

FOR LEASE :: THE VILLAGE AT NEWBURY PARK

1015-1025 BROADBECK DR. | THOUSAND OAKS, CA 91320 | 101 FREEWAY AT WENDY DRIVE

ROB DEVERICKS

Vice President
Lic. 01349816

805.654.9300 Ext. 103
rdevericks@radiusgroup.com

LISA ENGEL SHIELDS

Senior Associate
Lic. 01742786

805.654.9300 Ext. 105
lshields@radiusgroup.com

LINDA HAGELIS

Senior Vice President
Lic. 01152655

805.654.9300 Ext. 102
lhagelis@radiusgroup.com



Final Space Remaining! 2,425 SF

PROPERTY BRIEF

Highly visible power center anchored by Target, Home Depot, Staples and PetSmart with tenants including AT&T, Verizon, Wells Fargo, GNC, Island's Fine Burgers & Drinks, The Habit, Daphne's Greek Cafe, Chipotle Mexican Grill, Flame Broiler, MOD Super Fast Pizza, Tutti Frutti, Jamba Juice, Starbucks and more.

- **New freeway interchange with convenient access to and from 101 Fwy at Wendy Dr.**
- **Located in the dynamic, affluent, high growth, high income Thousand Oaks/Newbury Park trade area.**
- **Strong daytime population with over 65,000 employees within 5-mile radius. Close proximity to Amgen — Ventura County's largest employer.**

Available: 2,425 SF Unit



4227 E. MAIN ST. SUITE 220
VENTURA CA 93003
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Demographics

2015 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$100,201	\$128,460	\$121,537
Population:	5,051	49,495	116,689
Daytime Population:	3,647	33,317	65,363

2015 Demographics from Sites USA (0515)

Traffic Counts

Ventura (101) Freeway:	130,551 ADT
Wendy Drive:	35,965 ADT

Traffic Counts from the City of Thousand Oaks