

FOR LEASE: 7,193 SF Divisible Retail Pad

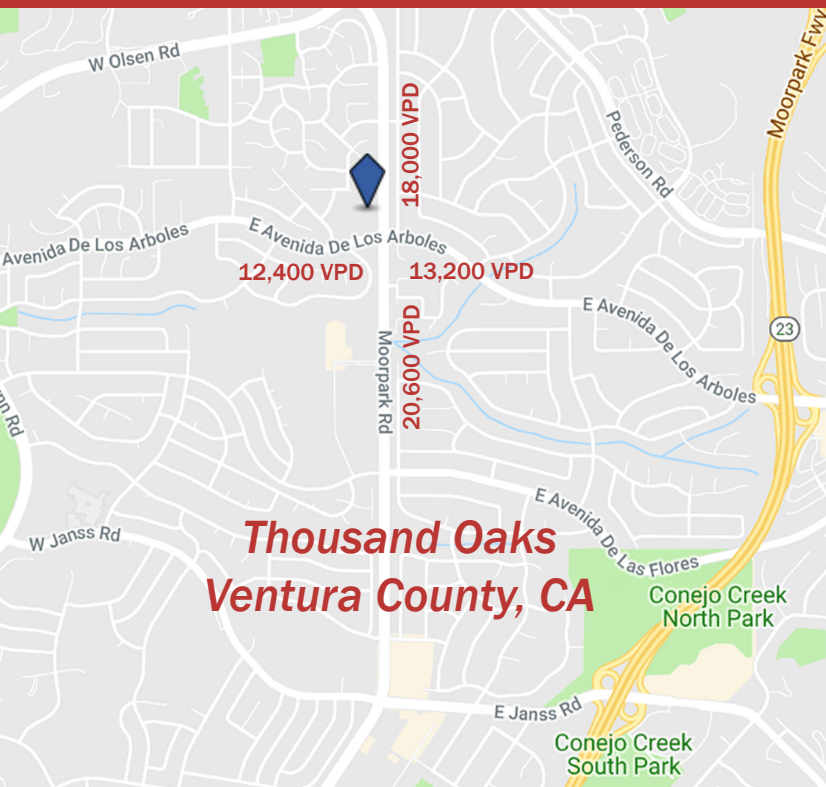
PCI Commercial Realty Group



475 E. Avenida de los Arboles • Thousand Oaks, CA 91360



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	16,065	64,842	147,524
Households	4,961	23,074	51,848
Median HH Income	\$101,924	\$104,672	\$105,968



- **Adjacent to Trader Joe's**
- **Pad Location at Main Entrance**
- **Motivated Landlord**

EXCLUSIVE AGENTS:

PAUL FORBAT
(805) 328-6348

paul@pcirealty.com
 Lic. 01097663

JUDY PITMAN
(805)328-6359

judy@pcirealty.com
 Lic. 02109875

Disclaimer: Information contained herein is obtained from sources considered reliable but is not verified; the property owner and agent make no representation or warranty regarding its accuracy, express or implied. Prospective purchasers and lessees are responsible to conduct their own independent due diligence regarding the property and its suitability for their intended use, and are advised to consult with qualified professionals regarding tax, legal and other consequences of any transaction. All information is subject to errors, omissions, changes of price, terms or other conditions, prior sale, lease or financing, or withdrawal from the market without notice. All measurements are approximate. Logos are intended only to show the proximity of select businesses to the subject property, and do not imply endorsement. Offered for sale or lease exclusively by PCI Commercial Realty Group, Lic. 01888984.

University Shopping Center

475 E. Avenida de Los Arboles | Thousand Oaks, CA 91360



EXCLUSIVE AGENT:

PAUL FORBAT CAL BRE # 01097663

(805) 328-6348 Direct

(818) 430-1590 Mobile

paul@pcirealty.com

Disclaimer: Information contained herein is obtained from sources considered reliable but is not verified; the property owner and agent make no representation or warranty regarding its accuracy, express or implied. Prospective purchasers and lessees are responsible to conduct their own independent due diligence regarding the property and its suitability for their intended use, and are advised to consult with qualified professionals regarding tax, legal and other consequences of any transaction. All information is subject to errors, omissions, changes of price, terms or other conditions, prior sale, lease or financing, or withdrawal from the market without notice. All measurements are approximate. Logos are intended only to show the proximity of select businesses to the subject property, and do not imply endorsement. Offered for sale or lease exclusively by PCI Commercial Realty Group, CAL DRE # 01888984.