



Restaurant & Retail  
Opportunity  
Now Available

*For  
Lease*

2675 W. Hillcrest Drive | Thousand Oaks, CA

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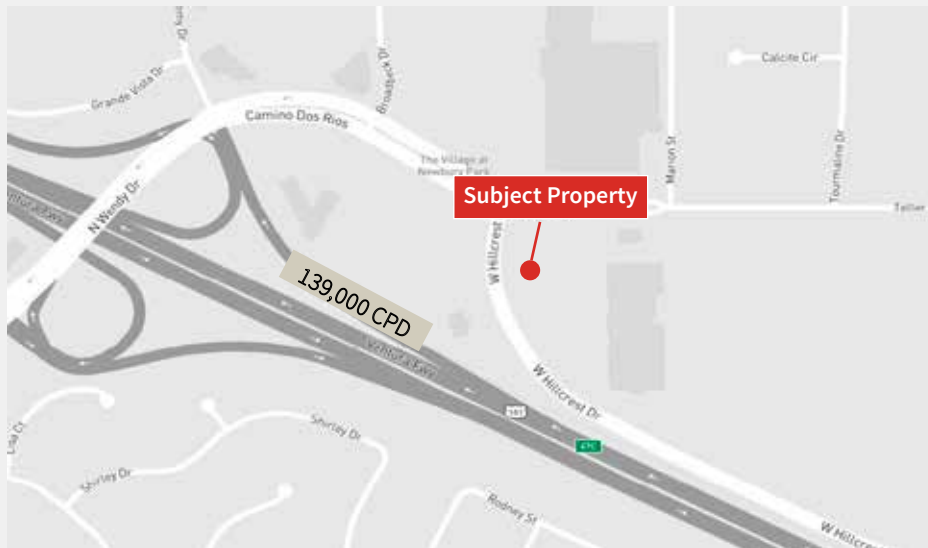
[us.jll.com/retail](https://us.jll.com/retail)

# Property Highlights

## Thousand Oaks | 2675 W. Hillcrest Dr.

- Rare opportunity in Thousand Oaks
- Join Ross Dress for Less and PetSmart
- Adjoining tenants include Target, Home Depot, Party City, Lowes, LA Fitness, Starbucks and Islands
- Jr. Anchor space has high ceiling and rear delivery access
- Strong Daytime Employment including Amgen with 7,000 employees
- Immediate Freeway access and visibility - Monument Signage
- 2nd Generation QSR space Available

### AREA RETAILERS



### DEMOGRAPHICS

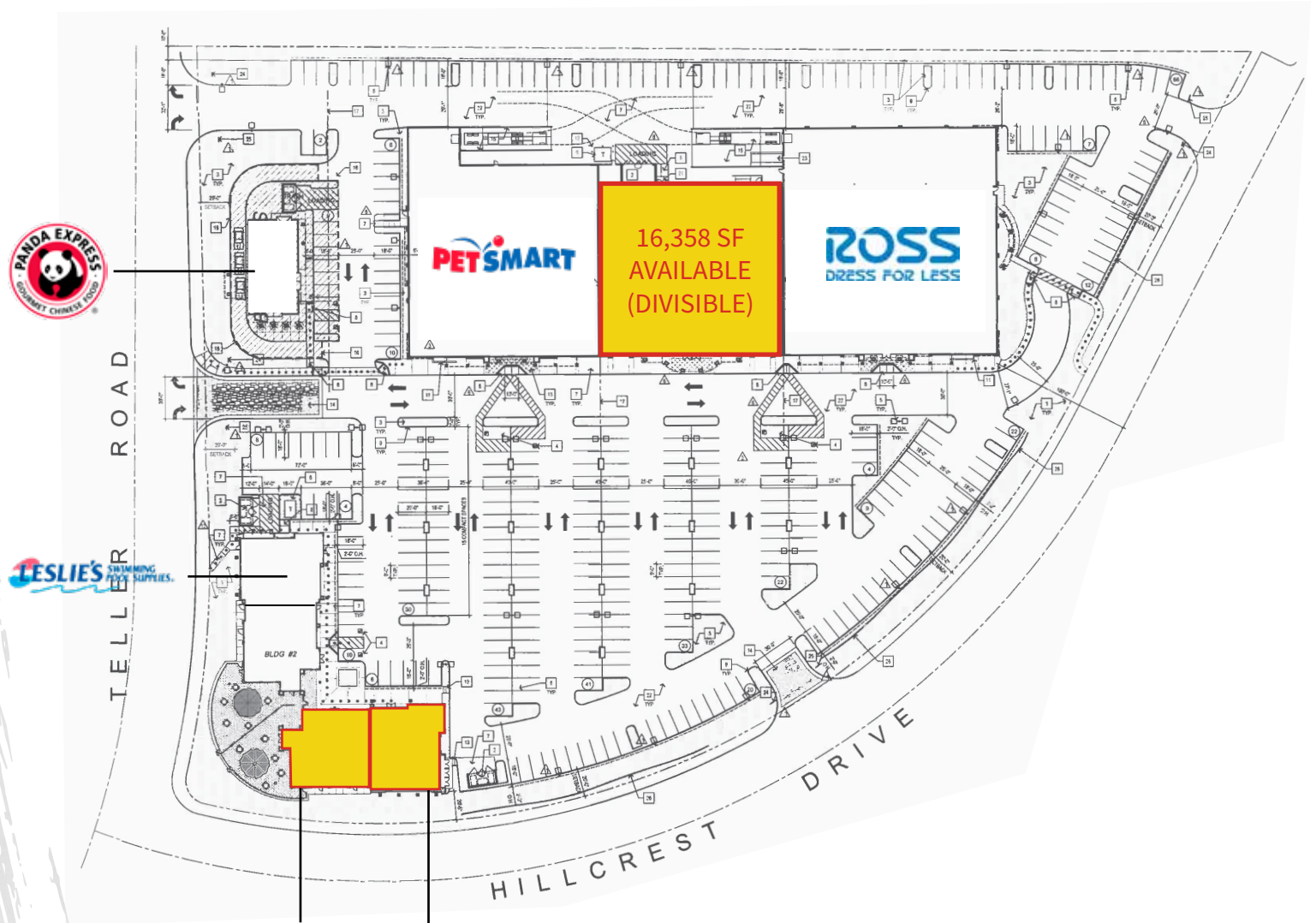
	1 mile ▼	3 miles ▼	5 miles ▼
	<b>8,238</b> Total Population	<b>51,615</b> Total Population	<b>118,238</b> Total Population
	<b>2.97</b> Avg. Household Size	<b>2.86</b> Avg. Household Size	<b>2.75</b> Avg. Household Size
	<b>\$115,220</b> Avg. HH Income	<b>\$151,846</b> Avg. HH Income	<b>\$142,943</b>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



# Property Photos



# Site Plan

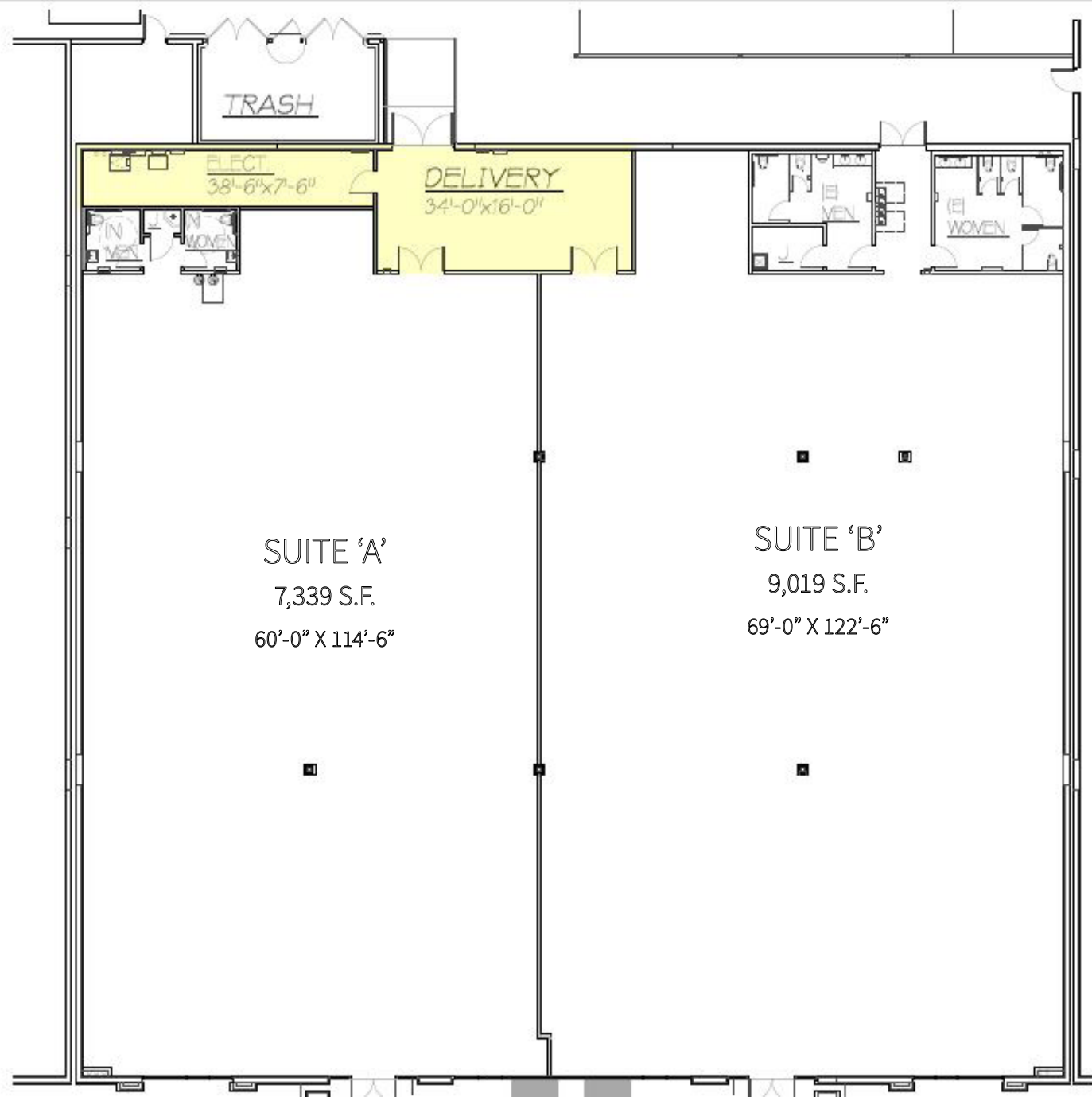


2,493 SF  
QSR space  
now available  
w/ patio

4,000 SF  
available  
for retail/  
financial/  
dental

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# Dimising Plan





# Aerial

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*Achieve  
Ambitions*

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