of retail uses
- ✓ Stunning architectural features
- ✓ Playground and sculpture garden
- ✓ Abundant parking and signage
- ✓ Only commercial development in Dos Vientos community

AREA AMENITIES





- ✓ High income demographic
- ✓ Health-centric, outdoor lifestyle community
- ✓ Adjacent to Sycamore Canyon School
- ✓ Bordering Santa Monica Mountains National Rec Area

RATE

SUITE 140: ±2,399 SF \$1.95 PSF + 0.65 PSF NNN

SUITE 150: ±3,022 SF \$1.95 PSF + 0.65 PSF NNN

SUITE 180: ±2,151 SF \$1.95 PSF + 0.65 PSF NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	7,317	28,726	86,169
 Avg. HH Income	\$190,699	\$161,470	\$148,243
 Daytime Pop	7,257	28,901	82,290
 Traffic Count	± 12,984 CPD ON BORCHARD RD & VIA BRISAS		

RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

EXTERIOR PHOTOS

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RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

INTERIOR PHOTOS

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RETAIL & OFFICE SPACES
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INTERIOR PHOTOS

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SUITE #150



RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

INTERIOR PHOTOS

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SUITE #140



FLOOR PLAN

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SUITE #180

±2,151 SF



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

SITE PLAN

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CAMARILLO



AVAILABLE

DOS VIENTOS PARK

VIA LAS BRISAS

SYCAMORE PARK



DEL PRADO PLAYFIELDS

VIA RIO



DOS VIENTOS RANCH

LYNN RD



AERIAL MAP



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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 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.