

SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362



LEASING
AGENT:

AUSTIN HARRELL (818) 514-0547
austin@illicre.com · DRE#02051633

JAMES HEERDEGEN (818) 697-9379
james@illicre.com · DRE#02197482

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.

SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

PROPERTY FEATURES

- Approx. 780-6,680 SF available
- Adjacent to Chick-Fil-A Drive Thru
- Across the Street from Thousand Oaks Auto Mall
- Join Orange Theory Fitness, Jewel Quest, H&R Block, Mr. Sushi, Premier Martial Arts, Love at 2nd Sight, Canyon Salon, The Melting Pot, Your CBD Store, Pokitomik, Boxed Express, Hydration Room, and other great tenants
- Retail available for lease
- On Major Thoroughfare - Thousand Oaks Boulevard

AREA AMENITIES

- Beautiful shopping center in Thousand Oaks
- Extremely affluent area just blocks from Westlake 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



DEMOS	1 mile	3 mile	5 mile
Population	7,707	55,597	134,445
Avg. HH Income	\$135,508	\$143,091	\$145,524
Daytime Pop.	6,358	46,605	112,000
Traffic Count	±29,905 cars per day		

**LEASING
AGENT:**

AUSTIN HARRELL (818) 514-0547
austin@illicre.com · DRE#02051633

JAMES HEERDEGEN (818) 697-9379
james@illicre.com · DRE#02197482

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.

SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

Suite 3731 | ±6,680 SF

FORMER RESTAURANT SPACE

- Full Kitchen, Bar and Outdoor Patio
- Multiple Hood Systems, Grease Interceptor, and Gas
- Many upgrades throughout!
- FF&E and assets potentially available (inquire for asking terms)



LEASING
AGENT:

AUSTIN HARRELL (818) 514-0547
austin@illicre.com · DRE#02051633

JAMES HEERDEGEN (818) 697-9379
james@illicre.com · DRE#02197482

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.

SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

Suite 3639



**LEASING
AGENT:**

AUSTIN HARRELL (818) 514-0547
austin@illicre.com · DRE#02051633

JAMES HEERDEGEN (818) 697-9379
james@illicre.com · DRE#02197482

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.

SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362



Suite 3647

Suite 3649



**LEASING
AGENT:**

AUSTIN HARRELL (818) 514-0547
austin@illicre.com · DRE#02051633

JAMES HEERDEGEN (818) 697-9379
james@illicre.com · DRE#02197482

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.

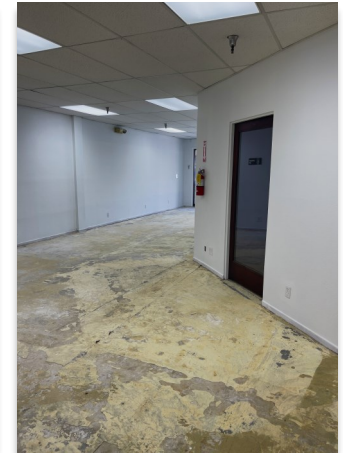
SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362



Suite 3665

Suite 3677



**LEASING
AGENT:**

AUSTIN HARRELL (818) 514-0547
austin@illicre.com · DRE#02051633

JAMES HEERDEGEN (818) 697-9379
james@illicre.com · DRE#02197482

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.

SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

Common Areas



LEASING
AGENT:

AUSTIN HARRELL (818) 514-0547
austin@illicre.com · DRE#02051633

JAMES HEERDEGEN (818) 697-9379
james@illicre.com · DRE#02197482

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779



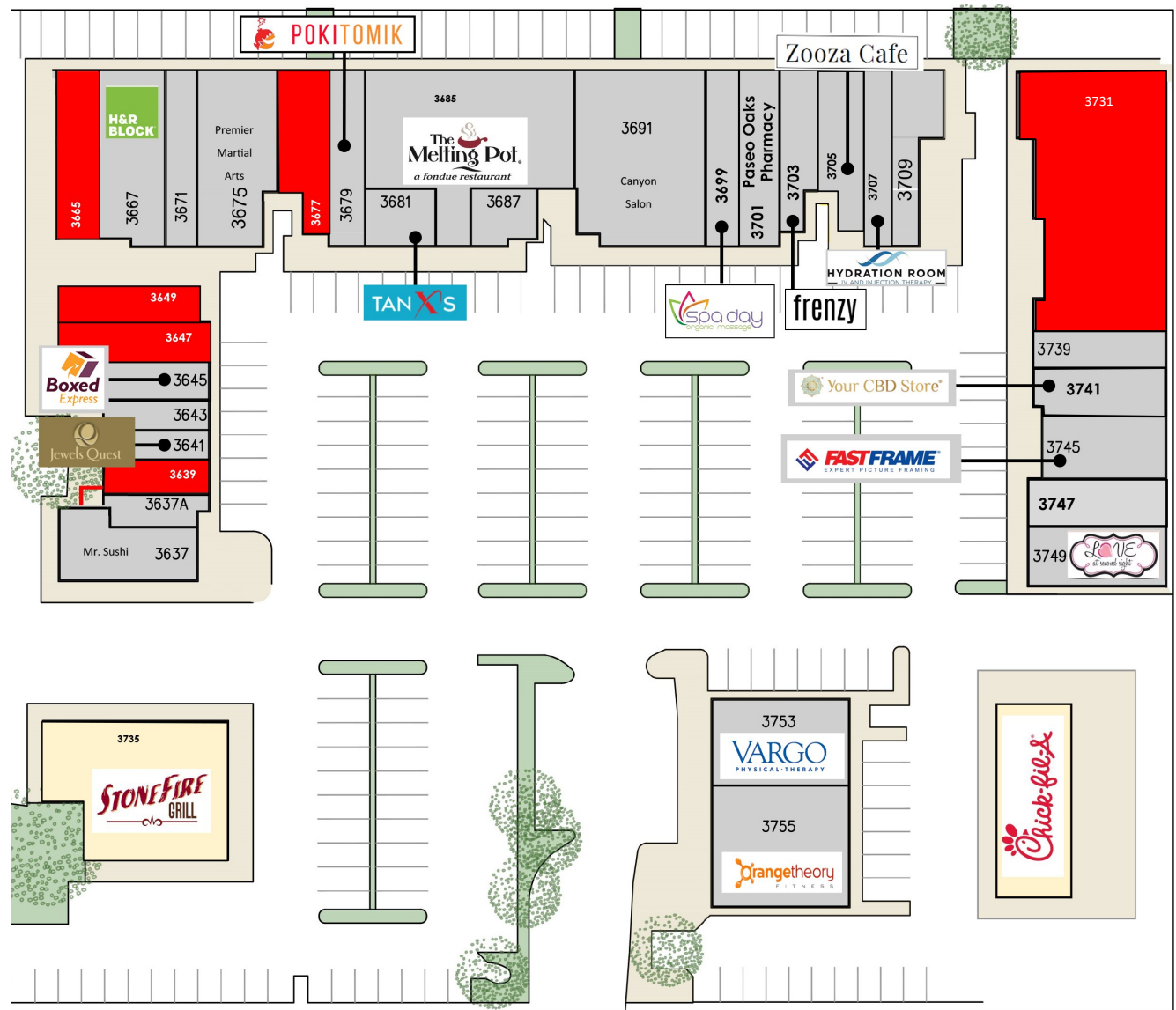
5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.

SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

Suite	Tenant	Square Feet
3637	Kanda Sushi	1,100 SF
3637A	Shoe Wiz	500 SF
3639	AVAILABLE	780 SF
3641	Jewels Quest	950 SF
3643	Le's Nails	779 SF
3645	Boxed Express	1,080 SF
3647	AVAILABLE	1,200 SF
3649	AVAILABLE	1,100 SF
3665	AVAILABLE	1,130 SF
3667	H&R Block	2,467 SF
3671	Leap Dragon Academy	1,260 SF
3673	Premier Martial Arts	1,946 SF
3677	AVAILABLE	1,575 SF
3679	Pokitomik	1,210 SF
3681	Tan XS	798 SF
3685	The Melting Pot	4,900 SF
3687	Zooza Café	675 SF
3691	Canyon Salon	4,515 SF
3699	Spa Day Corporation	1,260 SF
3701	Paseo Oaks Pharmacy	1,260 SF
3703	Frenzy	1,260 SF
3707	Hydration Room	1,260 SF
3731	FORMER RESTAURANT SPACE AVAILABLE	6,700 SF
3739	Fast Frames	940 SF
3741	Your CBD Store	1,235 SF
3745	North Ranch Cleaners	1,485 SF
3747	Animal House Pet Grooming	1,336 SF
3749	Love at Second Sight	1,540 SF
3753	Varga Physical Therapy	2,750 SF
3755	Orange Theory Fitness	3,100 SF



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illacre.com · DRE #01834124

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 footage 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.

SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

Major Employers

- 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.

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 Country Club, Tierra Rejada Golf Club, Westlake Golf Course



Auto Mall

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



**LEASING
AGENT:**

AUSTIN HARRELL (818) 514-0547
austin@illicre.com · DRE#02051633

JAMES HEERDEGEN (818) 697-9379
james@illicre.com · DRE#02197482

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.

SHOPPING CENTER SPACES AVAILABLE ON MAIN THOROUGHFARE

3637-3755 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362



LEASING
AGENT:

AUSTIN HARRELL (818) 514-0547
austin@illicre.com · DRE#02051633

JAMES HEERDEGEN (818) 697-9379
james@illicre.com · DRE#02197482

TODD NATHANSON (818) 514-2204
todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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.