

1714 NEWBURY ROAD

Newbury Park, CA 91320 | Leasing Brochure

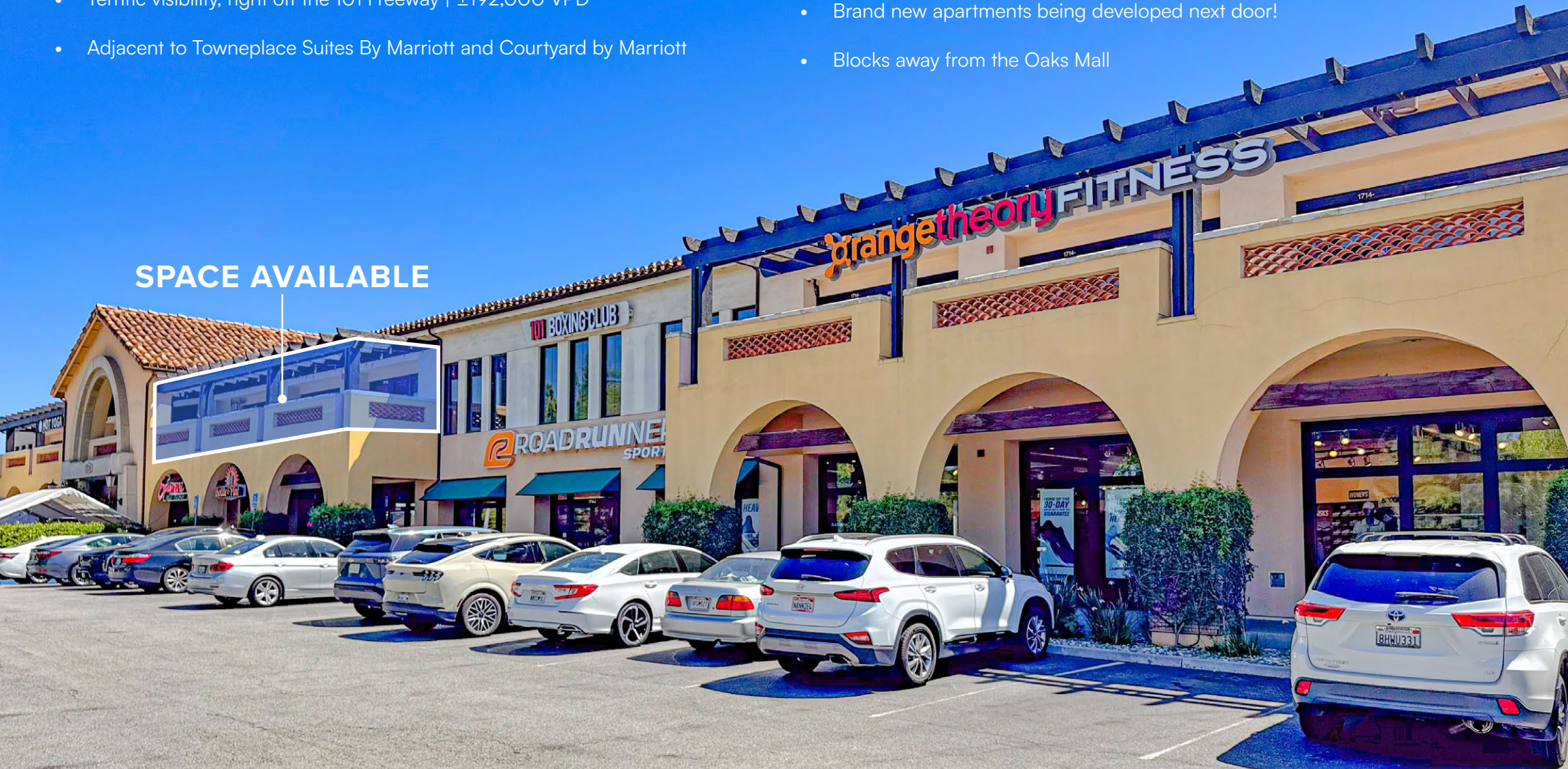
±9,000 Visitors Per Month



LEASING HIGHLIGHTS

- Join tenants like Orangetheory Fitness, Holdren's Steakhouse, Roadrunner Sports, Sumo Newbury park, The Foundry Hot Yoga and more!
- Terrific visibility, right off the 101 Freeway | ±192,000 VPD
- Adjacent to Towneplace Suites By Marriott and Courtyard by Marriott
- 144 surface parking spaces
- Two-story freestanding retail building of approximately ±33,212 SF
- Brand new apartments being developed next door!
- Blocks away from the Oaks Mall

SPACE AVAILABLE

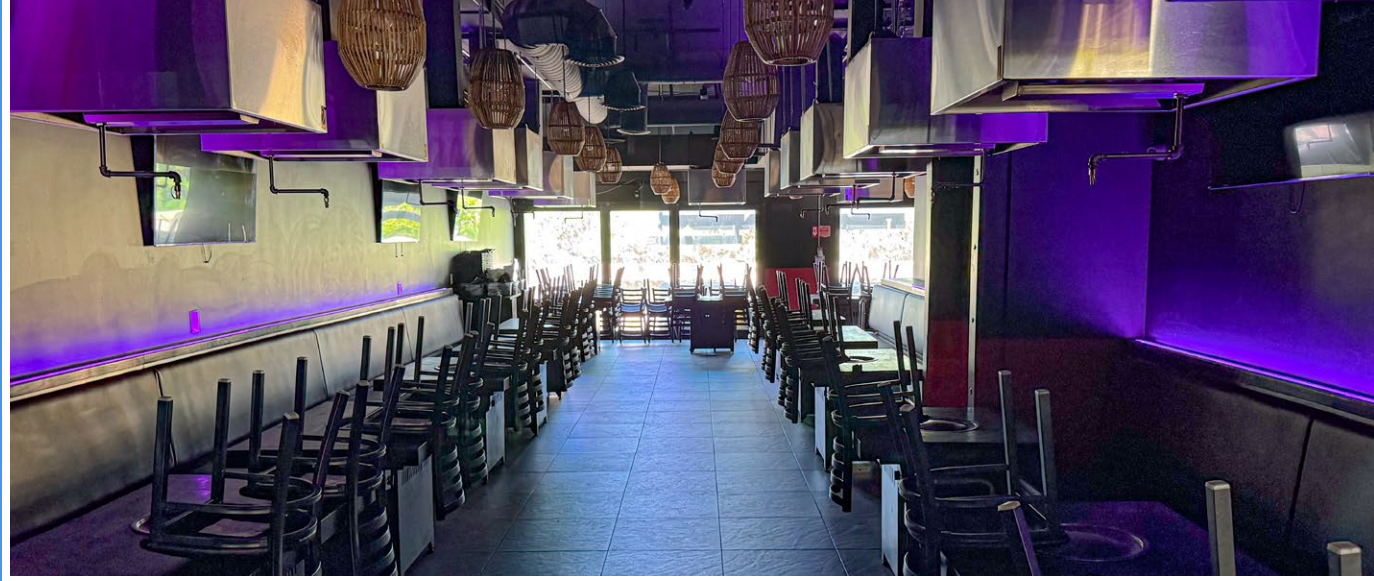


AVAILABLE

ASKING RENT
\$3.00 PSF + NNN


UNIT SIZE
±2,711SF

CONDITION
TURN KEY





 **Arroyo Villa Apartments**
±357 Units

 **Arroyo Conejo Canyon**
±1.7 Miles Away



 **Conejo Adventist Elementary**
±103 Students

 **Rancho Conejo**
±1,000 Homes



 **Hillcrest Park Apartments**
±608 Units



±192,000 VPD

 **Walnut Elementary School**
±269 Students



 **Conejo Creek Condominiums**
±540 Units

 **Newbury Park High School**
±2,080 Students

 **Sequoia Middle School**
±843 Students



Subject Property

Google Earth



California Lutheran University
±3,500 Students

Thousand Oaks High School
±1,728 Students

Paradise Falls
±5.3 Miles Away

Los Robles Regional Medical Center
±382 Beds

Bridges Charter School
±420 Students

TARGET
five BELOW
T.J. MAXX

THE HOME DEPOT

Rancho Conejo
±1,000 Homes



The Oaks

NORDSTROM ★ macy's
AMC JCPenney
DICK'S SPORTING GOODS H&M V zumiez
PAC SUN
ZARA LOFT Bath & Body Works CHAMPS

Ralphs
CVS pharmacy
Marshalls
HomeGoods



Walmart
Neighborhood Market
Walgreens

Janss Marketplace

AVE'S MASTER ALDI petco REGAL
DSW rack STARBUCKS five BELOW GOLD'S GYM
OLD NAVY SKY ZONE

101



SPROUTS
FARMERS MARKET

PET SMART **ROSS**
DRESS FOR LESS
Makenna
KOFFEE COMPANY

±192,000 VPD

IN-N-OUT
BURGER
's

TACO BELL **Pizza Hut**

Subject Property

Smart & Final
Ritas **THE SANDWICH SHOP**
CLUB PILATES

Los Robles Greens
Golf Course

BEST BUY **ROSS**
DRESS FOR LESS
GROCERY OUTLET
Bargain Market
Total Wine & MORE **AT&T**

23

±116,000 VPD

NEWBURY PARK, CA

Newbury Park, located within the City of Thousand Oaks in Ventura County, is an affluent suburban community positioned along the U.S. 101 corridor between Los Angeles and Santa Barbara. The area benefits from consistent population stability, high household incomes, and strong residential demand driven by its quality of life, top-rated schools, and access to open space. Median household incomes significantly exceed national averages, supported by a well-educated workforce and a concentration of professional and managerial occupations. The community attracts families and professionals seeking a balance between suburban living and proximity to major employment hubs.

The local economy is anchored by healthcare, biotechnology, advanced manufacturing, and professional services, with Thousand Oaks serving as a regional employment center. The presence of major employers, combined with limited land availability and strict development controls, supports long-term property value stability. Notably, the market functions as a **highly constrained retail corridor with limited new development, driven by strict zoning regulations, a built-out suburban environment, and minimal pipeline for additional retail supply**—factors that reinforce long-term tenant demand. Retail and service-oriented commercial assets benefit from strong consumer spending and consistent daytime population flows.

MAJOR EMPLOYERS

AMGEN
±7,000

Anthem 
±2,296

Baxter
±950

SKYWORKS 
±600

\$115,000 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

45,000 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

126,000 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$1.4B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



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EXCLUSIVELY LISTED BY



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