



# OAKBROOK PLAZA

*Thousand Oaks, CA*



**GROCERY-ANCHORED CENTER WITH EMBEDDED VALUE AND UPSIDE  
LOCATED IN THE AFFLUENT COMMUNITY OF THOUSAND OAKS, CA**



# THE OPPORTUNITY

Jones Lang LaSalle, as exclusive advisor, has been retained by ownership to offer qualified investors the opportunity to acquire Oakbrook Plaza (the “Property”), an 83,344 square foot grocery-anchored retail center located in the highly affluent and desirable suburb of Thousand Oaks, California. The Property benefits from significant visibility and street frontage via Interstate-23 (Moorpark Freeway) and East Avenida de Los Arboles (31,000 VPD).

Oakbrook Plaza is anchored by Gelson’s Markets, known as high-end grocery chain with the ability to attract affluent shoppers.

The Property benefits from this affluent customer base where average household incomes exceed \$140,000 within a one-mile radius. Oakbrook Plaza is further bolstered by a roster of synergistic, daily-needs oriented tenants that solidify its position as the “go-to” neighborhood center within the community.



Currently at 90.0% occupancy, Oakbrook Plaza offers qualified investors the opportunity to immediately add value through the lease-up of several in-line shop spaces.

## TENANTS INCLUDE:





## PROPERTY SUMMARY

	<b>ADDRESS</b> 1724-1772 E Avenida De Los Arboles Thousand Oaks, CA 91362
	<b>RENTABLE BUILDING AREA</b> 83,344 SF
	<b>SITE AREA</b> 9.4 AC
	<b>OCCUPANCY</b> 90.0%
	<b>PARKING RATIO</b> 5.71 per 1,000 SF (476 spaces)
	<b>YEAR 1 NOI</b> \$1,622,863
	<b>YEAR 5 NOI</b> \$2,219,751
	<b>CAGR</b> 4.65%

 [CLICK TO VIEW ON GOOGLE MAPS](#)



# INVESTMENT HIGHLIGHTS



## PRIME LOCATION IN AFFLUENT SUBURB

Oakbrook Plaza is strategically situated in Thousand Oaks, California, one of the most desirable communities in the Los Angeles metropolitan area. The property benefits from its location in an affluent suburb where average household incomes exceed \$140,000 within a one-mile radius, supporting high-end retailers and contributing to the property's stability.

## STRONG REGIONAL DRAW ATTRACTING OVER 2.7M ANNUAL VISITORS



**2.7 Million**  
ANNUAL VISITORS

**7.35 Per Year**  
VISIT FREQUENCY  
PER VISITOR

**Top 15%**  
MOST VISITED SHOPPING  
CENTER IN U.S.

**41 Min**  
AVG. DWELL TIME

## NEARLY 40% OF PATRONS OF OAKBROOK PLAZA EARN \$150,000 OR MORE







## GROCERY ANCHOR WITH UPSIDE

Gelson's draws an affluent, daily needs shopper to the property with lease term through 2031. Gelson's is currently utilizing 35,289 SF of their 43,842 SF box (subleasing 8,553 SF to Fitness 19) and paying a low rent of \$10.93 PSF/Year for the entire 43,842 SF and under \$14 PSF/Year for their 35,289 SF portion; resulting in an occupancy cost of just 3.26%. When factoring in the +/- \$225,000 in income from the Fitness 19 sublease, Gelson's effective health ratio is an extremely low 1.72%.



## SIGNIFICANT UPSIDE POTENTIAL FROM FITNESS 19 SUBLEASE

The property features 8,553 square feet currently subleased to Fitness 19 through Gelson's Markets. This sublease expires in December 2028, presenting a substantial opportunity to unlock additional rental value. With a current rent of \$26.40 PSF/Year for junior anchor spaces, this represents potential additional annual income of approximately \$225,799 upon lease expiration, significantly boosting the property's NOI and overall value.







## HIGH-TRAFFIC LOCATION WITH EXCELLENT VISIBILITY

Oakbrook Plaza is strategically located just off the highly trafficked Moorpark Freeway (102,621 VPD) and along East Avenida de Los Arboles (31,431 VPD), ensuring excellent visibility and accessibility for the property.



## PRIME FRONTAGE ON THE “GOING HOME” SIDE OF A MAJOR THOROUGHFARE

Oakbrook Plaza boasts an impressive 786 feet of frontage on the “going home” side of E Avenida De Los Arboles, a heavily trafficked road with 31,431 vehicles per day. This extensive street exposure provides excellent visibility and accessibility, enhancing the property’s appeal to both tenants and customers. The significant frontage contributes to the center's strong presence in the Thousand Oaks retail landscape.



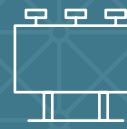
## DIVERSE, INTERNET-RESISTANT TENANT MIX

The property features a carefully curated blend of both local and national internet-resistant name brand tenants. This diverse tenant roster focuses on service-oriented and experiential retailers, including fitness, food & beverage, and wellness uses, providing a hedge against e-commerce competition and ensuring consistent foot traffic.



## LONG-TERM LEASES WITH STAGGERED EXPIRATIONS

The features a well-staggered lease expiration schedule, with significant lease rolls not occurring until 2030-2031. This provides stability in cash flows and reduces near-term leasing risk.



**786 FT**

FRONTAGE ALONG  
E AVENIDA DE LOS ARBOLES



**72,501**

POPULATION - 3 MILES



**\$150,162**

AVERAGE HOUSEHOLD INCOME  
- 5 MILES

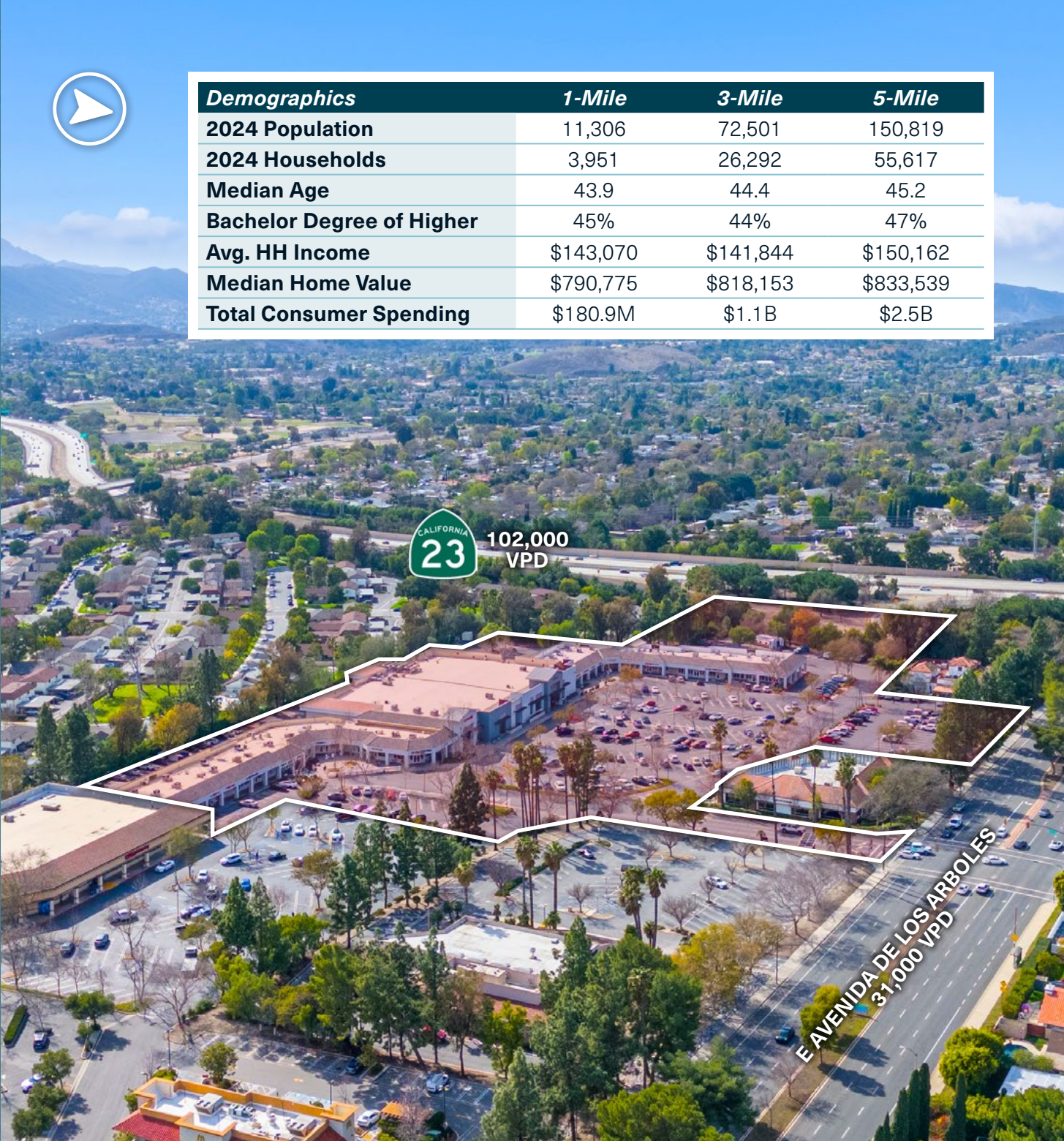


**\$2.5B**

IN TOTAL CONSUMER  
SPENDING



Demographics	1-Mile	3-Mile	5-Mile
2024 Population	11,306	72,501	150,819
2024 Households	3,951	26,292	55,617
Median Age	43.9	44.4	45.2
Bachelor Degree of Higher	45%	44%	47%
Avg. HH Income	\$143,070	\$141,844	\$150,162
Median Home Value	\$790,775	\$818,153	\$833,539
Total Consumer Spending	\$180.9M	\$1.1B	\$2.5B



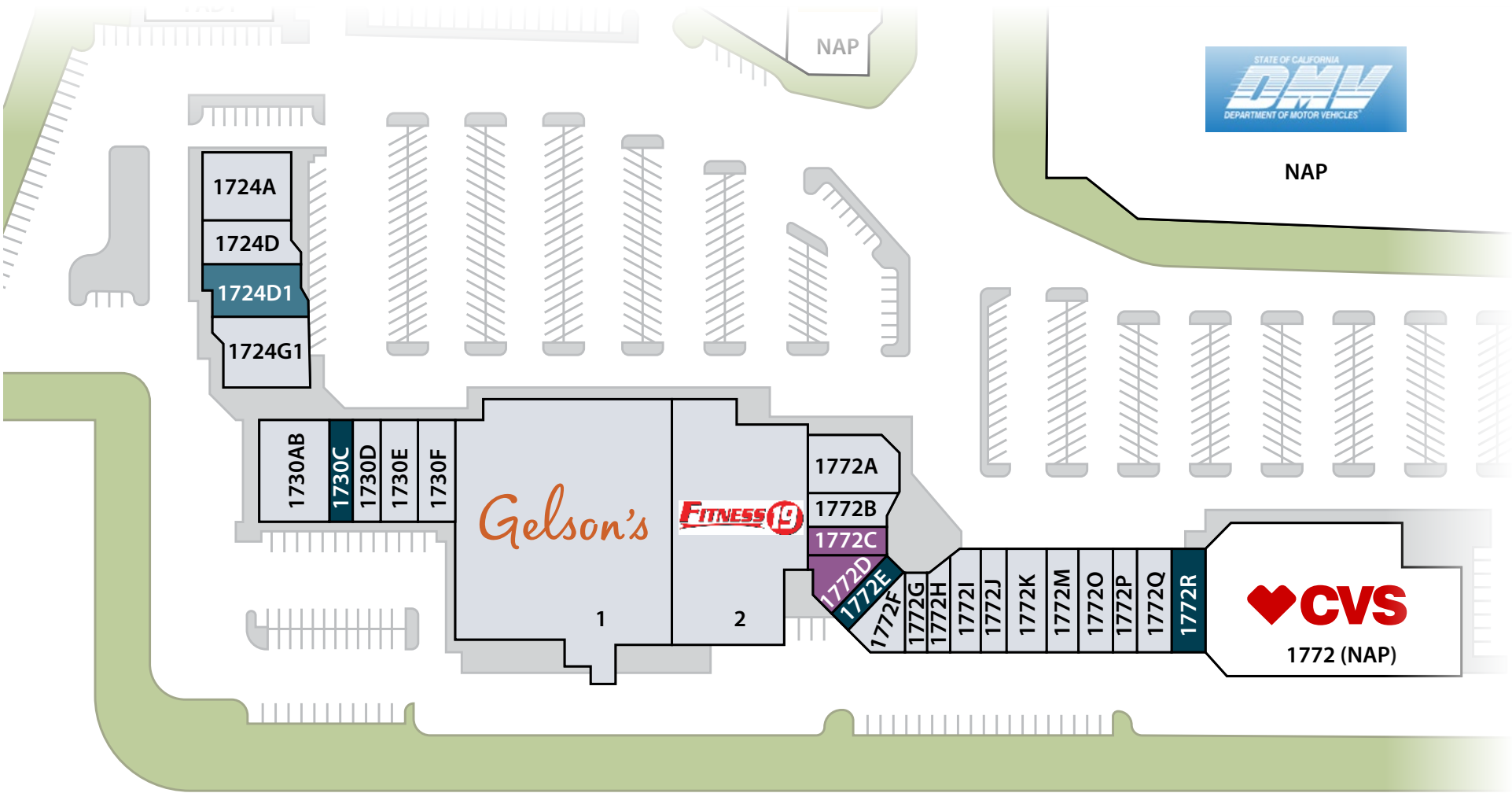


# LEASING OPPORTUNITIES



## NOI GROWTH THROUGH LEASE-UP

With a current occupancy of 90%, there's immediate potential to add value by leasing up 8,308 SF of vacant space. This presents an opportunity to increase NOI and overall property value.



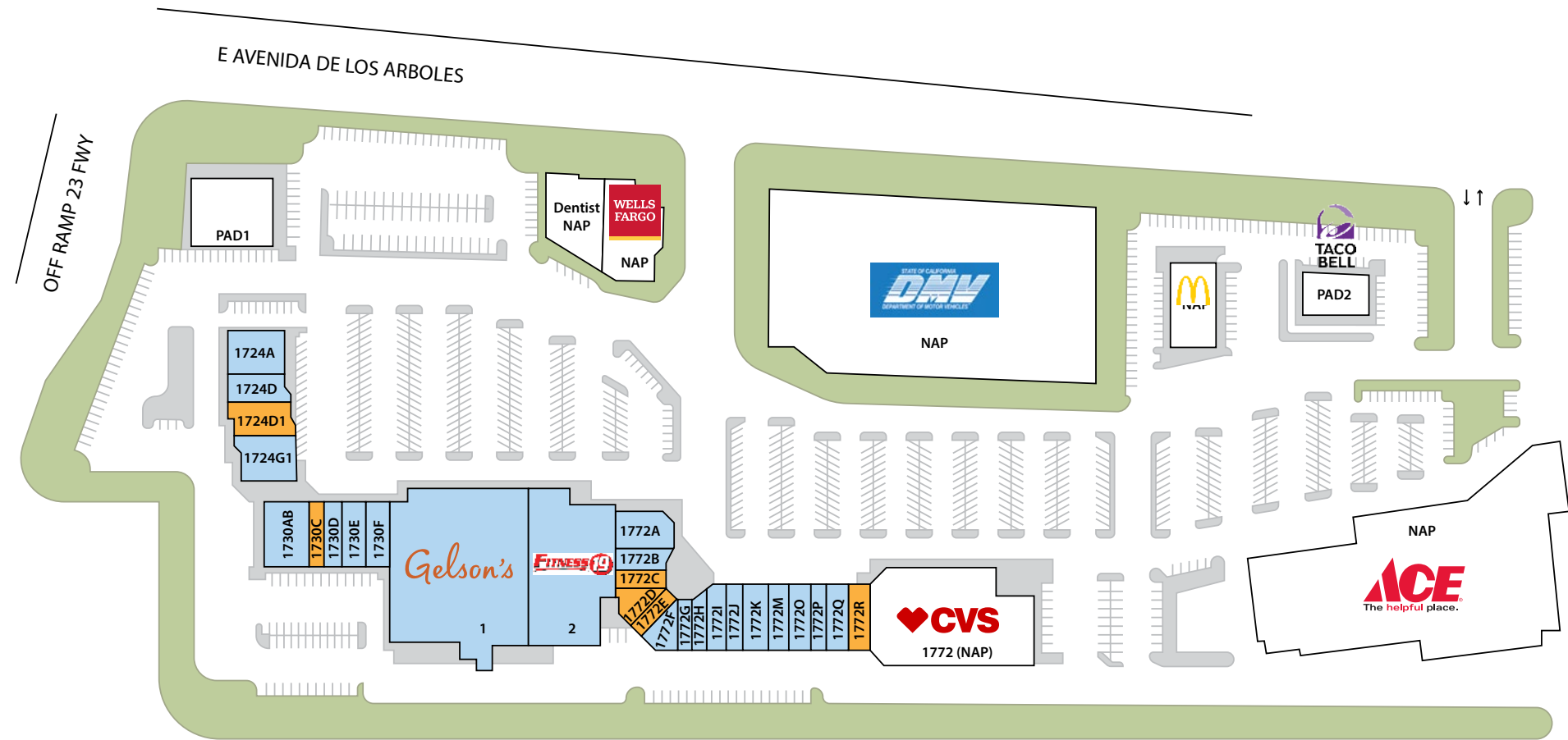
A	Second Generation Fitness	2,807 SF of available space - Market Rent Range \$48-\$54/SF/Year
B	Food & Beverage	4,101 SF of available space - Market Rent Range \$36-\$42/SF/Year
C	Medical/Dental	1,400 SF of available space - Market Rent Range: \$30-\$36/SF/Year

### MARKET LEASING EXPERT

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SITE PLAN



TENANT ROSTER

Suite	Tenant	Sq. Ft.	% of GLA
1	Gelson's Markets	35,289	42.3%
2	Fitness 19 (Gelson's Sublease)	8,553	10.3%
1724A	Jinky's Cafe	3,696	4.4%
1724D	Games Workshop	900	1.1%
1724GI	Ameci Pizza & Pasta	3,060	3.7%
1730AB	Corepower Yoga	3,000	3.6%
1730D	Tifa Chocolate & Gelato	1,213	1.5%
1730E	C&J Taekwondo	1,575	1.9%
1730F	Plaza Cleaners	1,350	1.6%
1772	CVS (NAP)	0	
1772A	Coffee Bean & Tea Leaf	1,400	1.7%
1772B	Sole Soups	800	1.0%
1772F	Animal Hospital	2,000	2.4%
1772G	Laseraway	1,650	2.0%
1772H	Supercuts	1,250	1.5%
1772I	Jugo Organics	900	1.1%

Suite	Tenant	Sq. Ft.	% of GLA
1772J	Wateria	900	1.1%
1772K	Subway	960	1.2%
1772M	Club Pilates	2,040	2.4%
1772O	Jazzy Nails & Spa	1,500	1.8%
1772P	Baskin Robbins	1,500	1.8%
1772Q	European Wax Center	1,500	1.8%
1724D1	Vacant	2,807	3.4%
1730C	Vacant	1,026	1.2%
1772C	Vacant	800	1.0%
1772D	Vacant	600	0.7%
1772E	Vacant	1,575	1.9%
1772R	Vacant	1,500	1.8%
PAD1	Cisco's Mexican Restaurant (NAP)	0	
PAD2	Taco Bell (NAP)	0	
PAD3	Shell Recharge (NAP)	0	
PAD4	Covenant Group (NAP)	0	
Total Leased GLA		75,036	90.0%
Total Vacant		8,308	10.0%
Total Building Area		83,344	100.0%



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