

JUST LEASED!

UNITED DEFENSE TACTICAL

JustFood ForDogs

Purrlandia CAT LOUNGE & CAFE

ONLY 1 UNIT LEFT



COMMERCIAL REAL ESTATE

the smart, profitable property



PRICE REDUCED!
3,011 SF AVAILABLE | \$3.35/SF + NNN

PAD RETAIL FOR LEASE: WHOLE FOODS ANCHORED CENTER
650-668 N Moorpark Road, Thousand Oaks, CA 91360



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PROPERTY FEATURES

650-668 N Moorpark Road, Thousand Oaks, CA 91360






APPROX. 3,011 SF

END-CAP RETAIL SPACE AVAILABLE FOR LEASE

- ✓ Retail shops adjacent Whole Foods Market
- ✓ End cap unit available
- ✓ Shopping center remodeled, including facade, roof, and asphalt upgrade(s)
- ✓ Paris Baguette Cafe opening next door soon
- ✓ Central Thousand Oaks location

AREA AMENITIES

- ✓ Only Whole Foods in a 20-mile radius
- ✓ High income suburban location
- ✓ Directly across from Janss Marketplace, the #1 ranked lifestyle center in the Conejo Valley
- ✓ Convenient access to 101, 23, and 118 freeways
- ✓ Located in the Eastern part of Ventura County, businesses benefit from favorable tax structure, while also being proximate to Los Angeles
- ✓ Close proximity to Amgen: area's largest employer

— DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
 Population	12,953	78,504	135,195
 Avg. HH Income	\$107,920	\$130,677	\$149,105
 Daytime Pop	12,126	43,334	87,110
 Traffic Count	± 30,020 CPD ON MOORPARK ROAD		

RETAIL SPACES
THOUSAND OAKS, CA

INTERIOR PHOTOS

650-668 N Moorpark Road, Thousand Oaks, CA 91360



SITE PLAN

650-668 N Moorpark Road, Thousand Oaks, CA 91360



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 featured 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.

RETAIL SPACES
THOUSAND OAKS, CA

AERIAL VIEW

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AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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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.