

For Lease

520 N Ventu Park Road | Thousand Oaks, CA



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For Lease

520 N. Ventu Park Road
Thousand Oaks, CA

Property Specifications

SPACE AVAILABLE

Suite 170 ± 1,486 SF

Suite 190 ± 1,300

PARKING

Ample

2025 Demographics

1 MILE

13,943	18,477	\$171,746	5,007
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

62,144	73,943	\$170,092	22,371
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

123,631	131,013	\$181,618	45,810
Population	Total Daytime Population	Average Household Income	Total Households



About the Property

- New Construction Grocery Anchored Center Featuring National Co-tenancy
- Strong Traffic Counts at the signalized intersection of Ventu Park Rd & Hillcrest Dr (±15,000 CPD)
- Prime Freeway Visibility with exposure to ±184,000 vehicles per day along US Highway 101
- Less than 1 Mile from Amgen Campus

Traffic Counts

Ventu Park Rd 18,793 CPD

Ventura Pkwy 184,925 CPD

Year: 2025 | Source: CoStar

Join These Retailers







Tenant List

Suite 110/120	Habanero Grill
Suite 130	The Joint Chiropractor
Suite 140	Chakaa Creamery
Suite 150	Dong Ting Restaurant
Suite 160	Twisted Meats
Suite 170	1,486 SF Available
Suite 180	Sourdough & Co.
Suite 190	1,300 SF Available
Suite 200	Leased



Suite Exteriors



Walmart Neighborhood Market



Drive-Thru Starbucks

Retail Opportunity

± 1,300 SF

AVAILABLE

Retail, Light Food Use, & Office



Suite 190 - Interior (1,300 SF)



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