

12,060 SF RETAIL / CREATIVE OFFICE

FOR LEASE RETAIL PROPERTY 2812 CAMINO DOS RIOS | NEWBURY PARK | CA, 91320

FOR MORE INFORMATION PLEASE CONTACT:

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PROPERTY HIGHLIGHTS

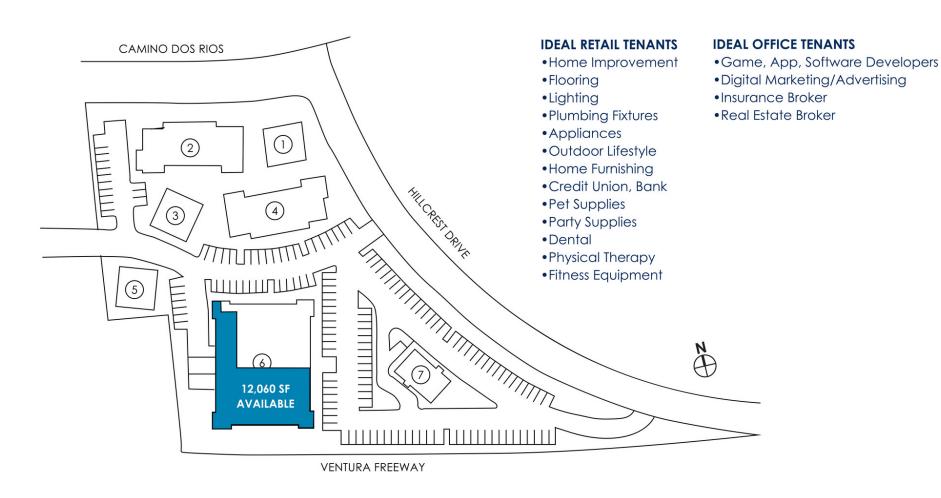
- Excellent Freeway Visibility 149,102 CPD
- Excellent Retail Trade Area Home Depot, Lowe's, BMC, Target, Party City, TJ Maxx, LA Fitness, Petco, Ross, Kohls, Sports Academy
- Excellent Office Co-Tenancy Amgen, Anthem, BMW DesignWorks, Sage Publishing, Sensata, Skyworks, Amazon
- Good access to 101 Freeway
- Close to Food Amenities: Farmer Boy's, Jack In The Box, Panda Express, Chipotle, Starbucks, Island's, Subway, Mod Pizza, The Habit, Daphne's, Denny's, El Pollo Loco, Wendy's
- Flexible C-2 Zoning allows for a wide variety of allowed uses.
- 12-14' Exposed Ceilings
- Excellent Window Line with Good Natural Light
- Dock High Loading with Roll Up Door
- Men's and Women's Restrooms
- Mop Sink
- Rear Interior Storage Next to Loading Dock

OFFERING SUMMARY

| Lease Rate: | \$1.25 SF/month (NNN) | |
|----------------|-----------------------|--|
| Available SF: | 12,060 SF | |
| Building Size: | 22,337 SF | |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,844 | 17,240 | 38,184 |
| Total Population | 8,996 | 51,987 | 108,644 |
| Average HH Income | \$105,497 | \$124,035 | \$117,477 |





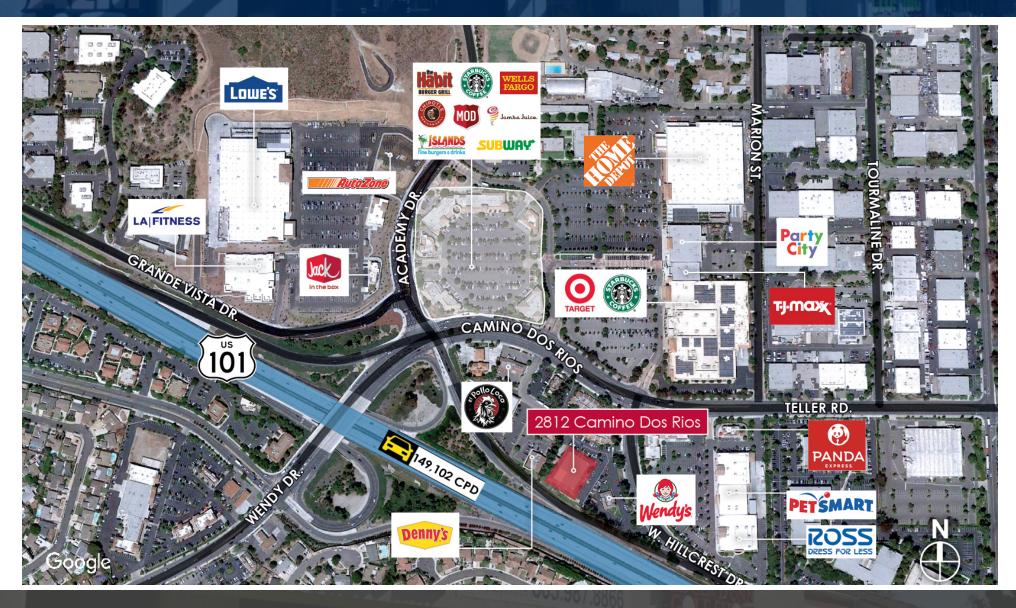


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