



t h e OAKS

THOUSAND OAKS, CA

MARKET PROFILE 2020

MAJOR RETAILERS Apple, Arhaus, Dick's Sporting Goods, H&M, JCPenney, Macy's Men's & Home, Macy's Women's & Children's, Nordstrom, Zara

RESTAURANTS & ENTERTAINMENT Bazille at Nordstrom, The Cheesecake Factory, Chipotle, The Lazy Dog Restaurant & Bar, Olive Garden, OR Authentic Thai Cuisine, Pedals & Pints Brewing Co., Pizza Rev, Red Robin, STACKED: Food Well Built, Urban Plates, AMC Theatres | **FOOD COURT** 10 units
PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,209,000 | **BUILT / RENOVATED** 1978 / 2009

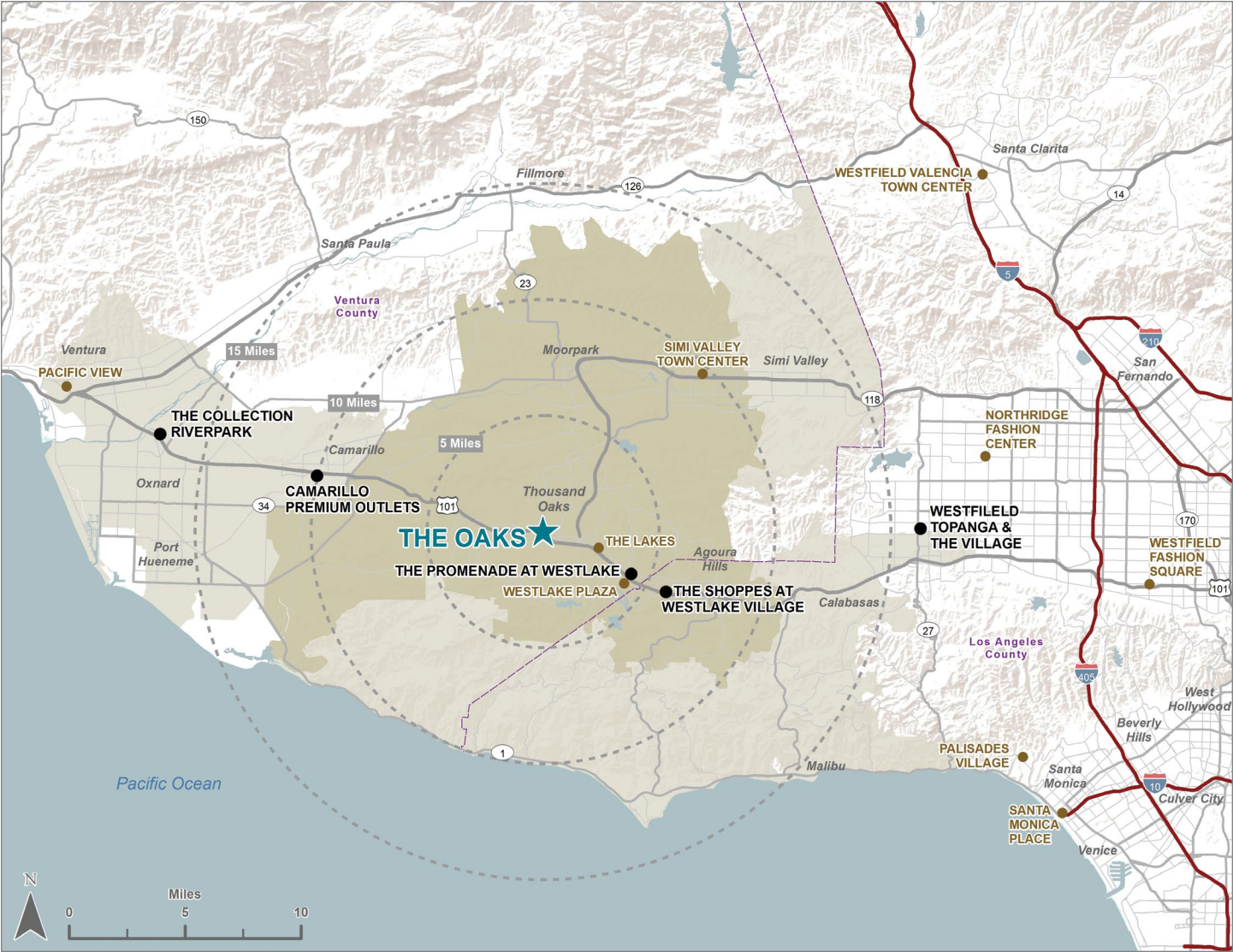
FOR MORE INFORMATION 805-495-4628 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION		PRIMARY TRADE AREA		TOTAL TRADE AREA		OXNARD-THOUSAND OAKS- VENTURA, CA [MSA]	
2019 Total Population		337,244		838,291		863,269	
2024 Total Population		344,101		859,743		884,189	
2019-2024 Population Growth		2.0%		2.6%		2.4%	
HOUSEHOLDS							
2019 Total Households		116,633		275,510		277,077	
2024 Total Households		118,512		281,890		282,901	
2019-2024 Household Growth		1.6%		2.3%		2.1%	
INCOME							
Average Household Income		\$148,059		\$129,265		\$114,787	
Median Household Income		\$108,521		\$93,357		\$84,551	
Per Capita Income		\$51,285		\$42,442		\$36,886	
HOUSEHOLD INCOME RANGES							
\$50,000 +		93,907	80.5%	207,833	75.4%	199,829	72.1%
\$75,000 +		80,025	68.6%	168,339	61.1%	157,404	56.8%
\$100,000 +		64,064	54.9%	129,350	46.9%	115,864	41.8%
\$150,000 +		40,196	34.5%	75,763	27.5%	63,720	23.0%
AGE							
Median Age		41.7		38.6		37.5	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		115,540	48.7%	228,102	39.7%	200,624	34.4%
White Collar		127,788	73.6%	273,560	65.4%	258,454	60.8%
RACE / ETHNICITY							
White		254,336	75.4%	567,010	67.6%	568,337	65.8%
Black		5,248	1.6%	18,059	2.2%	17,230	2.0%
American Indian		1,673	0.5%	6,970	0.8%	8,567	1.0%
Asian		33,763	10.0%	73,935	8.8%	65,048	7.5%
Pacific Islander		483	0.1%	1,701	0.2%	1,851	0.2%
Other Race		41,740	12.4%	170,616	20.4%	202,236	23.4%
Hispanic or Latino		74,266	22.0%	308,452	36.8%	376,518	43.6%
Not Hispanic or Latino		262,978	78.0%	529,840	63.2%	486,751	56.4%
EMPLOYMENT / DAYTIME POPULATION		3 MILE		5 MILE		7 MILE	
Total Businesses		3,681		7,754		11,073	
Total Employees		40,027		77,124		108,732	
Daytime Population		84,923		156,942		234,034	

TRADE AREA MAP

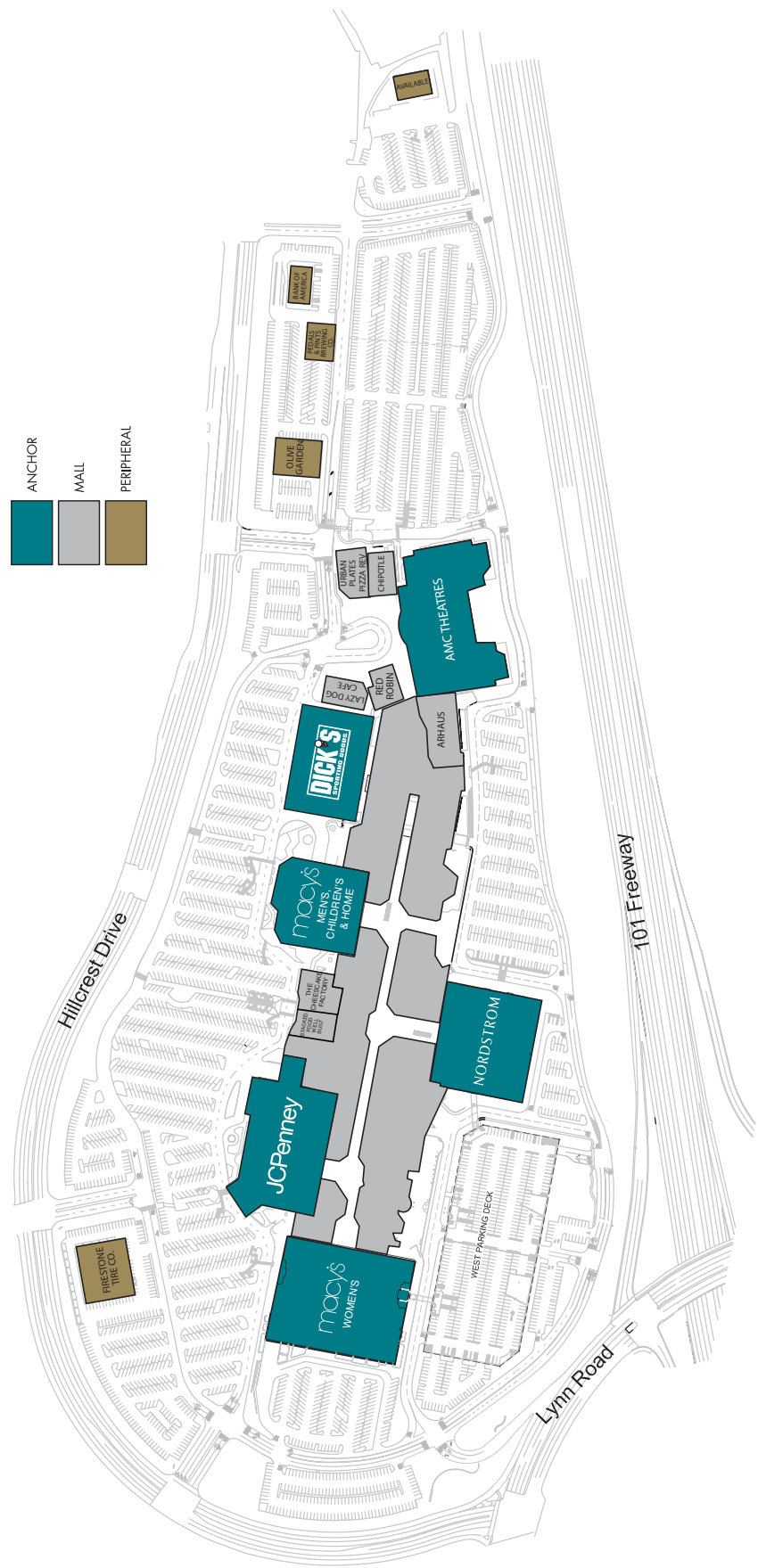


LEGEND

- ★ THE OAKS
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



SITE PLAN



MARKET FACT SHEET

THE OAKS' PRIMARY
TRADE AREA HAS AN
AVERAGE HOUSEHOLD
INCOME OF **\$148,000**
VS. COUNTY AVERAGE
OF \$115,000

51,000
DAYTIME POPULATION
WITHIN 2 MILES OF THE OAKS

RANKED #4 ON KIPLINGER'S
10 GREAT CITIES
TO RAISE YOUR KIDS

THE OAKS IS ADJACENT TO
VENTURA 101 AND LYNN
ROAD WHICH HAVE AN
AVERAGE DAILY TRAFFIC OF
170,000 VEHICLES

LOCATED ALONG THE
TECHNOLOGY 101 CORRIDOR,
CONEJO VALLEY IS ON THE
CUTTING EDGE OF TECHNOLOGY
IN THE U.S. WITH VENTURE
CAPITALISTS BACKING START-UPS
AND ENTREPRENEURIAL
ENDEAVORS IN TECHNOLOGY

CONEJO VALLEY SCHOOL
DISTRICT HAS 4 HIGH,
4 MIDDLE AND 19
ELEMENTARY SCHOOLS WITH
19,000 STUDENTS

16 PRIVATE K-8 SCHOOLS IN
THOUSAND OAKS WITH AN
AVERAGE TUITION
OF \$15,000



CITY OF THOUSAND OAKS HAS BEEN
RECOGNIZED WITH NUMEROUS
AWARDS FOR BEING ONE OF THE
GREENEST, SAFEST AND
MOST FAMILY AND
BIKE-FRIENDLY CITIES
IN THE NATION

THOUSAND OAKS IS HOME TO THE **LARGEST AUTO MALL** IN THE NATION
(J.D. POWER AND ASSOCIATES)

TOP INDUSTRIES IN THE MARKET INCLUDE **BIOTECH, EDUCATION,**
MEDICAL AND **RETAIL** REPRESENTING **13,000 EMPLOYEES**

HOME TO THE **TRAINING FACILITY FOR THE LOS ANGELES RAMS**
SUPPORTING THE TEAM, STAFF AND FAMILIES IN THE CONEJO VALLEY



OLIVE GARDEN

URBAN PLATES

PIZZA REV

CHIPOTLE

AMC THEATRES

LAZY DOG CAFE

SALON REPUBLIC

ARHAUS

DICK'S SPORTING GOODS

H&M

MACY'S MEN'S, CHILDREN'S & HOME

APPLE

THE CHEESECAKE FACTORY

NORDSTROM

STACKED FOOD WELL BUILT

JCPENNEY

FIRESTONE TIRE CO

MACY'S WOMEN'S

WEST PARKING DECK

LYNN ROAD

101 VENTURA FREEWAY

HILLCREST DR