

**BRAND NEW KITCHEN EQUIPMENT!**  
LIST AVAILABLE UPON REQUEST



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property



# 2ND GEN SUSHI RESTAURANT W/ TYPE 41 BEER + WINE

370 Via Las Brisas #120, Thousand Oaks, CA 91320



**KENNETH SIMONS**  
(818) 650-1606 | ken@illicre.com  
DRE#00625646

**JAMES HEERDEGEN**  
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DRE#02197482



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

2ND GEN SUSHI RESTAURANT  
THOUSAND OAKS, CA

**EXCLUSIVELY LISTED BY**

**KENNETH SIMONS**

*VICE PRESIDENT*

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**JAMES HEERDEGEN**

*ASSOCIATE*

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

370 Via Las Brisas #120, Thousand Oaks, CA 91320



## APPROX. 1,996 SF

TURNKEY SUSHI RESTAURANT | FULLY BUILT-OUT

- ✓ Type 41 beer and wine license
- ✓ Fully equipped kitchen w/hood
- ✓ Stunning architectural features
- ✓ Abundant parking and signage
- ✓ Only commercial development in Dos Vientos community
- ✓ Brand new kitchen equipment (list available upon request)
- ✓ \$175,000 key money

## AREA AMENITIES

- ✓ High income demographic
- ✓ Health-centric, outdoor lifestyle community
- ✓ Adjacent to Sycamore Canyon School
- ✓ Bordering Santa Monica Mountains National Rec Area

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,317	28,726	86,169
Avg. HH Income	\$190,699	\$161,470	\$148,243
Daytime Pop	7,257	28,901	82,290
Traffic Count	± 12,984 CPD ON BORCHARD RD & VIA BRISAS		

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# INTERIOR PHOTOS

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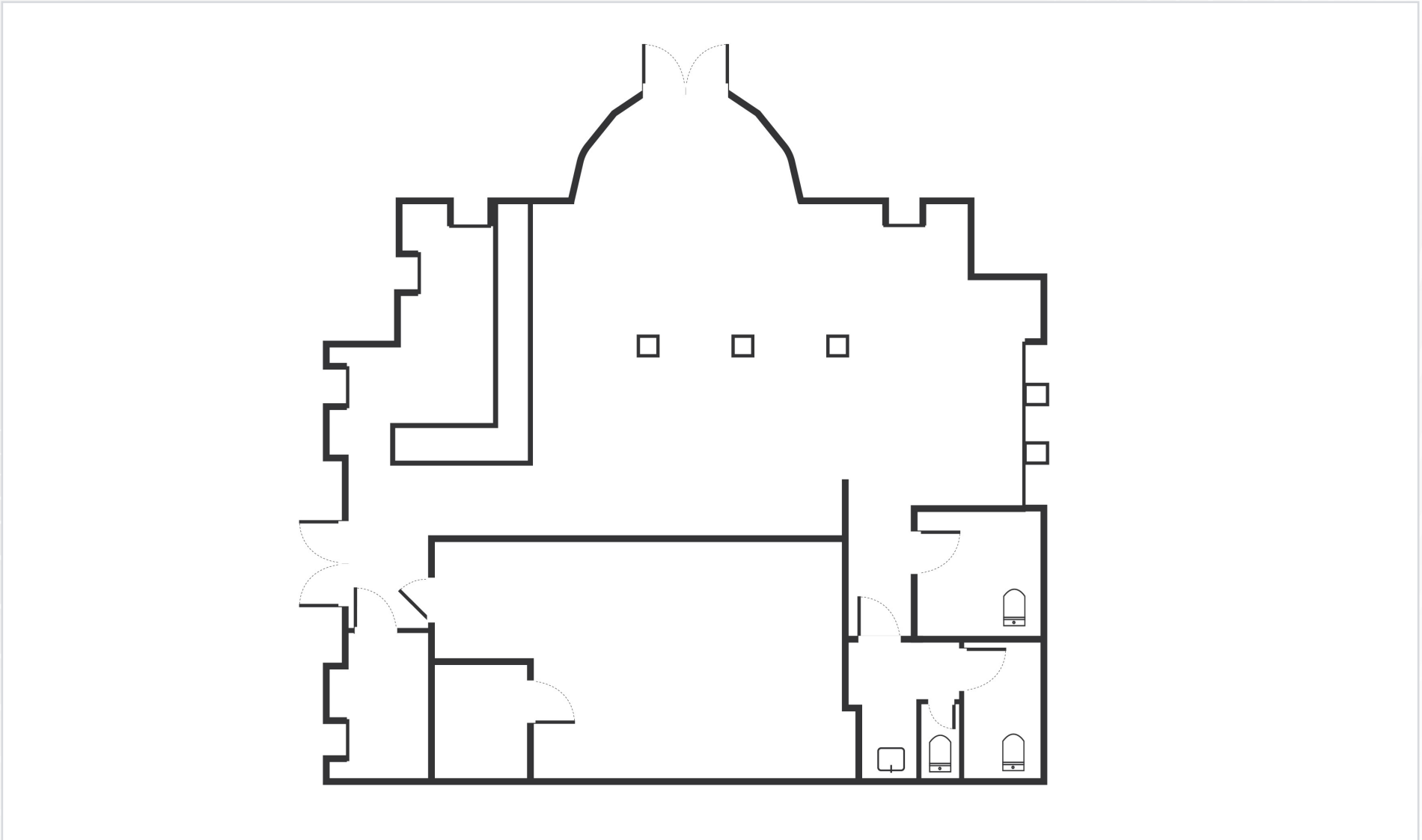
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THOUSAND OAKS, CA

# FLOOR PLAN

370 Via Las Brisas #120, Thousand Oaks, CA 91320



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# SITE PLAN

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CAMARILLO



**AVAILABLE**

VIA LAS BRISAS



VIA RIO



REINO RD



TRADER JOE'S

FITNESS 19

CVS pharmacy



CHASE

Albertsons

LYNN RD



Google

CVS pharmacy



CHASE



Albertsons

TRADER JOE'S



FITNESS 19

**AERIAL MAP**





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