



FOR LEASE

2,825 SF Restaurant Opportunity

Newbury Village

935-1025 Broadbeck Drive, Thousand Oaks, CA 91320



INVESTEC
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SUITE 1015-G

- 2,825 Square Feet
- 2nd Gen Kitchen Buildout
- Previously: Pizza Restaurant
- Highlights: Pizza Oven, 2 Walk-In Coolers, 2 Restrooms, Open Dining Area



SITE PLAN





01 – Chipotle, Crumbl and Islands Restaurant



02 – Chipotle Sign Facing 101 Freeway



03 – 1,600 SF Viet Kitchen



04 – Osteria 081 Now Open

DEMOGRAPHIC INFORMATION



**5.1 Million Visits
in the Last 12 Months**



**Ranked #1 of 52 Strip/Convenience
Centers within 15 Miles**

**Ranked Top 1% of Strip/Convenience
Centers Nationally in Annual Visits**



**Median Visitor Household Income
\$124,600**



05 – Aerial view of Newbury Village



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