

FOR LEASE

JOIN KOHL'S IN NEWBURY PARK GATEWAY

1930-1960 NEWBURY ROAD | NEWBURY PARK, CA 91320



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KOHL'S ANCHORED NEWBURY PARK GATEWAY

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NEIGHBORING RETAILERS



FEATURES + AMENITIES

- $\pm 1,106$ SQFT & $\pm 1,416$ SQFT SPACES AVAILABLE OR COMBINE FOR $\pm 2,522$ SQFT RETAIL PAD SPACE IMPROVED FOR INCIDENTAL FOOD USE, OR CONVERT TO RETAIL OR FULL RESTAURANT
- BUILD-TO-SUIT OR GROUND LEASE ANCHOR SPACE UP TO 26,800 SQFT
- KOHL'S+ SHARKEY'S FRESH MEXICAN GRILL ANCHORED CENTER
- FREEWAY VISIBLE
- AMPLE PARKING IN SPRAWLING ONSITE LOT
- NEWER CONSTRUCTION CENTER WITH EXCELLENT CURB APPEAL
- HIGH INCOME AREA - HH INCOME \$140K+ WITHIN 2-MILE RADIUS
- LARGE DAYTIME POPULATION
- COUNTLESS NATIONAL TENANTS IN IMMEDIATE VICINITY
- WELL POSITIONED TO SERVE SURROUNDING NEIGHBORHOOD + AMGEN BIOMEDICAL

EXCLUSIVELY REPRESENTED BY

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DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	13,323	57,661	118,272
AVG HH INCOME	\$111,680	\$135,886	\$132,591

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ADDITIONAL PHOTOS

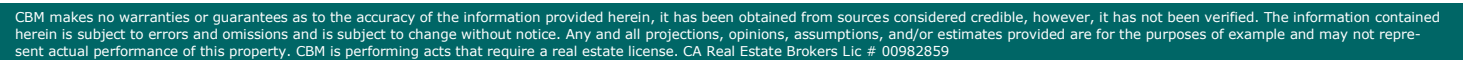
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SITE PLAN

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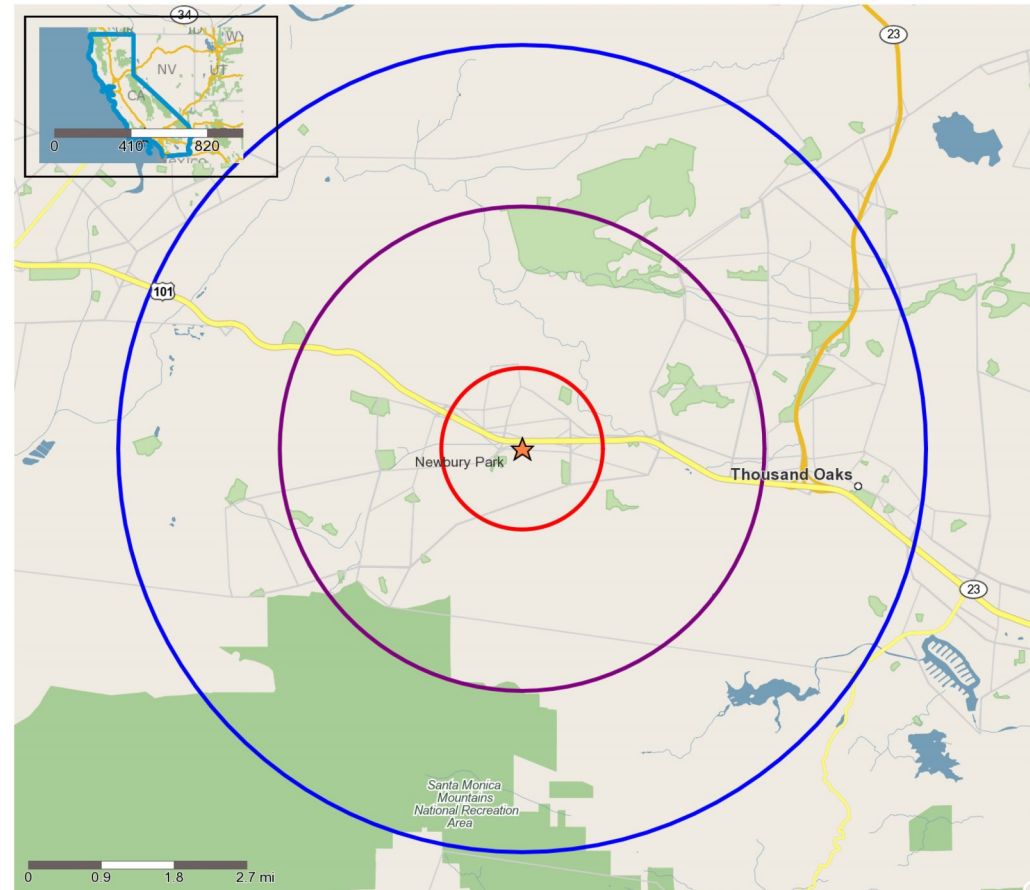




DEMOGRAPHICS

1930-1960 NEWBURY ROAD | NEWBURY PARK, CA 91320

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	13,323	57,661	118,272
Female Population	50.37%	51.03%	51.21%
Male Population	49.63%	48.97%	48.79%
Population Density	4,240	2,039	1,506
Population Median Age	37.3	43.2	44.1
Employed Civilian Population 16+	7,344	32,204	64,607
% White Collar	71.4%	75.0%	74.2%
% Blue Collar	28.6%	25.0%	25.8%
Total Q2 2018 Employees	10,795	33,903	58,770
Total Q2 2018 Establishments*	738	2,960	5,950
Population Growth 2000-2010	2.40%	8.98%	8.23%
Population Growth 2018A-2023	1.38%	3.46%	4.07%
Income: 2018A			
Average Household Income	\$111,680	\$135,886	\$132,591
Median Household Income	\$84,497	\$102,386	\$96,794
Per Capita Income	\$39,382	\$49,697	\$49,062
Avg Income Growth 2000-2010	27.83%	35.05%	33.77%
Avg Income Growth 2018A-2023	14.73%	14.34%	14.10%
Households: 2018A			
Households	4,691	21,062	43,474
Average Household Size	2.81	2.74	2.66
Hhld Growth 2000-2010	2.72%	10.17%	9.27%
Hhld Growth 2018A-2023	2.32%	4.23%	4.91%
Housing Units: 2018A			
Occupied Units	4,691	21,062	43,474
% Occupied Units	99.64%	99.03%	98.90%
% Vacant Housing Units	0.36%	0.97%	1.10%
Owner Occ Housing Growth 2000-2010	-3.18%	7.17%	5.41%
Owner Occ Housing Growth 2000-2023	-0.59%	12.93%	10.77%
Owner Occ Housing Growth 2018A-2023	2.79%	5.01%	4.75%
Occ Housing Growth 2000-2010	2.72%	10.17%	9.27%
Occ Housing Growth 2010-2023	6.12%	7.96%	8.77%
Occ Housing Growth 2018A-2023	2.32%	4.23%	4.91%
Race and Ethnicity: 2018A			
American Indian or Alaska Native Population	70	264	548
Asian Population	1,694	6,117	10,522
Black Population	229	773	1,607
Hawaiian or Pacific Islander Population	21	62	155
Multirace Population	594	2,514	4,967
Other Race Population	1,928	3,823	8,020
White Population	8,787	44,108	92,453
Hispanic	4,384	11,135	24,530
Non Hispanic Population	8,939	46,526	93,741



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5