



2,749 SF - 4,000 SF SPACES AVAILABLE FOR LEASE
THE VILLAGE AT NEWBURY PARK
2700 TELLER RD. AND 2751 W. HILLCREST DR.
NEWBURY PARK | CA



FOR MORE INFORMATION,
PLEASE CONTACT:

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FOR LEASE

THE VILLAGE AT NEWBURY PARK

2700 TELLER RD. &
2751 W. HILLCREST DR.
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PROPERTY FEATURES:

- Retail, and One 2nd Generation Food Space with a Patio.

PROPERTY HIGHLIGHTS:

- Ross, PetSmart and Boot Barn Anchored Shopping Center with Panda Express Drive Thru
- Dynamic Retail Area which includes; Target, TJ Maxx, Home Depot, Lowes, Party City, Staples, Starbucks, and LA Fitness
- Good Visibility from 101 Freeway
- Excellent Parking Field
- Easy Ingress / Egress

IDEAL TENANTS

- **Restaurant:** Breakfast, Burger, Italian, Sushi, Wine Bar, Thai, Deli, Bagels, Coffee, Pizza, Mediterranean, and BBQ.
- **Medical:** Dentist, Orthodontist, Urgent Care, Physical Therapy, Chiropractor, Optometry
- **Retail:** Apparel, Shoes, Hair Salon, Pool Supply, Flooring, Martial Arts,
- **Office:** Real Estate / Escrow, Taxes, Insurance, Financial Services.



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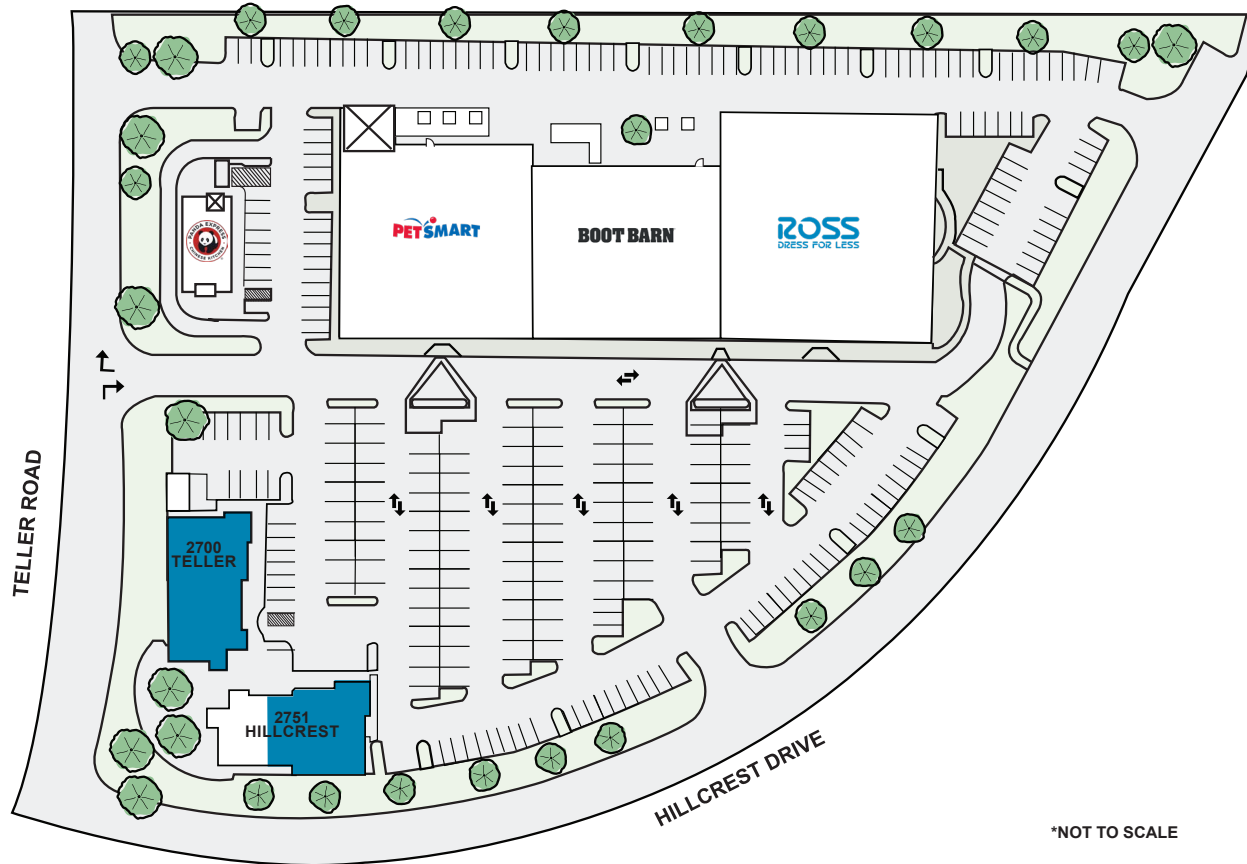
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UNIT	SPACE TYPE	RSF	SPACE DESCRIPTION
2751 Hillcrest Unit A	RETAIL	4,000	Former Credit Union Space, High Ceilings, End Cap
2700 Teller Unit A	2ND GENERATION RESTAURANT WITH PATIO	2,749	Restaurant Space with Hood, Grease Interceptor, Railed Patio, Pizza Oven, Walk-In Cooler, Baking Oven
2700 Teller Unit B	RETAIL	3,316	End Cap Retail with ± 80' of Frontage

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2751 Hillcrest - Unit A
Retail - 4,000 SF

2751 Hillcrest - Unit B
Leased



2700 Teller - Unit A
Restaurant with Patio
2,749 SF

2700 Teller - Unit B
Retail - 3,316 SF

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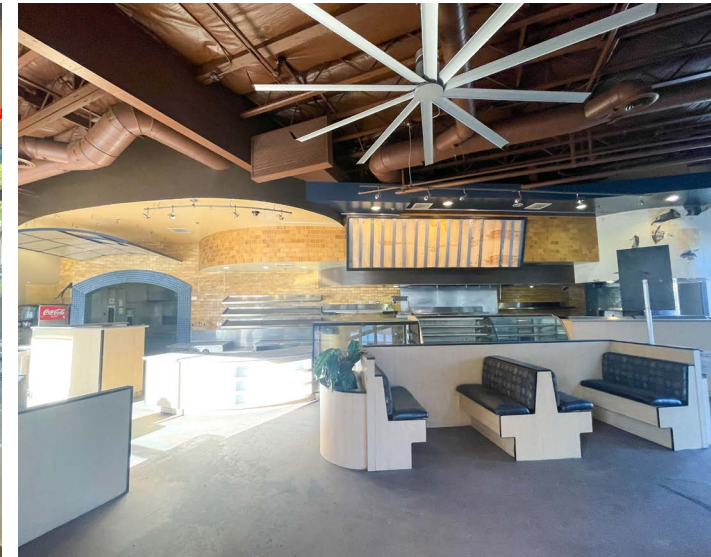
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THE VILLAGE AT NEWBURY PARK

2700 TELLER RD.
2ND GENERATION RESTAURANT SPACE
INTERIOR PHOTOS



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POPULATION	3 MILE	5 MILE	10 MILE
2010 Population	50,756	113,843	302,731
2023 Population	49,967	112,656	306,771
2028 Population Projection	49,284	111,227	304,072

2023 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	1,943	4,883	13,696
\$125,000 - 150,000	1,690	3,508	9,948
\$150,000 - 200,000	2,460	6,051	16,108
\$200,000+	4,743	9,082	25,992
Avg Household Income	\$154,706	\$143,056	\$148,049

HOUSEHOLD	3 MILE	5 MILE	10 MILE
2010 Households	17,831	40,854	108,174
2023 Households	17,518	40,442	109,362
2028 Household Projection	17,267	39,918	108,308
Annual Growth 2010-2023	0.1%	0.2%	0.4%
Annual Growth 2023-2028	-0.3%	-0.3%	-0.2%
Owner Occupied Households	13,345	29,290	79,249
Renter Occupied Households	3,922	10,628	29,059
Avg Household Size	2.8	2.7	2.8



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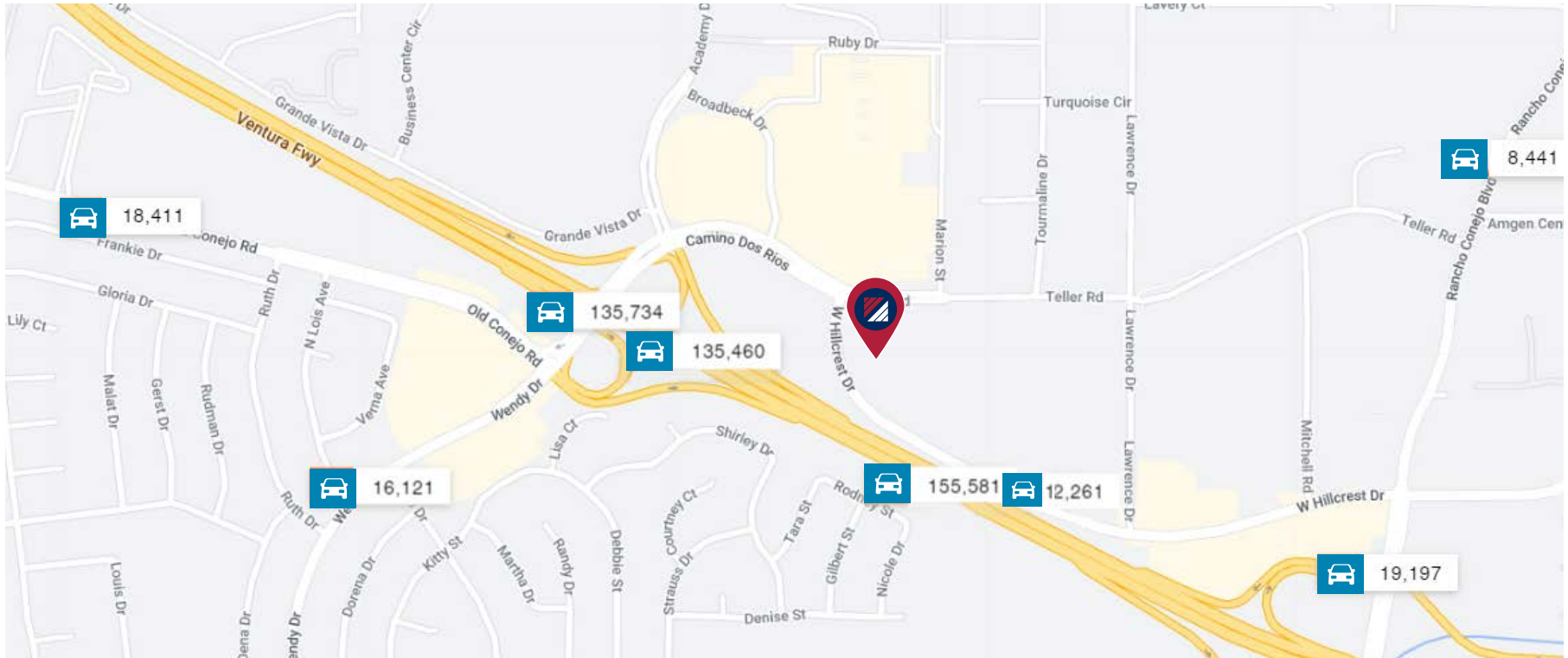
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STREET	CROSS STREET	CROSS STREET DISTANCE	COUNT YEAR	AVG DAILY VOLUME
Ventura Fwy	N Wendy Dr NW	155,581	2022	0.18 mi
101	-	135,460	2022	0.18 mi
W Hillcrest Dr	Lawrence Dr SE	12,261	2022	0.22 mi
Ventura Freeway	-	135,734	2020	0.28 mi

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NEWBURY PARK AREA MAP



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TRADE AREA MAP



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