



t h e OAKS

THOUSAND OAKS, CA

MARKET PROFILE 2023

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, Pedals & Pints Brewing Co., Urban Plates, Wood Ranch, AMC Theatres | **FOOD COURT** 10 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,206,000 | **BUILT / RENOVATED** 1978 / 2009

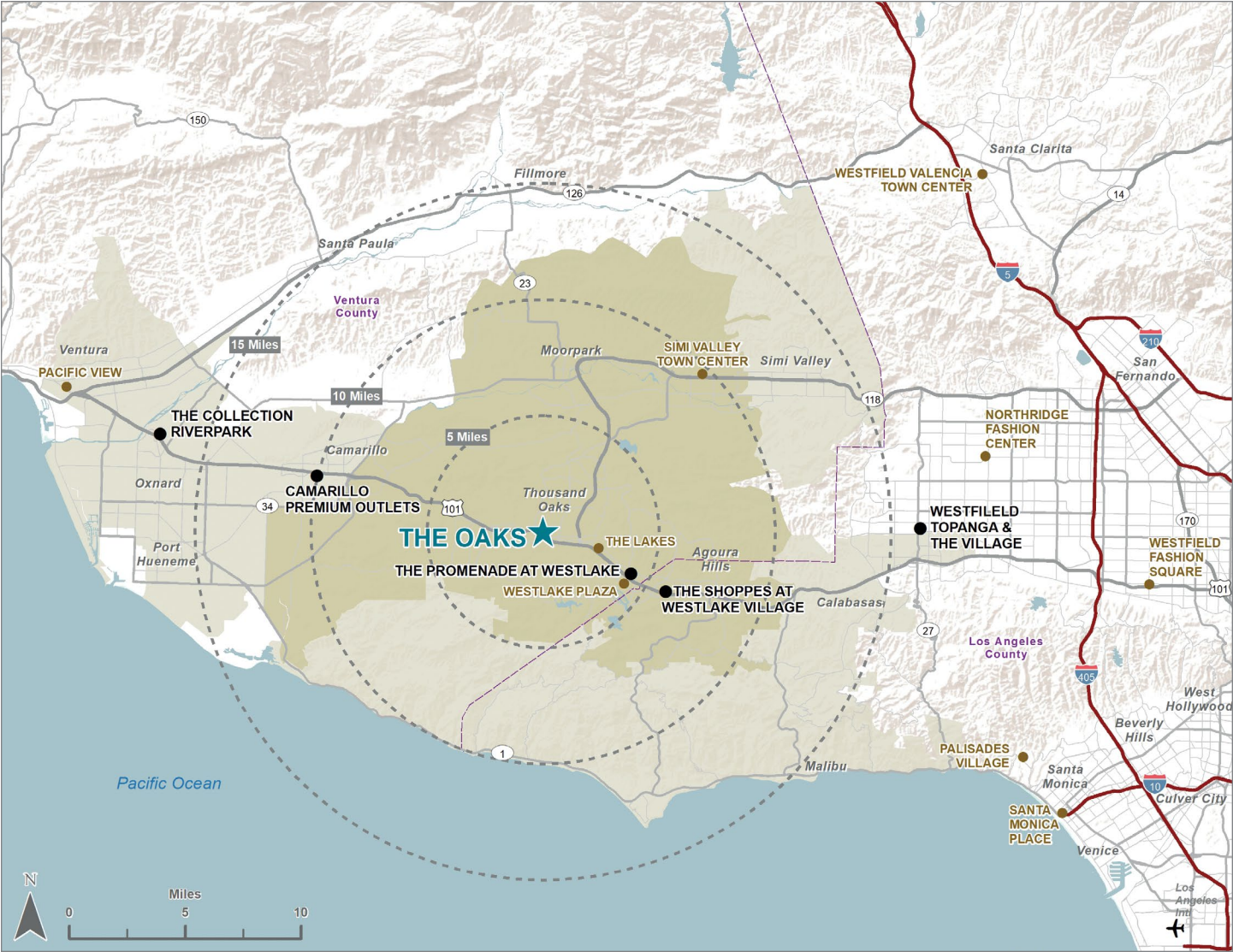
FOR MORE INFORMATION 805-495-4628 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		OXNARD-THOUSAND OAKS- VENTURA, CA [MSA]	
2022 Total Population	327,838		817,957		843,077	
2027 Total Population	325,784		812,727		839,781	
2022-2027 Population Growth	-0.6%		-0.6%		-0.4%	
HOUSEHOLDS						
2022 Total Households	116,705		278,290		279,975	
2027 Total Households	116,268		277,255		279,665	
2022-2027 Household Growth	-0.4%		-0.4%		-0.1%	
INCOME						
Average Household Income	\$173,969		\$153,506		\$137,463	
Median Household Income	\$125,347		\$109,895		\$101,779	
Per Capita Income	\$62,018		\$52,273		\$45,702	
HOUSEHOLD INCOME RANGES						
\$50,000 +	99,341	85.1%	226,115	81.3%	220,630	78.8%
\$75,000 +	88,220	75.6%	192,931	69.3%	184,784	66.0%
\$100,000 +	73,480	63.0%	155,491	55.9%	143,325	51.2%
\$150,000 +	48,584	41.6%	96,477	34.7%	83,366	29.8%
AGE						
Median Age	41.8		38.9		38.0	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	121,035	53.9%	244,777	44.7%	218,359	39.2%
White Collar	119,043	67.6%	261,195	61.0%	246,536	56.7%
RACE/ETHNICITY						
White	209,690	64.0%	435,928	53.3%	420,671	49.9%
Black/African American	5,015	1.5%	17,318	2.1%	15,276	1.8%
American Indian	2,467	0.8%	12,259	1.5%	14,945	1.8%
Asian	35,000	10.7%	76,920	9.4%	66,922	7.9%
Pacific Islander	481	0.1%	1,570	0.2%	1,726	0.2%
Other Race	75,185	22.9%	273,962	33.5%	323,537	38.4%
Hispanic or Latino	73,879	22.5%	301,058	36.8%	366,833	43.5%
Not Hispanic or Latino	253,959	77.5%	516,899	63.2%	476,244	56.5%
EMPLOYMENT / DAYTIME POPULATION						
	3 MILE		5 MILE		7 MILE	
Total Businesses	4,078		8,515		12,206	
Total Employees	43,278		79,364		110,460	
Daytime Population	82,662		150,510		225,997	

TRADE AREA MAP



LEGEND

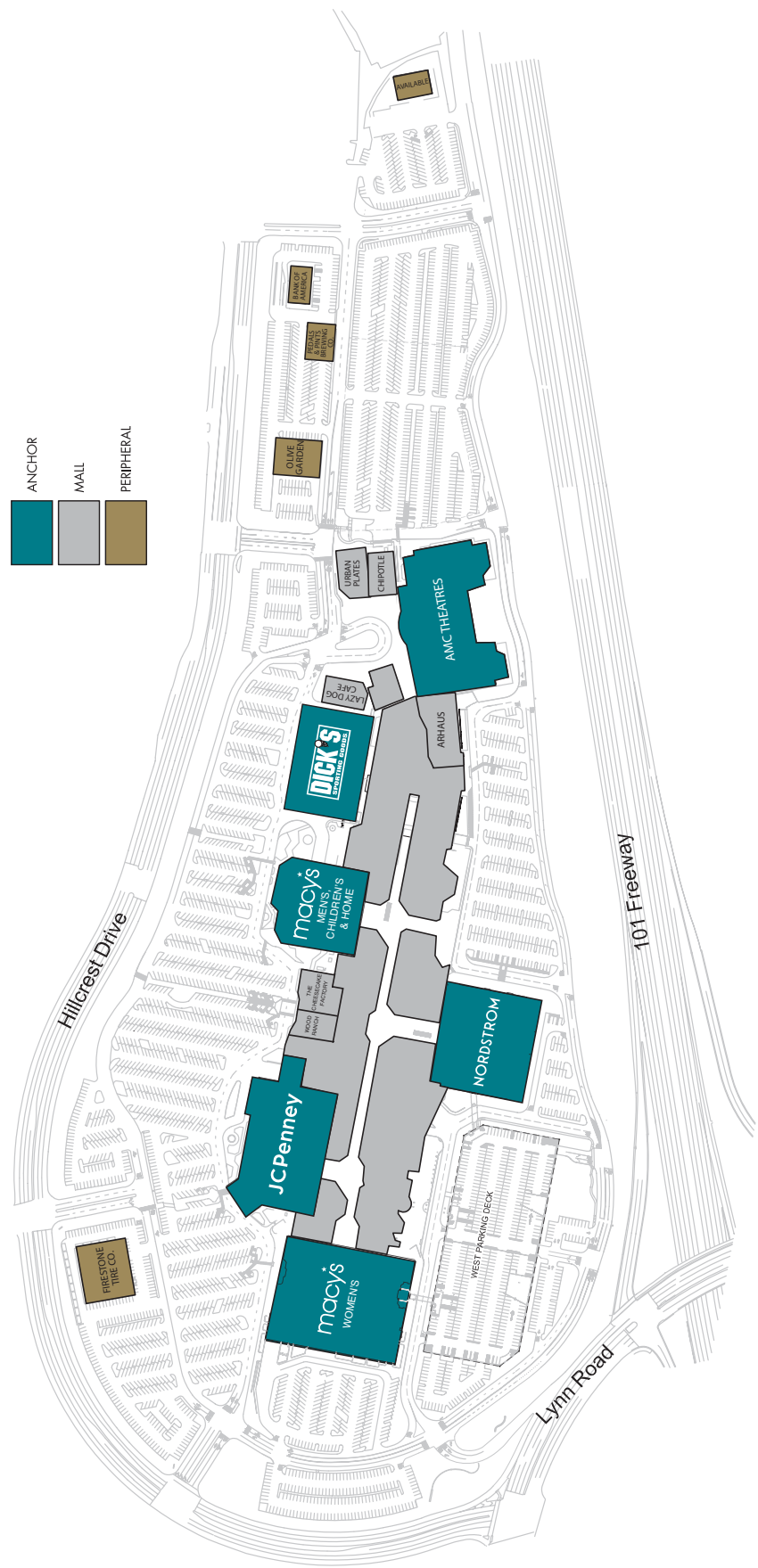
- ★ THE OAKS
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

OAKS PRIMARY TRADE AREA HAS AN AVERAGE HOUSEHOLD INCOME OF **\$173,969** VS. COUNTY AVERAGE OF \$137,463

82,662
DAYTIME POPULATION
WITHIN 3 MILES OF THE OAKS

RANKED 9TH CITY WITH
BEST PUBLIC SCHOOLS IN AMERICA
(NICHE, 2022)

THE OAKS IS ADJACENT TO VENTURA 101 AND LYNN ROAD WHICH HAVE AN AVERAGE DAILY TRAFFIC OF **176,000 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, FAMILY FRIENDLY AND BUSINESS SAVVY CITIES** IN THE NATION

THOUSAND OAKS IS #21 OF NICHE'S **HEALTHIEST CITIES IN AMERICA**. THE CITY OVERSEES AND MAINTAINS THE CONSERVATION OF MORE THAN 15,000 ACRES OF OPEN SPACE WITH 150 MILES OF PUBLIC HIKING, BIKING AND EQUESTRIAN TRAILS. (2022)

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

THOUSAND OAKS HOSTS THE **TRAINING FACILITY FOR THE LOS ANGELES RAMS** SUPPORTING THE TEAM, STAFF AND FAMILIES IN THE CONEJO VALLEY. AS OF 2022, THOUSAND OAKS WILL ALSO HOST ANGEL CITY FC (NATIONAL WOMEN'S SOCCER LEAGUE) FOR THEIR TRAINING FACILITY. THIS AREA HAS A RICH HISTORY OF ATTRACTING VARIOUS PROFESSIONAL AND AMATEUR SPORTS EVENTS SUCH AS THE PGA TOUR, AMGEN BIKE TOUR AND THE DOLE GREAT RACE.

t h e OAKS

MAJOR RETAILERS INCLUDE:

AMC THEATRES
DICK'S SPORTING GOODS
JCPENNEY
MACY'S WOMEN'S STORE

MACY'S MEN'S AND HOME STORE
NORDSTROM
AMERICAN EAGLE / AERIE
ANTHROPOLOGIE

APPLE
ARHAUS
THE CHEESECAKE FACTORY
COTTON ON / COTTON ON KIDS

H&M
J.CREW
POTTERY BARN
SALON REPUBLIC

SEPHORA
URBAN OUTFITTERS
WILLIAMS SONOMA
ZARA

NORTH



JANNS MARKETPLACE

WILBUR ROAD

PEDALS & PINTS

OLIVE GARDEN

CONEJO RECREATION AND PARK DISTRICT

DICK'S

MACY'S

HILLCREST DR

FIRESTONE

JCPenney

NORDSTROM

MACY'S

PARKING DECK

LOS ROBLES GOLF COURSE

301 VENTURA FREEWAY

SPROUTS

LYNN RD