

# 7-ELEVEN ANCHORED RETAIL SPACE(S) ON MAJOR THOROUGHFARE

1771-1789 E Thousand Oaks Blvd., Thousand Oaks, CA 91362



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## PROPERTY FEATURES

- Suite 1787: approx. 700 SF
- Suite 1789 (endcap space): approx. 1,500 SF
- Suite (s) 1787 & 1789: approx. 2,200 SF contiguous space available
- 7-Eleven anchored shopping center on Thousand Oaks Blvd
- Former beauty salon available
- Mastro's Steakhouse, Autozone, USA Gasoline, Nothing Bundt Cakes within one block radius
- Fantastic building signage
- Abundant parking
- Growing trade area with affluent demographics
- Across the street from City of Thousand Oaks Civic Center

## AREA AMENITIES

- Beautiful shopping center in Thousand Oaks
- Extremely affluent area near Westlake High School and Thousand Oaks High School
- 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



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DEMOS	1 mile	3 mile	5 mile
Population	9,943	67,324	142,195
Avg. HH Income	\$90,531	\$128,651	\$143,270
Daytime Pop.	8,048	55,895	117,899
Traffic Count	±36,288 CPD		



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## MAJOR EMPLOYERS

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## 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



## AUTO MALL

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



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