975 BROADBECK DRIVE
THOUSAND OAKS CALIFORNIA 91320

FOR LEASE

±2,250 SF Retail space located next to Target, Home Depot, Lowe's & T.J. Maxx. Modern construction & strong visibility.



- ±2,250 SF available at the entrance to The Village at Newbury Park (±423,000 SF regional power center).
- Next to top national retailers including Target, Home Depot, Lowe's, T.J. Maxx, & Five Below.
- Affluent trade area with average household incomes of ~$157,000+ within a 3-mile radius.
- Proven retail location with consistent consumer draw.
- Signalized corner at Academy Dr. & Wendy Drive.
- Near major employment drivers including Amgen.
- High-traffic center with a strong mix of retail, dining, fitness & service users.

Located Next To:

TARGET

THE HOME DEPOT

T.J.maxx

LOWE'S



Available Space 975 Broadbeck: ±2,250 SF | $3.65/SF NNN

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RADIUS® Commercial Real Estate

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Demographics

2026 Estimates	*1 Mile*	*2 Miles*	*3 Miles*
Average Household Income:	4,989	28,623	47,792
Population:	$175,403	$177,327	$190,713
Daytime Population:	16,636	29,280	40,291

Source: Sites USA

Traffic Counts

Ventura 101 Freeway:	153,782 ADT
Camino Dos Rios & Academy Drive:	79,938 ADT

Source: SitesUSA

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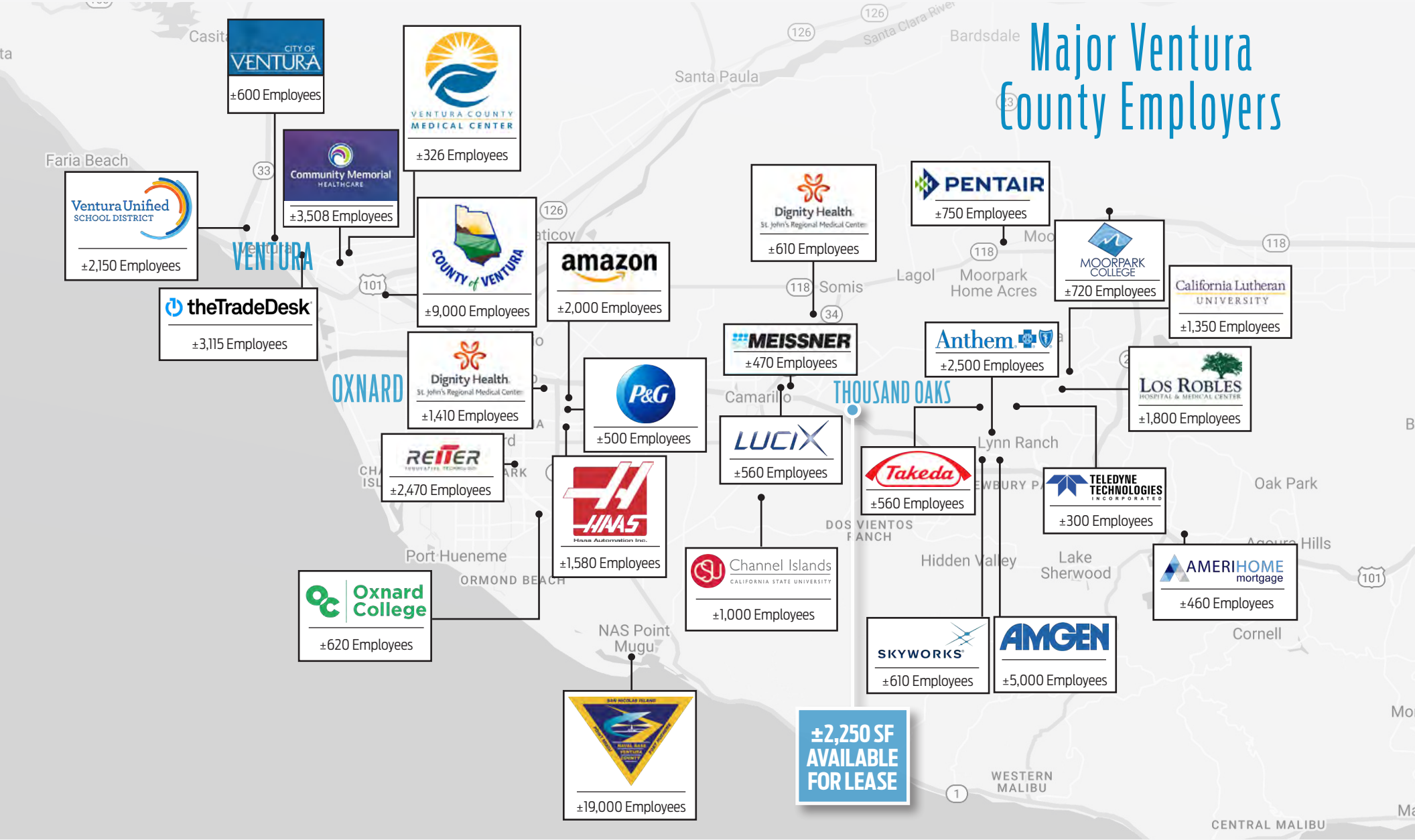
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