



FOR LEASE

## Inline Retail Opportunities

Newbury Village

935-1025 Broadbeck Drive, Thousand Oaks, CA 91320



**INVESTEC**  
REAL ESTATE COMPANIES

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## FOR LEASE

### Suite 1015-C

- 910 Square Feet
- \$3.25 NNN (\$1.71)
- Former Hair Salon
- Located near High Volume Drive-Thru Starbucks

### Suite 1025-D

- 1,100 Square Feet
- \$3.25 NNN (\$1.75)
- Former Health/Nutrition Store
- Located near High-Profile Franchises

### Suite 1025-B

- 2,000 Square Feet
- \$3.25 NNN (\$1.66)
- 2<sup>nd</sup> Gen Restaurant Buildout
- Located between The Habit & Subway

### Suite 1015-G

- 2,825 Square Feet
- \$4.00 NNN (\$1.73)
- 2<sup>nd</sup> Gen Kitchen Buildout
- Existing Tenant Vacating at End of Term (9/31/24), but potential for early availability

## SITE PLAN





01 – MOD Pizza



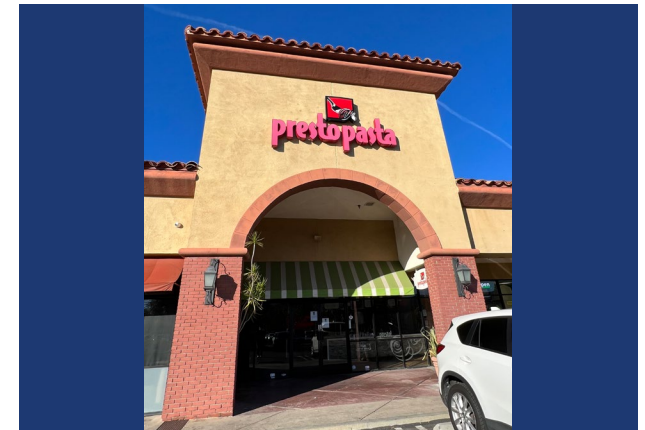
02 – Chipotle Sign Facing 101 Freeway



03 – 5,950 SF Islands Restaurant



04 – 1,800 SF Daphne's Greek Café & Outdoor Seating



05 – Presto Pasta Frontage



## DEMOGRAPHIC INFORMATION



4.2 Million Visits  
in the Last 12 Months



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

Ranked #9 of 118 Shopping Centers  
within 15 Miles



Median Visitor Household Income  
\$118,700



06 – Aerial view of Newbury Village.