

# OFFICE / MEDICAL SPACE(S) AVAILABLE IN MIXED-USE BUILDING

925 Broadbeck Drive, Thousand Oaks, CA 91320



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925 Broadbeck Drive, Thousand Oaks, CA 91320

## PROPERTY FEATURES

- Suite 210: Approx 827 Rentable SF
- Suite 200: Approx 853 Rentable SF
- Located at intersection of Broadbeck and Wendy Drive just off 101 Freeway
- Fantastic mix of retail, banking, restaurant, home Improvement, and office tenants in this strong trade area

## AREA AMENITIES

- Adjacent tenants: Islands, Chipotle, Starbucks, Wells Fargo, Target, Party City, Home Depot, Jamba Juice, Farmer Boys, Lowe's and many others
- Consistently rated as one of the most desirable cities to live, work and play, Thousand Oaks is home to a wide range of businesses and California Lutheran University
- Entrepreneurs, small businesses, and large corporations alike thrive in the area, which is recognized for its expansive open space and successful master planning
- With sales tax representing the city's largest source of revenue, the business community is an essential part of the city's financial well being
- Beautiful shopping center in Thousand Oaks - Newbury Park neighborhood
- Affluent area near Amgen Headquarters
- Located just one block from 101 Freeway and Wendy Drive



DEMOS	1 mile	3 mile	5 mile
Population	6,685	51,389	113,890
Avg. HH Income	\$120,669	\$144,797	\$132,834
Daytime Pop.	5,452	42,029	93,504
Traffic Count	±27,638 cars per day		



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## SUITE 210 - ±827 RENTABLE SF



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## SUITE 200 - ±853 RENTABLE SF



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## MAJOR EMPLOYERS

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- Entrepreneurs, small businesses, and large corporations alike thrive in the area, which is recognized for its expansive open space and successful master planning.
- With sales tax representing the city's largest source of revenue, the business community is an essential part of the city's financial well being.



## NEARBY ACTIVITIES

- Universities: California Lutheran University, Pepperdine University
- Historic Landmarks: Chumash Indian Museum, Paramount Ranch, Reyes Adobe Historical Site, Ronald Reagan Presidential Library, Stagecoach Inn Museum
- Arts and Culture: Agoura Hills Recreation & Events Center, The Canyon Club, 5-Star Theatricals, Pepperdine Center for the Arts, Thousand Oaks Civic Arts Plaza, William Roland Gallery of Fine Art
- Golf Courses: Lindero Country Club, Los Robles Greens, Malibu Golf Club, Moorpark Country Club, Sherwood Country Club, Sunset Hills Country Club, Tierra Rejada Golf Club, Westlake Golf Course



## AUTO MALL

- Thousand Oaks Auto Mall is home to over 32 automotive brands



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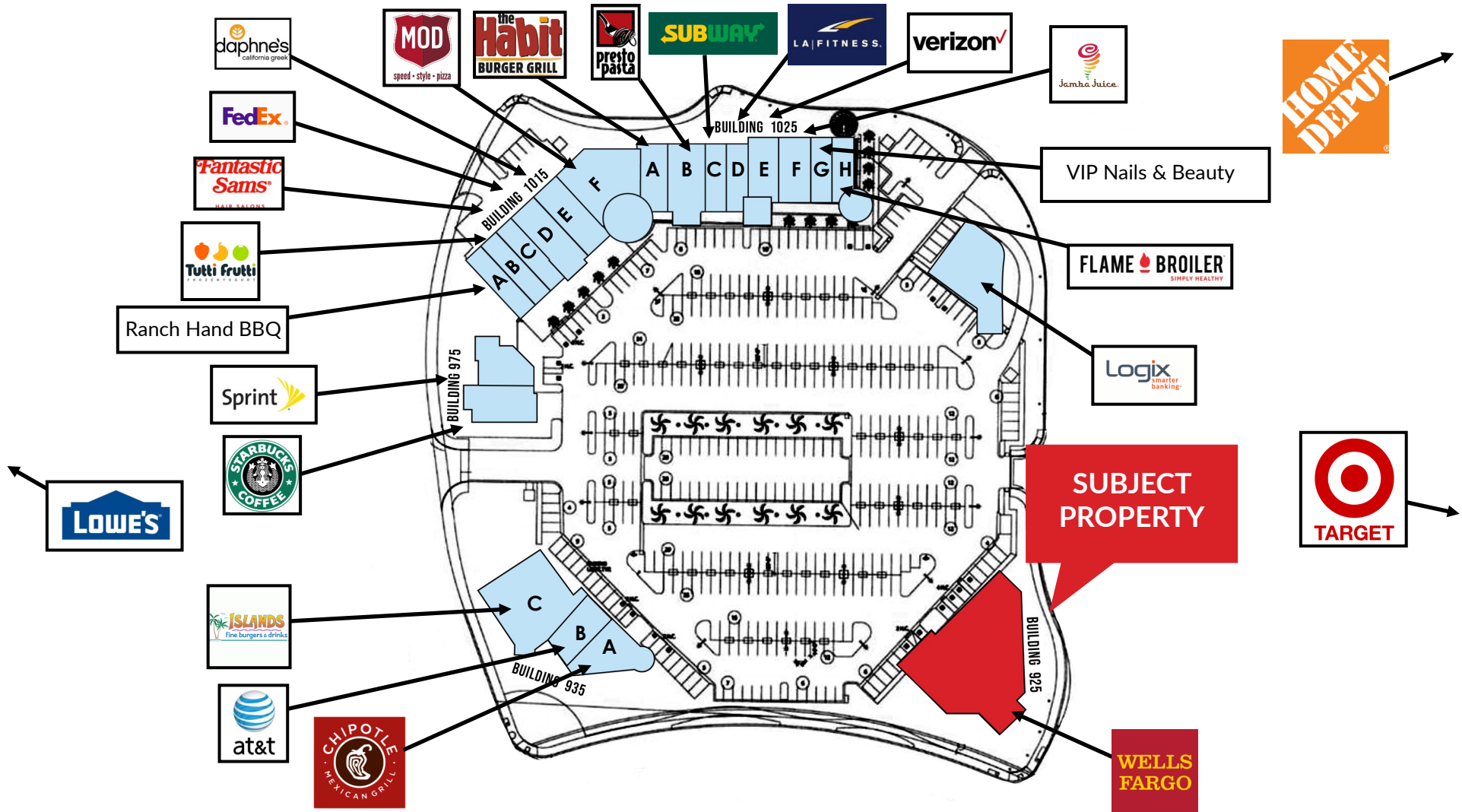


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