



2ND GENERATION
RESTAURANT
SPACE AVAILABLE
AT SIGNALIZED
INTERSECTION

*For
Lease*

2751 W. Hillcrest Drive | Thousand Oaks, CA

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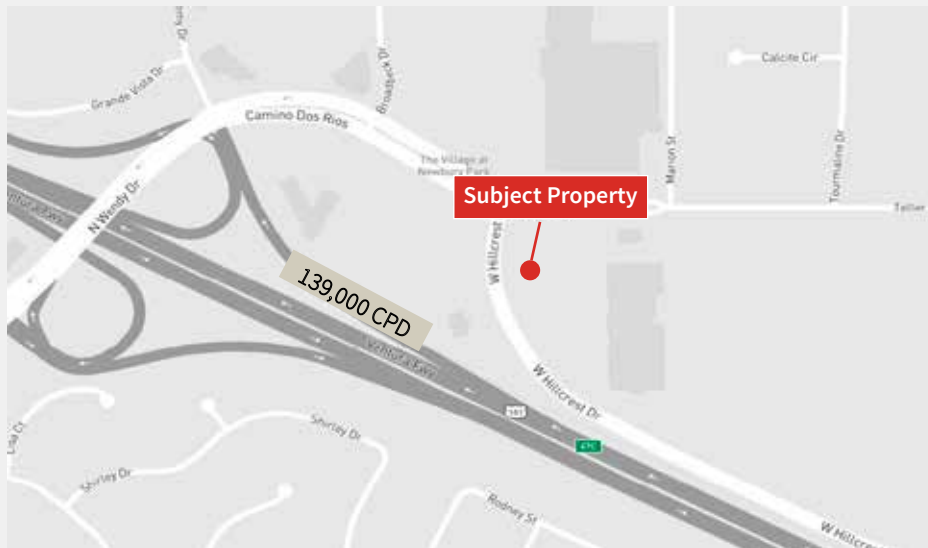
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Property Highlights

Thousand Oaks | 2751 W. Hillcrest Dr.

- 2nd Generation Restaurant Space
- Large Patio Area
- Rare opportunity in Thousand Oaks
- Surrounded by Target, Home Depot, Party City, Lowes, LA Fitness, Starbucks, Islands, Ross and Petsmart
- Strong Daytime Employment including Amgen with 7,000 employees
- Easy access and visibility
- Large Parking Area

AREA RETAILERS



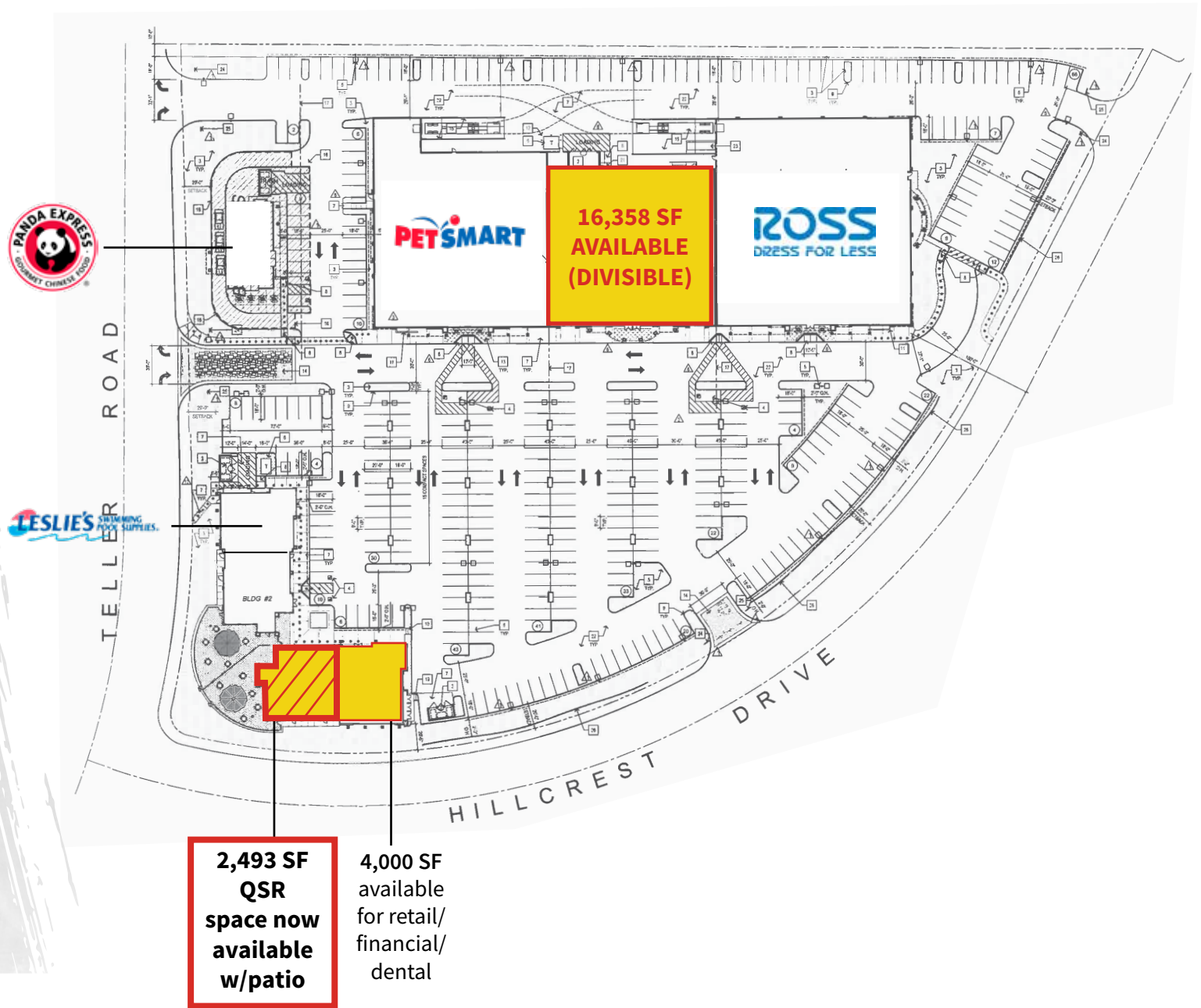
DEMOGRAPHICS

	1 mile ▼	3 miles ▼	5 miles ▼
	8,238 Total Population	51,615 Total Population	118,238 Total Population
	2.97 Avg. Household Size	2.86 Avg. Household Size	2.75 Avg. Household Size
	\$115,220 Avg. HH Income	\$151,846 Avg. HH Income	\$142,943 Avg. HH Income
	\$608,858 Median Home Value	\$742,397 Median Home Value	\$689,276 Median Home Value

Property Photos



Site Plan



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Aerial

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*Achieve
Ambitions*

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