



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



RESTAURANT, RETAIL, AND CREATIVE OFFICE SPACES

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



JAMES HEERDEGEN
(818) 697-9379 | james@illicre.com
DRE#02197482

KENNETH SIMONS
(818) 650-1606 | ken@illicre.com
DRE#00625646

KIM SIMONS
(818) 698-6162 | kim@illicre.com
DRE#01098103



5945 CANOGA AVENUE - WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

PROPERTY FEATURES

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



APPROX. 600 - 3,022 SF

OFFICE & RETAIL SPACES AVAILABLE

- ✓ Suite 140 | ±2,399 SF medical, retail or creative office
- ✓ Suite 150 | ±3,022 SF Currently built out as an Taekwondo studio, ideal for a variety of retail uses
- ✓ Suite 180 | ±2,151 SF prime ground floor retail
- ✓ Suite 370-120 | ±1,996 2nd gen restaurant space
- ✓ Suite 350-260 | ±600 SF 2nd floor office; Ideal for a variety of office and professional services uses
- ✓ Stunning architectural features
- ✓ Playground and sculpture garden
- ✓ Abundant parking and signage

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: SF \$1.95 PSF + 0.65 PSF NNN

SUITE 150: \$1.95 PSF + 0.65 PSF NNN

SUITE 180: \$1.95 PSF + 0.65 PSF NNN

SUITE 370-120: \$2.10 PSF + 0.65 PSF NNN

SUITE 350-260: \$2.00 PSF MG

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

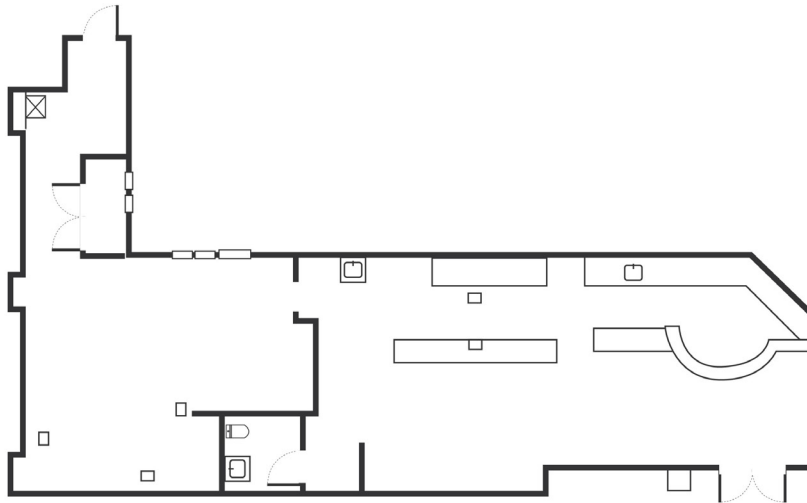
330-370 Via Las Brisas, Thousand Oaks, CA 91320



RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

SUITE 180

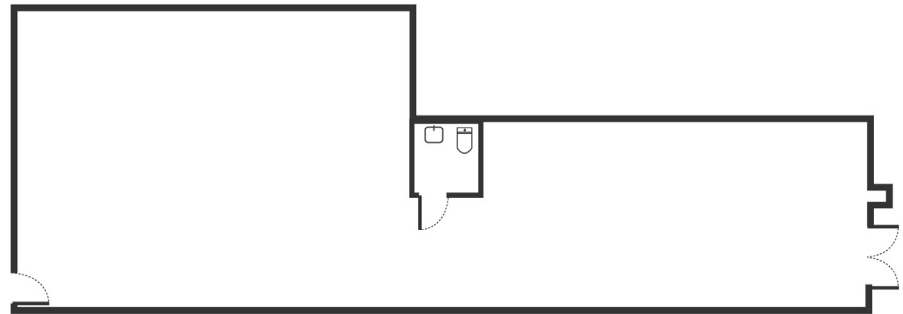
330-370 Via Las Brisas, Thousand Oaks, CA 91320



RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

SUITE 150

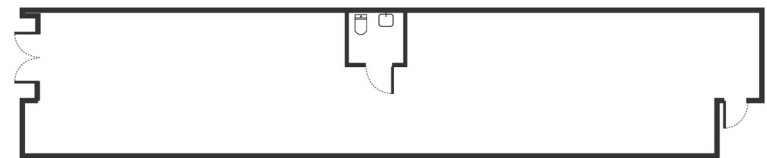
330-370 Via Las Brisas, Thousand Oaks, CA 91320



RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

SUITE 140

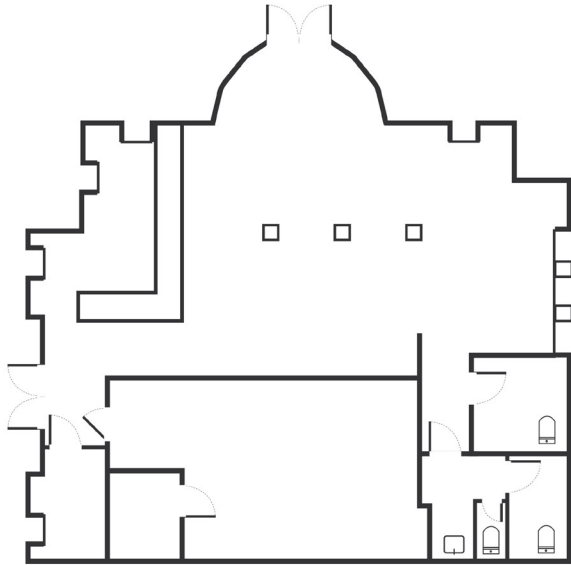
330-370 Via Las Brisas, Thousand Oaks, CA 91320



RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

SUITE 370-120

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



RETAIL & OFFICE SPACES
THOUSAND OAKS, CA

SUITE 350-260

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



SITE PLAN

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



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.

CAMARILLO



DOS VIENTOS
PARK

VIA LAS BRISAS

SYCAMORE
PARK



AVAILABLE

DEL PRADO PLAYFIELDS

VIA RIO



DOS VIENTOS
RANCH

LYNN RD



Google

AERIAL MAP



COMMERCIAL
REAL ESTATE

JAMES HEERDEGEN

SENIOR ASSOCIATE

(818) 697-9379 | james@illicre.com

DRE#02197482

KENNETH SIMONS

VICE PRESIDENT

(818) 650-1606 | ken@illicre.com

DRE#00625646

KIM SIMONS

ASSOCIATE

(818) 698-6162 | kim@illicre.com

DRE#01098103



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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.