



Retail that resonates



NewMark Merrill
COMPANIES

www.newmarkmerrill.com



Moorpark Road & Hillcrest Drive

Northwest corner of Moorpark Road & Hillcrest Drive • Thousand Oaks, CA



Major Anchors:.....



A Masterful Mix

42 Tenants including:.....

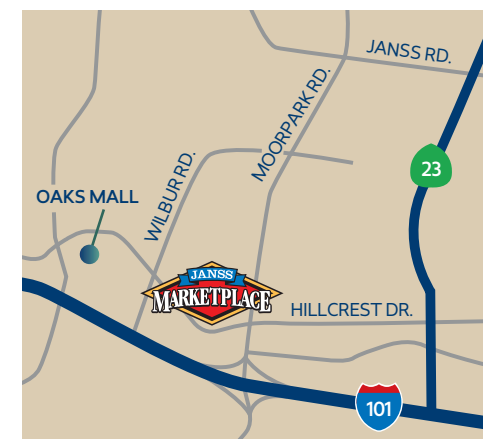
Buca di Beppo, California Fish Grill, Defy Extreme, Five Below, Panera Bread, Petco, Starbucks, Pieology, Wing Stop



4-8 pm
Busiest Time
of Day



96 min.
Avg. Length
of Visit





#	TENANT	SF
1	Jan Chi Korean BBQ & Bar	6,548
2	AVAILABLE	6,489
3	Mattress Firm	3,620
4	Premier America Credit Union	2,735
5	Eureka Brewing	2,234
6	BUILT-OUT RESTAURANT	2,324
7	ALDI	29,225
7a	Skies Children's Dental & Ortho	3,550

#	TENANT	SF
7b	Five Below	9,850
8	Pieology (Coming Soon!)	2,343
9	Ulta	10,889
9a	Petco	9,420
10	AVAILABLE	557
11	Old Navy	17,934
12	Panera Bread	5,400
13	Buca di Beppo	8,166

#	TENANT	SF
14/15	Sharky's	2,265
16	Advantaged Asset Acq.	85,000
17	AVAILABLE	6,628
18	AVAILABLE	654
19	Management Office	644
20-21	AVAILABLE +/-	2,500-8,000
22	HOTEL IN DEVELOPMENT	28,900

#	TENANT	SF
23	AVAILABLE	7,631
24	Crazy King Kong Sushi	3,300
25	The Mighty Axe	3,281
26	Lucky's Dog House	552
27	Air Tech Comm.	557
28	Cold Stone Creamery	1,299
29	Sparkles & Spikes	1,016
30	Alpha Tax Service	804
31	AVAILABLE	958
32	Cash Cards Unlimited	2,100
33	USPS	3,229
34-36	Sunset Terrace	12,732
37	BUILT-OUT RESTAURANT	832
38	Matcha	1,094
39	OT Bistro	1,403
40	Greco's New York Pizzeria	1,200
41	Regal Cinemas	35,000
42 A	Gold's Gym	31,528
42 B	AVAILABLE	16,390
43	AVAILABLE	5,617
44	AVAILABLE	1,879
45	Gold's Gym Day-care	1,337
46	AVAILABLE	1,798
47	AVAILABLE	1,752
48	AVAILABLE	2,250
49	Sky Zone	37,773
50	Gold's Storage	1,200
51	Starbucks Coffee	2,500
52	Wing Stop	1,475
53	California Fish Grill	2,975

For Leasing Information please contact:

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In the vicinity

Major Employers

Amgen
Teledyne Technologies
Takeda Pharmaceutical
Los Robles Regional Medical Center
Smiths Interconnect
JAFRA Cosmetics International
SAGE Publications
Teledyne Wireless
Westlake Highschool
Newbury Park High School

Trade Area Population

375,436

Daytime Population

84,631

Employee Population

40,198

4.3M Annual Visits



92nd & 94th percentiles
for California and US
Shopping Center Traffic



Lucrative Location

33,000 16,000
(Moorpark Road) (Hillcrest Drive)



VPD Traffic Count

10 Monument Signs



4 Signalized Entrances



Moorpark Road & Hillcrest Drive

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2022 Population	11,773	77,106	134,077
2010-2020 Annual Population Growth Rate	5.4%	1.26%	.02%
HOUSEHOLDS			
2022 Households	4,662	27,951	49,528
2010-2022 Annual Household Growth Rate	4.5%	2.2%	1.22%
HOUSEHOLD INCOME			
2022 Average Household Income	\$116,338	\$155,917	\$177,798
2022 Per Capita Income	\$46,168	\$56,829	\$65,865
HOUSING UNITS			
2022 Housing Units	4,978	29,059	51,542
AGE			
2022 Median Age	40.0	41.9	44.9





When you love shopping centers, it shows.

www.janssmarketplace.com • www.newmarkmerrill.com



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