

# VENTU PARK SHOPPING CENTER

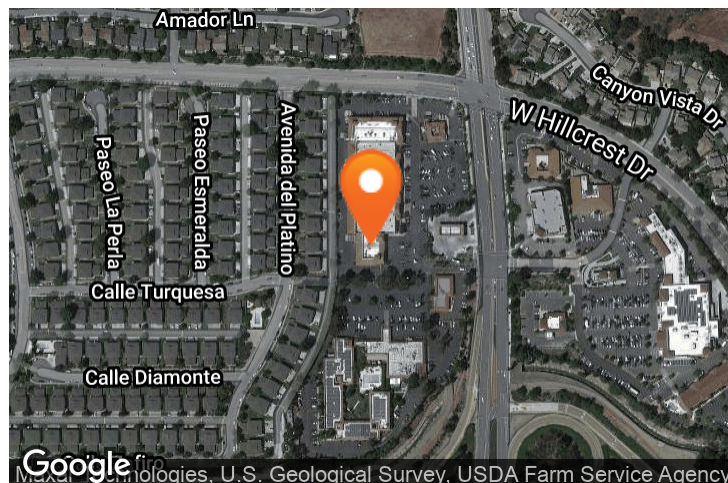
579 - 591 N. Ventu Park Road, Newbury Park, CA 91320

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

This Ralph's anchored center is located at the intersection of Ventu Park Road & Hillcrest Drive in Newbury Park. The Center is less than 1 mile from the Amgen campus (5,000+ employees). The intersection of Ventu Park Road & Hillcrest Drive has over \$50 million of Daily Needs sales and a daytime population of over 45,000 people within a 3 mile radius.



## PROPERTY HIGHLIGHTS

- 2 Spaces Available Now: Up to 2,847 SF
- Suite 587-G: 1,447 SF
- Suite 587-H: 1,400 SF
- Rent: Contact listing agent

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,956	20,244	41,301
Total Population	8,472	57,673	119,480
Average HH Income	\$103,848	\$112,202	\$117,756

## EXCLUSIVE AGENT(S)

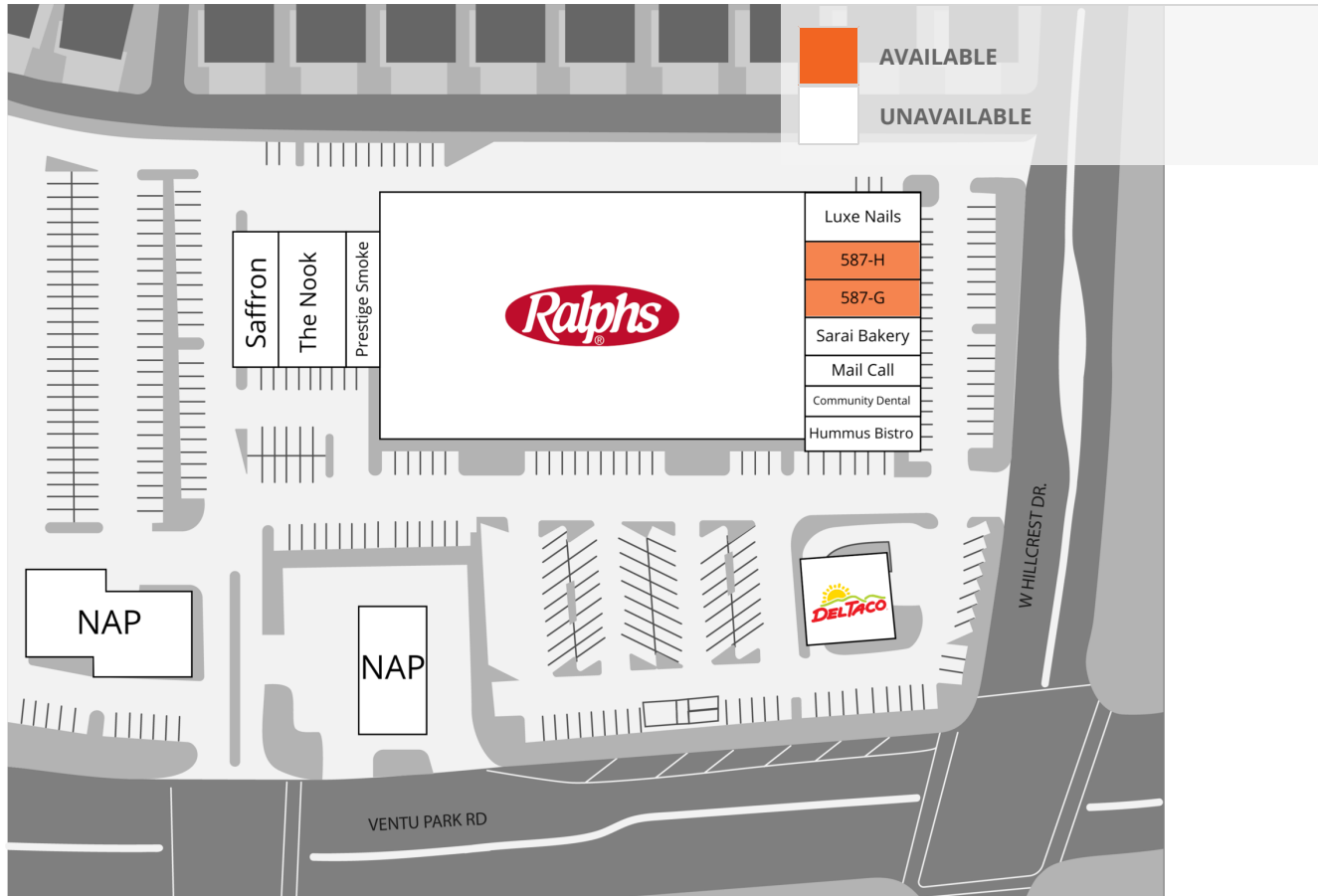
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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
579	Saffron	2,625 SF	587	Mail Call	1,663 SF
579	The Nook	3,030 SF	587	Sarai Bakery	1,132 SF
579	Prestige Smoke	1,500 SF	587	Available	1,447 SF
583	Ralph's	46,325 SF	587	Available	1,400 SF
587	Hummus Bistro	1,825 SF	587	Luxe Nails	1,000 SF
587	Community Dental	2,794 SF	591	Del Taco	2,500 SF

### EXCLUSIVE AGENT(S)

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