



FOR LEASE

SMART & FINAL AND CVS ANCHORED CENTER - NEWBURY OAKS
2080-2170 NEWBURY ROAD | NEWBURY PARK, CA 91320

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SMART & FINAL AND CVS ANCHORED NEWBURY OAKS

2080-2170 NEWBURY ROAD | NEWBURY PARK, CA 91320



FEATURES + AMENITIES

- RETAIL, RESTAURANT + OFFICE SPACES AVAILABLE FROM 1,313-5,277 SQFT
- END-CAP AND IMPROVED RESTAURANT SPACE AVAILABLE
- ANCHORED BY SMART & FINAL AND CVS
- FREEWAY VISIBLE CENTER
- AMPLE PARKING IN SIZABLE ONSITE LOT
- HIGH INCOME AREA -- HH INCOME \$140K+ WITHIN A 2-MILE RADIUS
- LARGE DAYTIME POPULATION
- COUNTLESS NATIONAL TENANTS IN THE IMMEDIATE VICINITY
- WELL-POSITIONED TO SERVE SURROUNDING NEIGHBORHOOD AND AMGEN BIOMEDICAL



EXCLUSIVELY REPRESENTED BY

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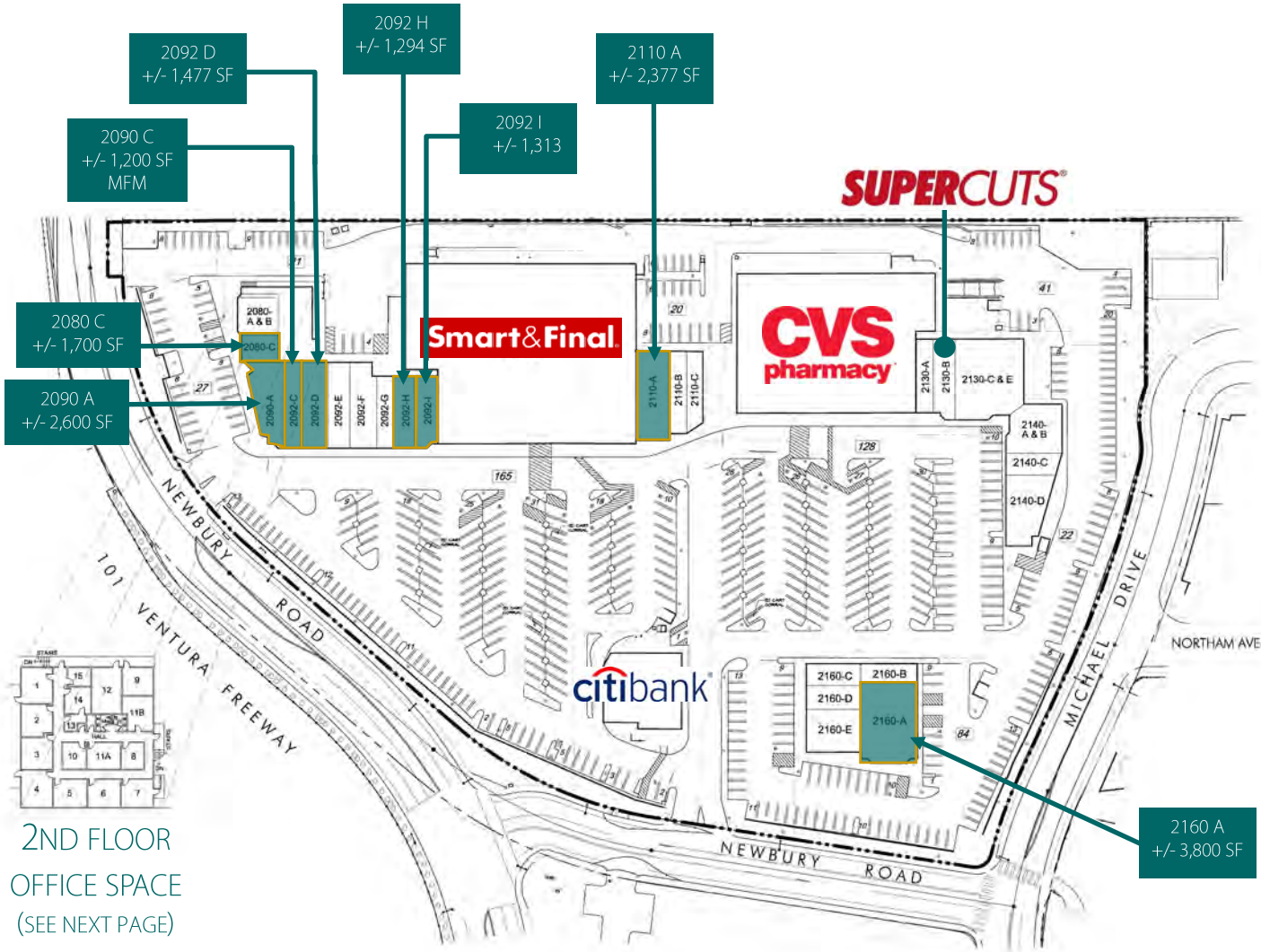
ADDITIONAL PHOTOS

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RETAIL SITE PLAN

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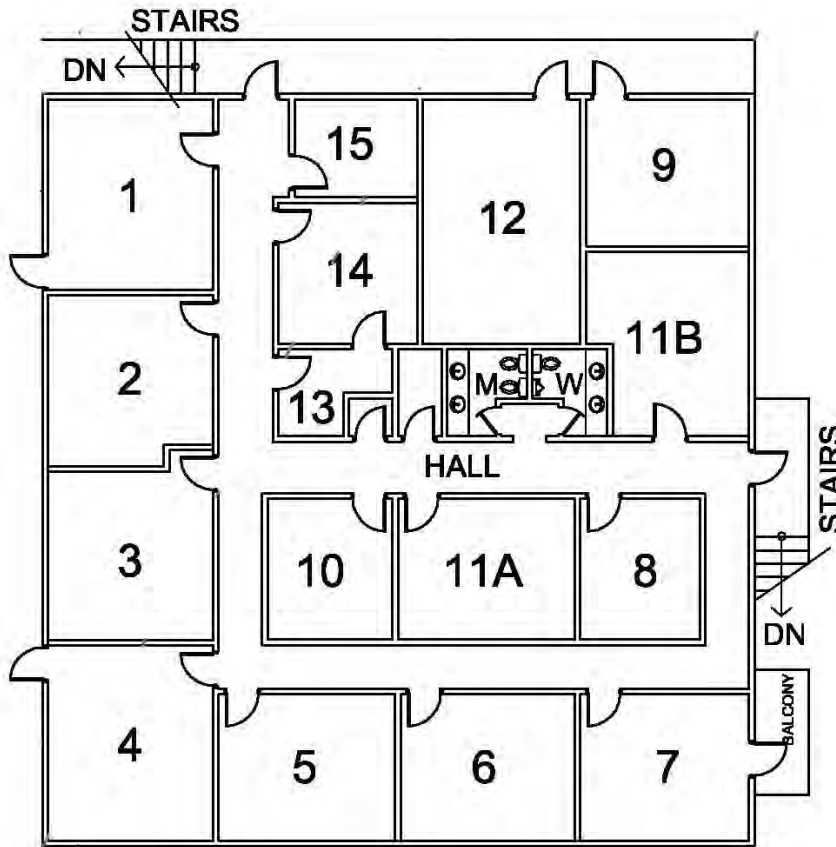
2ND FLOOR
OFFICE SPACE
(SEE NEXT PAGE)

TENANT LEGEND

Suite #	Tenant	Square Feet
2080 A & B	Urgent Care	3,546
2080 C	Available	1,700
2090 A	End Cap Available	2,600
2090 C	Golden Foot Massage	1,200
2092 D	Available	1,477
2092 E	The Pilates Studio	1,574
2092 F	Newbury Cleaners	1,540
2092 G	Wild Flowers Clothing Boutique	1,278
2092 H	Available - Former Bakery	1,294
2092 I	Available	1,313
2100	Smart & Final	33,564
2110 A	Available	2,377
2110 B	Ali Baba's Mediteranean Café	1,163
2110 C	The Sandwich Shop	1,101
2120	CVS	22,000
2130 A	Café Aroma / Coffee	1,286
2130 B	Supercuts	1,420
2130C, D, E	Encore Decore - Furniture	4,130
2140 A & B	Hairway's Day Spa & Salon	
2140 C	Nails By Rose	873
2140 D	Love Pho Café	2,054
2160 A	RESTAURANT AVAILABLE	3,800
2160 B	Tobacco Royal	771
2160 C	Star Donuts	1,035
2160 D	Sushi Oaks	1,263
2160 E	Hunan Yuan Chinese Restaurant	1,700
2170	Citibank	5,000
2nd Floor	Various Office - See Next Page	3,774
TOTAL SQFT		104,833

OFFICE SITE PLAN

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TENANT LEGEND

SUITE #	TENANT	SQFT
2001	AVAILABLE	276
2002	AVAILABLE	276
2003	AVAILABLE	280
2004	VSOLVIT LLC	285
2005	VSOLVIT LLC	245
2006	AVAILABLE	245
2007	AVAILABLE	240
2008	JMT HOSPICE INC	385
2009	JMT HOSPICE INC	240
2010	AVAILABLE	192
2211 A	GRACEFUL CARE HOSPICE	245
2211 B	AVAILABLE	280
2212 B	GRACEFUL CARE HOSPICE	185
2213	AVAILABLE	80
2214	TRI-VALLEY REPOSITORY	200
2215	DRIVING SCHOOL	120
TOTAL SQFT		3,774

AERIAL PHOTO

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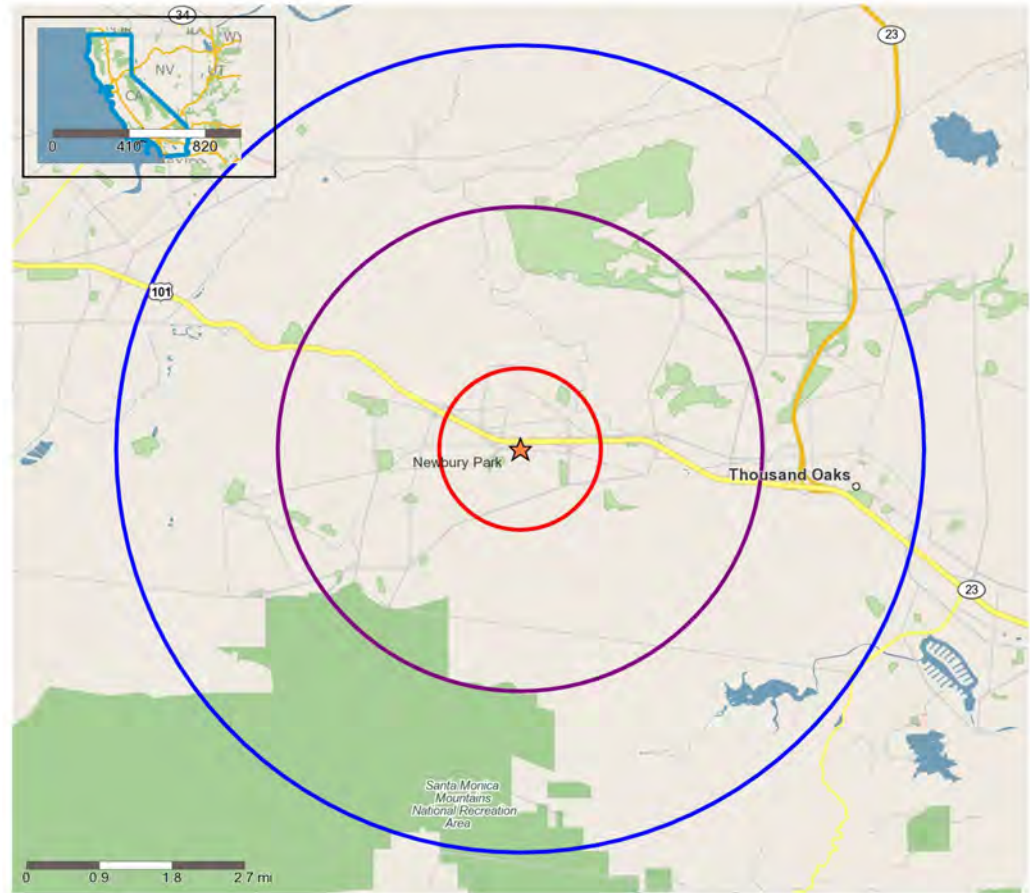


AERIAL OVERVIEW

2080-2170 NEWBURY ROAD | NEWBURY PARK, CA 91320



	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	13,323	57,661	118,272
Female Population	50.37%	51.03%	51.21%
Male Population	49.63%	48.97%	48.79%
Population Density	4,240	2,039	1,506
Population Median Age	37.3	43.2	44.1
Employed Civilian Population 16+	7,344	32,204	64,607
% White Collar	71.4%	75.0%	74.2%
% Blue Collar	28.6%	25.0%	25.8%
Total Q2 2018 Employees	10,795	33,903	58,770
Total Q2 2018 Establishments*	738	2,960	5,950
Population Growth 2000-2010	2.40%	8.98%	8.23%
Population Growth 2018A-2023	1.38%	3.46%	4.07%
Income: 2018A			
Average Household Income	\$111,680	\$135,886	\$132,591
Median Household Income	\$84,497	\$102,386	\$96,794
Per Capita Income	\$39,382	\$49,697	\$49,062
Avg Income Growth 2000-2010	27.83%	35.05%	33.77%
Avg Income Growth 2018A-2023	14.73%	14.34%	14.10%
Households: 2018A			
Households	4,691	21,062	43,474
Average Household Size	2.81	2.74	2.66
Hhld Growth 2000-2010	2.72%	10.17%	9.27%
Hhld Growth 2018A-2023	2.32%	4.23%	4.91%
Housing Units: 2018A			
Occupied Units	4,691	21,062	43,474
% Occupied Units	99.64%	99.03%	98.90%
% Vacant Housing Units	0.36%	0.97%	1.10%
Owner Occ Housing Growth 2000-2010	-3.18%	7.17%	5.41%
Owner Occ Housing Growth 2000-2023	-0.59%	12.93%	10.77%
Owner Occ Housing Growth 2018A-2023	2.79%	5.01%	4.75%
Occ Housing Growth 2000-2010	2.72%	10.17%	9.27%
Occ Housing Growth 2010-2023	6.12%	7.96%	8.77%
Occ Housing Growth 2018A-2023	2.32%	4.23%	4.91%
Race and Ethnicity: 2018A			
American Indian or Alaska Native Population	70	264	548
Asian Population	1,694	6,117	10,522
Black Population	229	773	1,607
Hawaiian or Pacific Islander Population	21	62	155
Multirace Population	594	2,514	4,967
Other Race Population	1,928	3,823	8,020
White Population	8,787	44,108	92,453
Hispanic	4,384	11,135	24,530
Non Hispanic Population	8,939	46,526	93,741



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5