

# FOR LEASE

**±1,300 SF Available**

Thousand Oaks Marketplace | 520 N. Ventu Park Rd., Thousand Oaks, CA 91320



**LOCKEHOUSE**

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**NATALIE V. WAGNER** | [natalie@lockehouse.com](mailto:natalie@lockehouse.com) | License #01868161  
**CADEN WESTWICK** | [caden.westwick@srse.com](mailto:caden.westwick@srse.com) | License #02244757  
**CONTACT US (805) 684-7767**

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## SUMMARY

<b>AVAILABLE</b>	Suite 190: ±1,300 SF
<b>PARKING</b>	Ample
<b>ASKING RENT</b>	Contact Brokers
<b>NNN</b>	Contact Brokers
<b>TERM</b>	5+ Years
<b>AVAILABLE</b>	Now
<b>TRAFFIC COUNTS</b>	Ventu Park Rd. - 13,776 ADT Hillcrest Dr. - 14,387 ADT Highway 101 - 170,059 ADT

## HIGHLIGHTS

- Anchored by Walmart Neighborhood Market, Walgreens, Starbucks, Chase Bank, and More
- Over 56,592 Daytime Population within 3 Miles
- Less than 1 Mile from Amgen Campus
- US Highway 101 Visibility with Exposure to over 184,812 Cars per Day
- \$50 Million of Daily Needs Sales at Intersection
- New Construction Grocery Anchored Center



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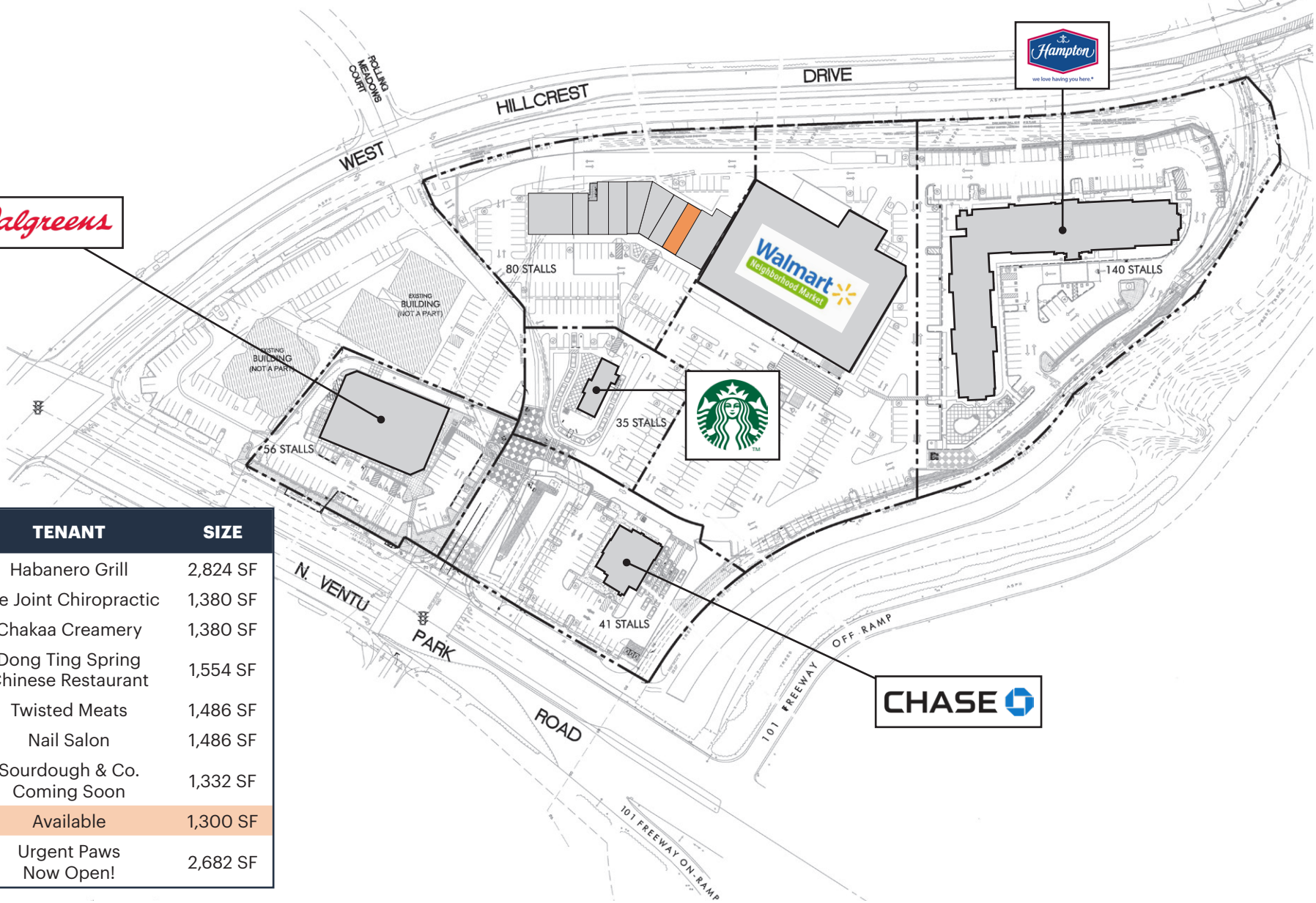
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*Walgreens*



SUITE	TENANT	SIZE
110/120	Habanero Grill	2,824 SF
130	The Joint Chiropractic	1,380 SF
140	Chakaa Creamery	1,380 SF
150	Dong Ting Spring Chinese Restaurant	1,554 SF
160	Twisted Meats	1,486 SF
170	Nail Salon	1,486 SF
180	Sourdough & Co. Coming Soon	1,332 SF
190	Available	1,300 SF
200	Urgent Paws Now Open!	2,682 SF

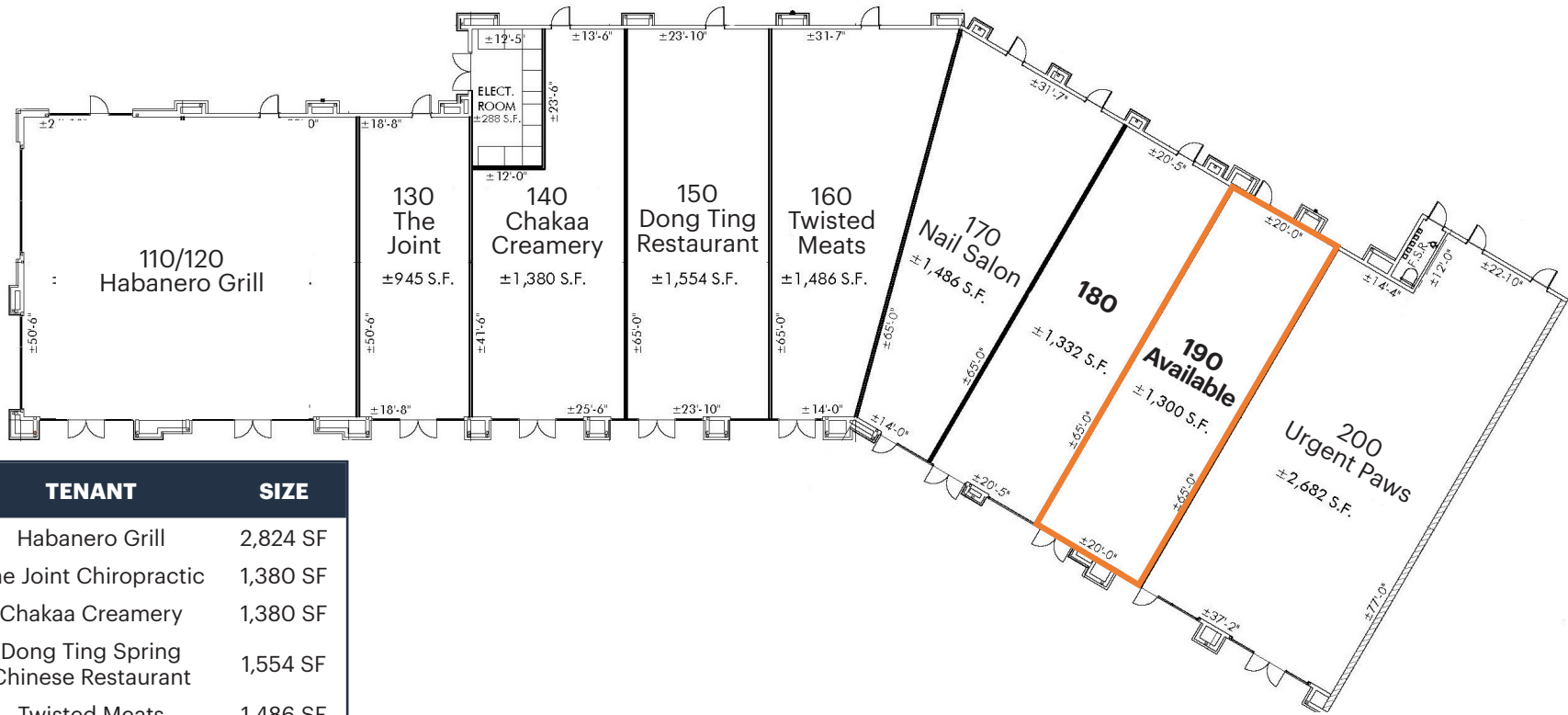


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SUITE 190 - EXTERIOR



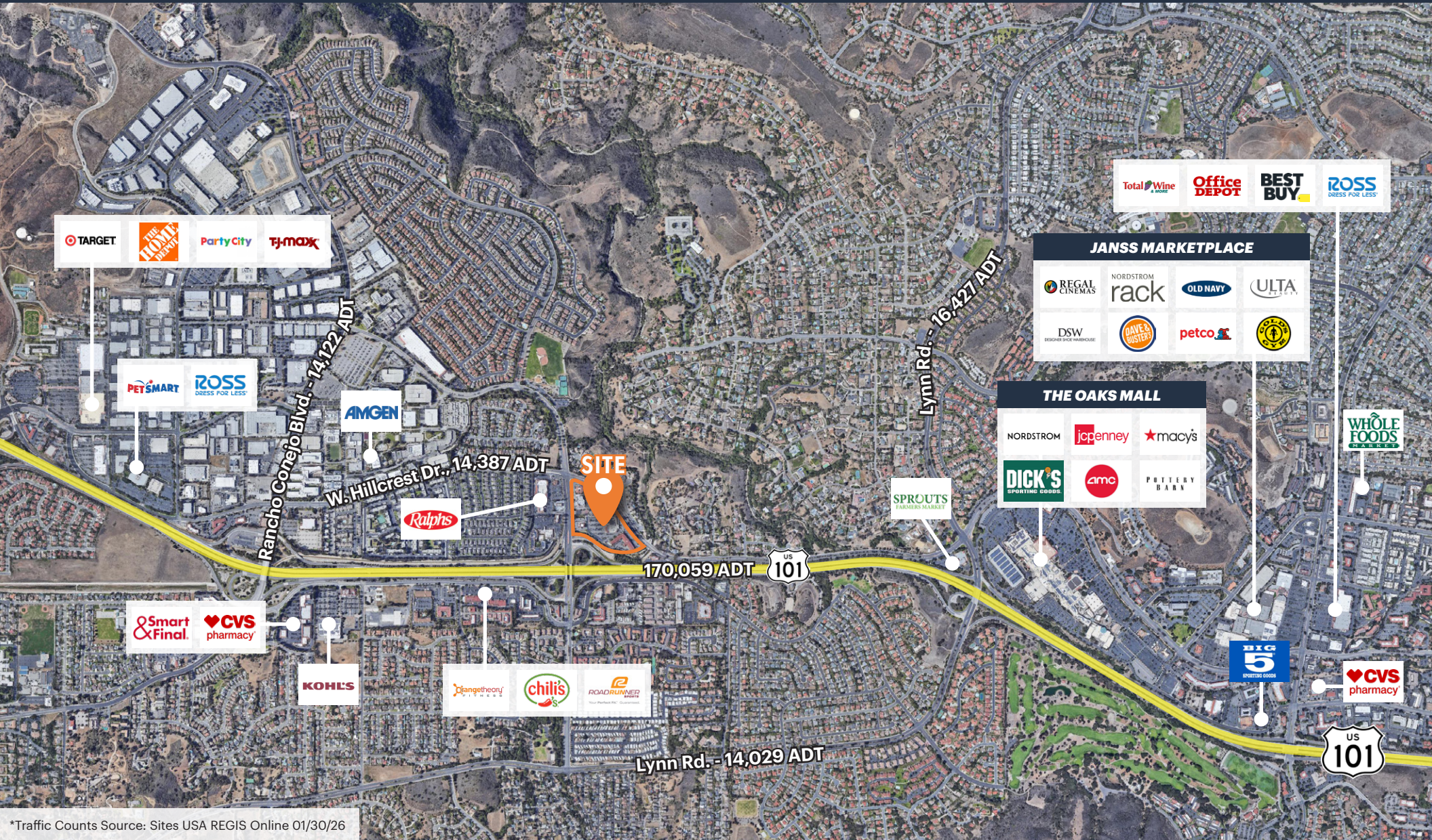
SUITE 190 (±1,300 SF) - INTERIOR



STARBUCKS WITH DRIVE-THRU



WALMART NEIGHBORHOOD MARKET



\*Traffic Counts Source: Sites USA REGIS Online 01/30/26



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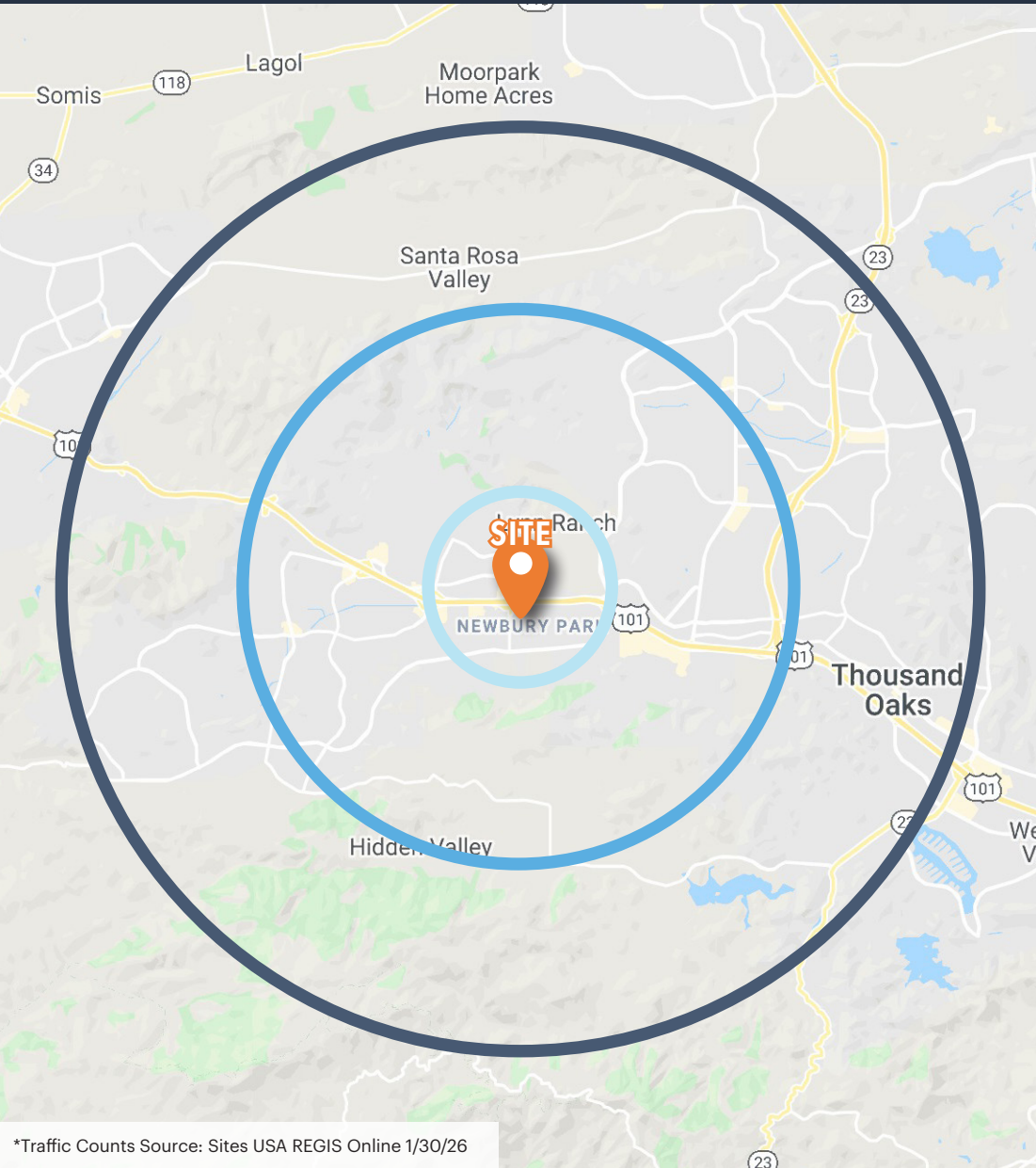


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ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
15,933	62,878	125,510
DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
8,728	56,592	103,081
AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$169,650	\$164,126	\$181,177
BACHELOR'S DEGREE OR HIGHER		
1 MILE	3 MILES	5 MILES
497%	48.9%	50.5%
HOUSEHOLD RETAIL EXPENDITURES		
1 MILE	3 MILES	5 MILES
\$369.06 M	\$1.43 B	\$2.97 B
HOUSEHOLD DENSITY PSM		
1 MILE	3 MILES	5 MILES
5,074	2,225	1,599
HOUSEHOLDS WITH CHILDREN		
1 MILE	3 MILES	5 MILES
32.6%	30.6%	29.8%
HOME VALUES OVER 1 MILLION		
1 MILE	3 MILES	5 MILES
34.4%	32.0%	40.1%



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