

1903

FOR LEASE

VENTURA BLVD



Freeway Visible Anchor Space Available

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CBRE

AERIAL SITE PLAN



PROPERTY INFO

Available Space	±64,862 SF
Zoning	Retail / Commercial
Dimensions	±194' (wide) x ±338' (depth)
Electrical Service	Incoming: 800 Amps, 277/480 Volts with stepped down transformer to 200 amps, 120/208 Volts
Inside Height	27'4"
Water Line	2"
Gas Line	1.25"
Sewer Line	4"

Well Anchored Center,
Surrounding Retailers Include:



Marshalls



RH
OUTLET



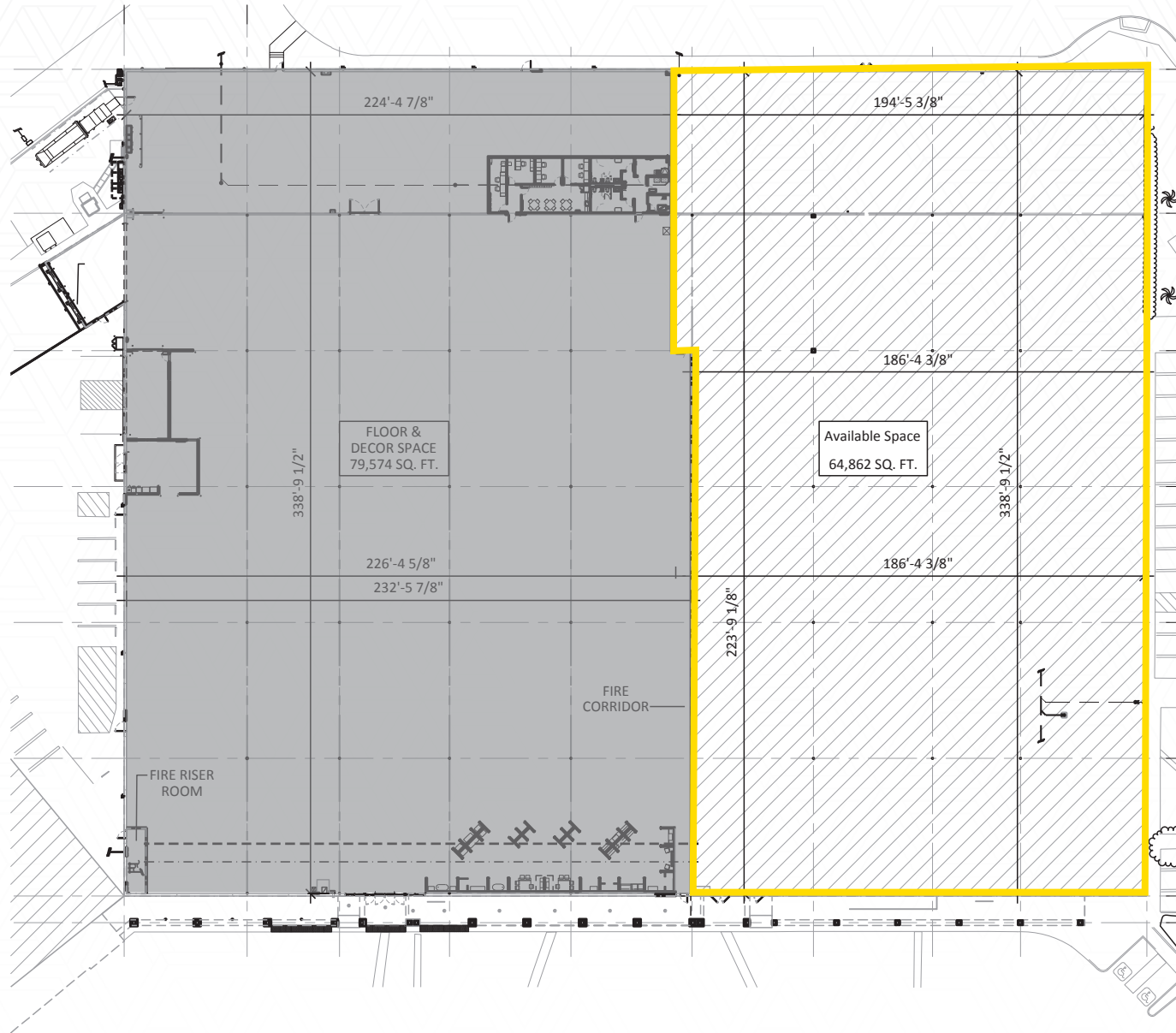
Mitchell Gold
+Bob Williams
HOME FURNISHINGS



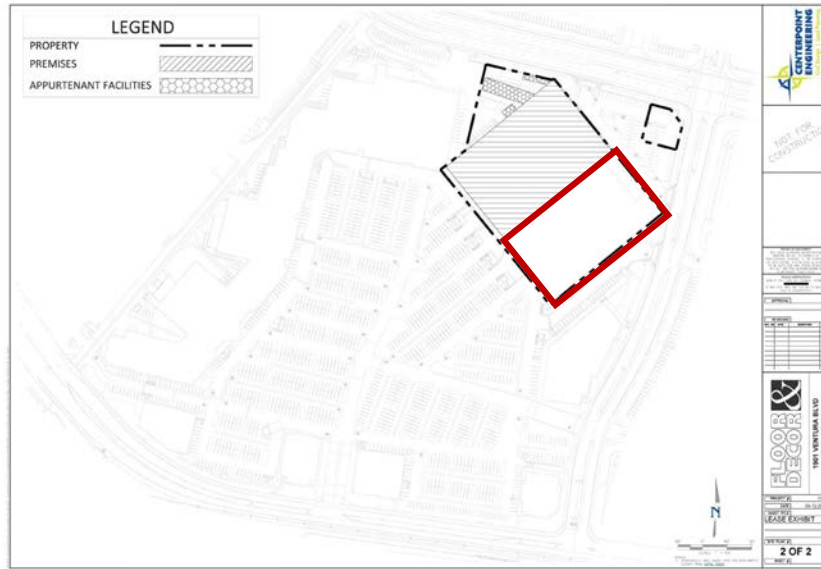
AERIAL MAP



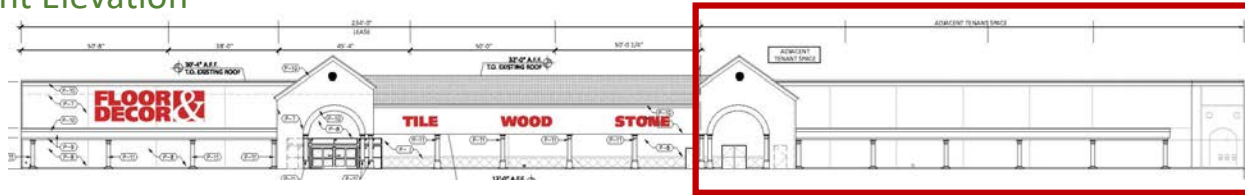
SITE PLAN



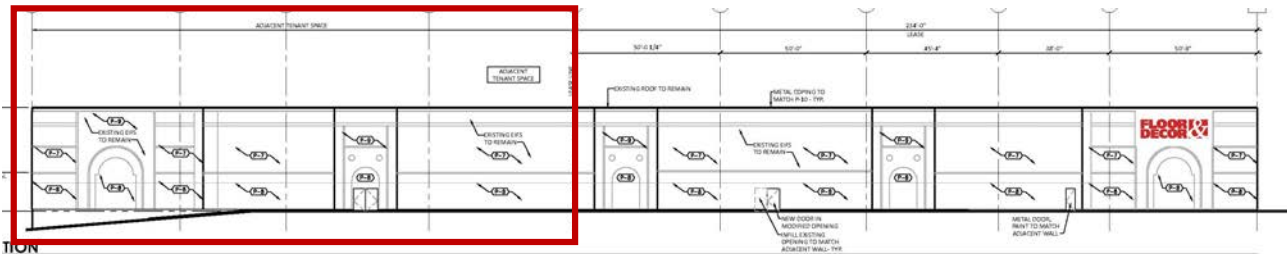
ELEVATIONS



Front Elevation



Back Elevation



DEMOGRAPHICS



PLACE OF WORK

	3 MILE	5 MILES	10 MILES
2021 Businesses	3,537	8,077	16,428
2021 Employees	45,237	95,830	184,144



HOUSEHOLDS

	3 MILE	5 MILES	10 MILES
2021 Households - Current Year Estimate	3,620	14,058	25,925
2026 Households - Five Year Projection	3,695	14,509	26,674
2010 Households - Census	3,353	13,098	24,109
2000 Households - Census	2,326	8,943	19,409
2010-2021 Annual Household Growth Rate	0.75%	0.69%	0.71%
2021-2026 Annual Household Growth Rate	0.41%	0.63%	0.57%
2021 Average Household Size	3.77	3.59	3.20



HOUSEHOLD INCOME

	3 MILE	5 MILES	10 MILES
2021 Average Household Income	\$92,347	\$96,598	\$101,672
2026 Average Household Income	\$105,500	\$109,407	\$114,890
2021 Median Household Income	\$77,151	\$79,175	\$81,131
2026 Median Household Income	\$85,676	\$87,851	\$90,198
2021 Per Capita Income	\$24,046	\$26,622	\$31,305
2026 Per Capita Income	\$27,482	\$30,164	\$35,345



POPULATION

	3 MILE	5 MILES	10 MILES
2020 Population - Current Year Estimate	97,686	270,079	454,630
2025 Population - Five Year Projection	100,028	275,194	462,481
2010 Population - Census	91,732	257,412	437,732
2000 Population - Census	72,986	225,816	395,004
2010-2021 Annual Population Growth Rate	0.56%	0.43%	0.34%
2021-2026 Annual Population Growth Rate	0.47%	0.38%	0.34%



EDUCATION

	3 MILE	5 MILES	10 MILES
2021 Population 25 and Over	60,223	172,810	300,120
Less than 9th Grade	10,996	26,361	36,913
9-12th Grade - No Diploma	5,039	13,465	20,137
High School Diploma	14,068	38,610	58,614
GED or Alternative Credential	1,198	3,037	5,416
Some College - No Degree	11,765	37,048	66,507
Associate`s Degree	4,588	14,096	26,253
Bachelor`s Degree	9,238	27,910	56,485
Graduate or Professional Degree	3,331	12,283	29,795



DAYTIME POPULATION

	3 MILE	5 MILES	10 MILES
2021 Daytime Population	93,327	243,578	433,011
Daytime Workers	41,274	99,978	194,928
Daytime Residents	52,053	143,600	238,083