

FOR LEASE

The Northstar Plaza

1325-1337 E THOUSAND OAKS BLVD, THOUSAND OAKS, CA, 91362

RETAIL



PROPERTY INFO

PRIME VISIBILITY HIGH TRAFFIC LOCATION

Available Spaces:	Suite A 118 – 1,182 SF
Term:	Negotiable
Rate:	\$1.75 psf + \$0.53 NNN Base rent shall escalate by 3% per annum starting Year 2.
Traffic Count:	±41,819 CPD
3 Mile Demo:	
Population:	66,866
Income:	\$ 108,117
Daytime Population:	53,892



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PROPERTY AERIAL



www.cbre.com/ventura

CBRE

FOR LEASE

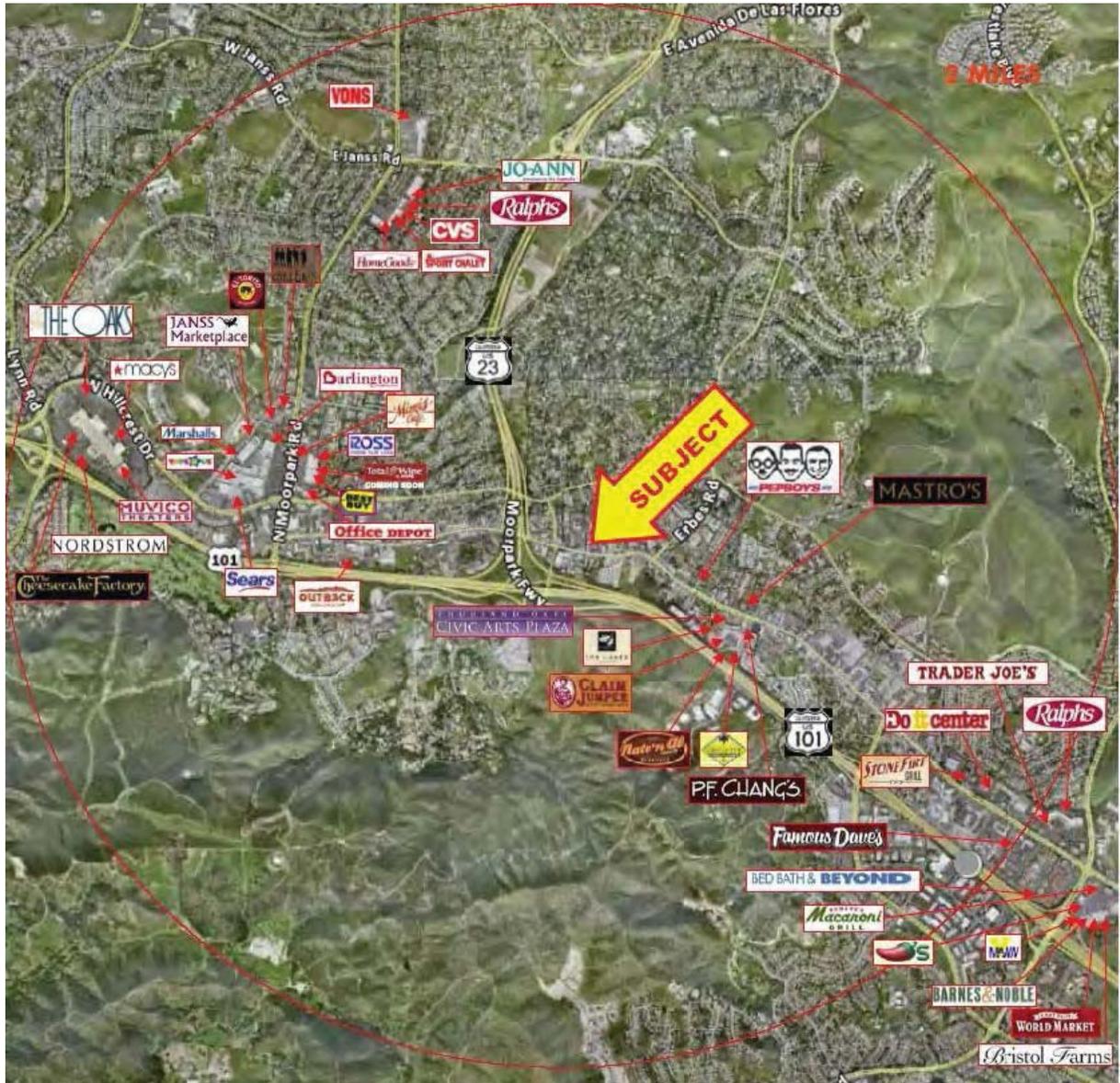
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RETAIL



AMENITIES MAP



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SITE PLAN

A BUILDING

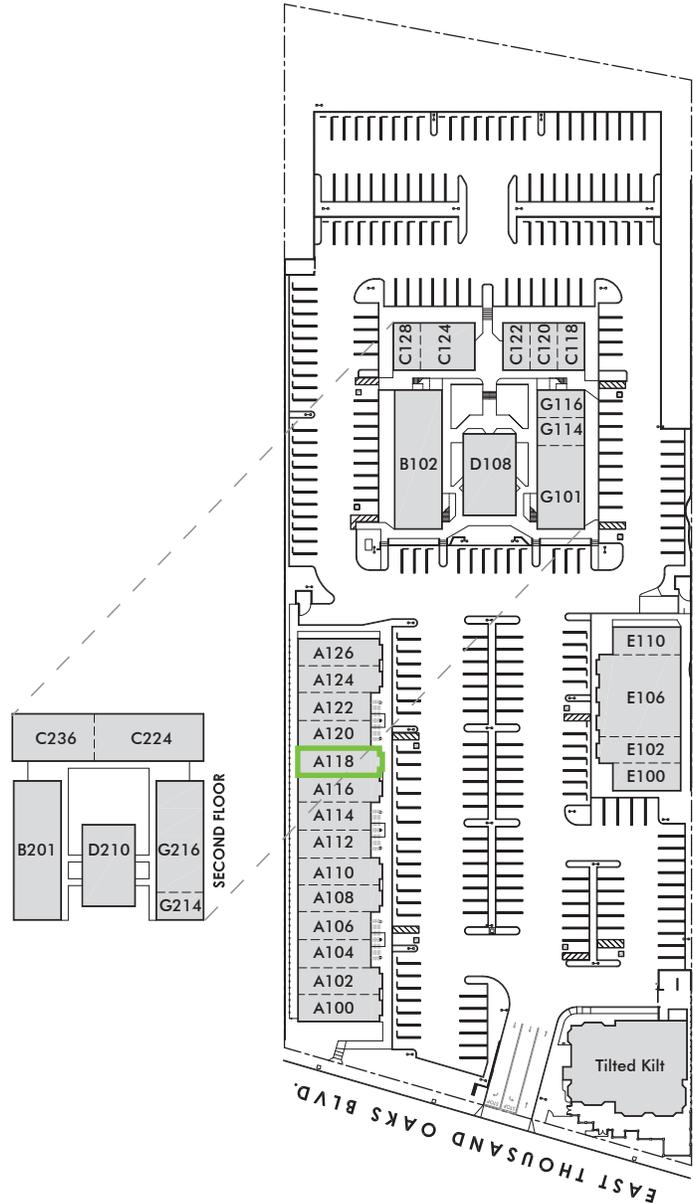
100	Indiana Bones Temple of Groom
102	Scrubs on the Run
104	Partner's Salon
106	Dahan Massage
108	Wine Tasting
110	Olivia's Doll House
112	Dr. Hristu Bileca, DDS
114	Nail Salon
116	Mediterranean
118	(AVAILABLE) 1,182
120	Eva's Needle Work
122	A Private Affair
124	Mathnasium
126	Programs After School

E BUILDING

100	Edward Jones
102	Frost It Cupcakery
106	Salon Rouge
110	Salon Rouge

F BUILDING

100	Tilted Kilt
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DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
2016 Population	11,374	68,742	140,115
2021 Population	11,777	70,632	144,300
2010 Population	11,095	67,392	136,792
2000 Population	10,639	64,633	133,291
% Pop Change: 2010-2016	2.5%	2.0%	2.4%
% Pop Change: 2016-2021	3.5%	2.8%	3.0%

Age

	1 Mile	3 Mile	5 Mile
2016 Median Age	37.8	43.9	44.2
2016 Average Age	39.2	42.4	42.1

Income

	1 Mile	3 Mile	5 Mile
2016 Median HH Income	\$66,690	\$93,419	\$107,169
2016 Average HH Income	\$96,838	\$123,158	\$140,360
2016 Per Capita Income	\$39,487	\$47,095	\$51,472

Place of Work

	1 Mile	3 Mile	5 Mile
Total Businesses	1,288	6,833	10,240
Daytime Employment (Total Employees)	8,135	54,449	102,295

Households

	1 Mile	3 Mile	5 Mile
2016 Households	4,638	26,287	51,382
2021 Households	4,829	27,165	53,143
2010 Households	4,478	25,550	49,948
2000 Households	4,094	24,002	47,436
% HH Change: 2010-2016	3.6%	2.9%	2.9%
% HH Change: 2016-2021	4.1%	3.3%	3.4%
Average Household Size	2.5	2.6	2.7

Housing Units

	1 Mile	3 Mile	5 Mile
2016 Housing Units	5,021	27,507	53,441
2016 Occupied Units	4,638	26,287	51,382
2016 Vacant Units	383	1,220	2,059
2016 Owner-Occupied Units	1,766	17,775	37,512
2016 Renter-Occupied Units	2,872	8,512	13,870

Education

	1 Mile	3 Mile	5 Mile
2016 Population Age 25+	8,029	49,048	97,858
High School thru Associates	3,747 (46.7%)	23,906 (47.1%)	42,963 (43.9%)
Bachelor's Degree	1,833 (22.8%)	12,822 (26.1%)	27,527 (28.1%)
Graduate Degree	1,234 (15.4%)	9,037 (18.4%)	20,459 (20.9%)

CONTACT INFORMATION

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