



NORTH OAKS PLAZA

 WESTCORD

1000-1086 E Avenida de Los Arboles
Retail Space for Lease



NORTH OAKS PLAZA



NORTH
OAKS
PLAZA

Welcome

to the North Oaks Plaza, the vibrant shopping center situated along Avenida de Los Arboles in the heart of Thousand Oaks. Just a mile from the 23 Freeway, the plaza enjoys excellent visibility and accessibility, making it a prime destination for both local residents and commuters. North Oaks Plaza serves as a central hub for essential goods and services, thanks to its diverse tenant mix that caters to a wide range of needs.

Adjacent to the service station on the corner of Avenida de Los Arboles and Avenida de Las Plantas, the plaza boasts a variety of businesses including a dry cleaners, pharmacy, and a liquor store offering a convenient selection of market goods. Additionally, you'll find a laundromat, hair care services, and an ice cream shop. Dining tenants include Cajun, Mexican, and Chinese cuisines.

Anchored by Dollar Tree, a trusted and popular national retailer, North Oaks Plaza benefits from the consistent shopper traffic and enhanced appeal that comes with having such a prominent tenant. North Oaks Plaza is a go-to destination in Thousand Oaks. Discover the convenience and charm of North Oaks today, and see why it's the heart of the community.

OVERVIEW



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GLA: ± 47,792 SF



Parking: 214 Surface Spaces



Parking Ratio: 7.92 / ± 1,000 SF



Built: 1970

TENANTS INCLUDE

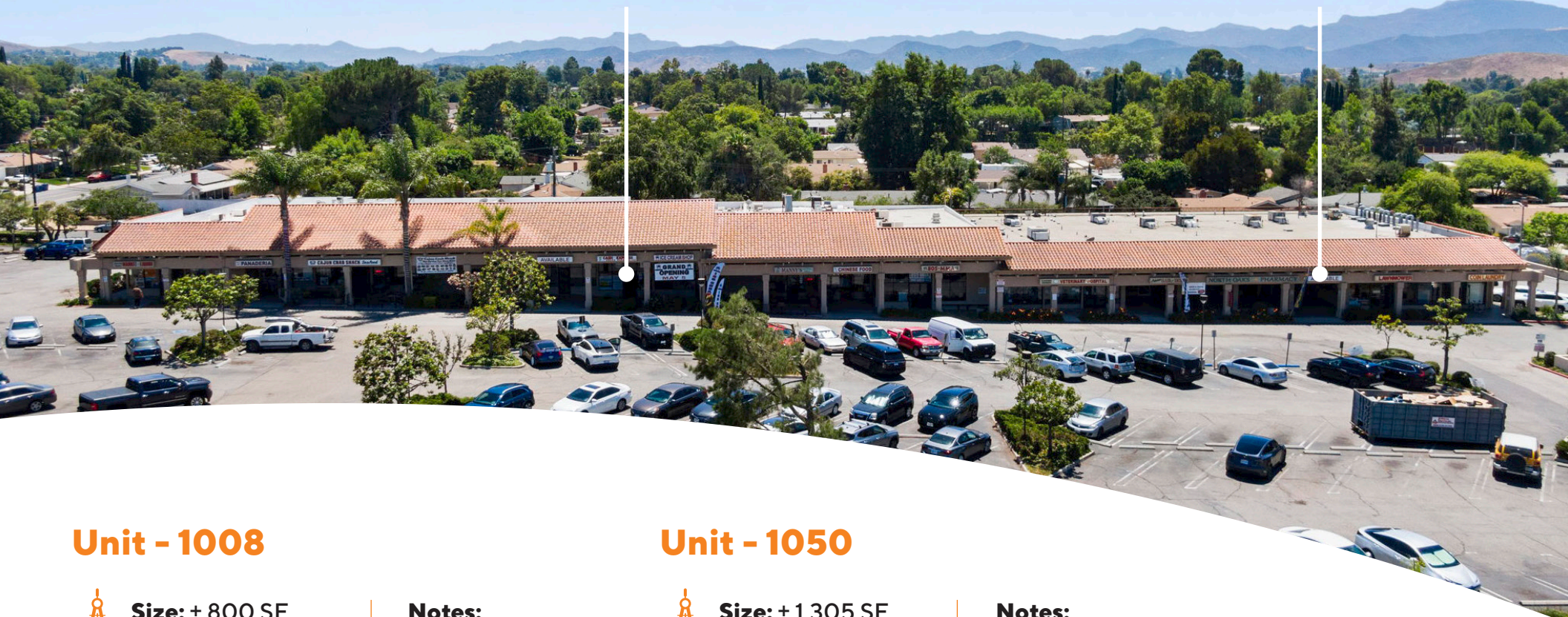
- Dollar Tree (Coming Soon)
- Cajun Crab Shack
- 805 MMA
- North Oaks Liquor Market
- Manny's El Taco de Mexico
- Color Oaks Chinese Food and many more!

RETAIL FOR LEASE




Unit - 1050

Unit - 1008






Unit - 1008

-  **Size:** ± 800 SF
-  **Price:** \$2.50 / NNN
-  **Term:** Negotiable

Notes:
Shell
Restroom
High Ceilings

Unit - 1050

-  **Size:** ± 1,305 SF
-  **Price:** \$2.50 / NNN
-  **Term:** Negotiable

Notes:
Currently Cash Express
(money transfer services)
Available Now
Direct Lease

AREA

23 Freeway 120,000 CPD

Fiore Playfields

Bridges Charter School

Conejo Creek Park
Equestrian Park
Dog Park
Community Garden
Waverly Park

Chevron Service Station

25,000 Homes within 3 mile radius



Avenida de Arboles
13,500 CPD

Dollar Tree

Moorpark Rd & Thousand Oaks High School <1 Mile

THOUSAND OAKS DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
AVG HOUSEHOLD INCOME	\$126,003	\$139,248	\$147,163
MEDIAN HOUSEHOLD INCOME	\$103,588	\$113,135	\$119,056
2023 HOUSEHOLDS	4,514	25,057	53,589
MEDIAN AGE	43.1	43.3	43
TOTAL SPECIFIED CONSUMER SPENDING	\$204.6M	\$1.1B	\$2.4B





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Add disclaimer: This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

