



t h e
OAKS

THOUSAND OAKS, CA

MARKET PROFILE 2024

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** 1,207,000 | **BUILT / RENOVATED** 1978 / 2009

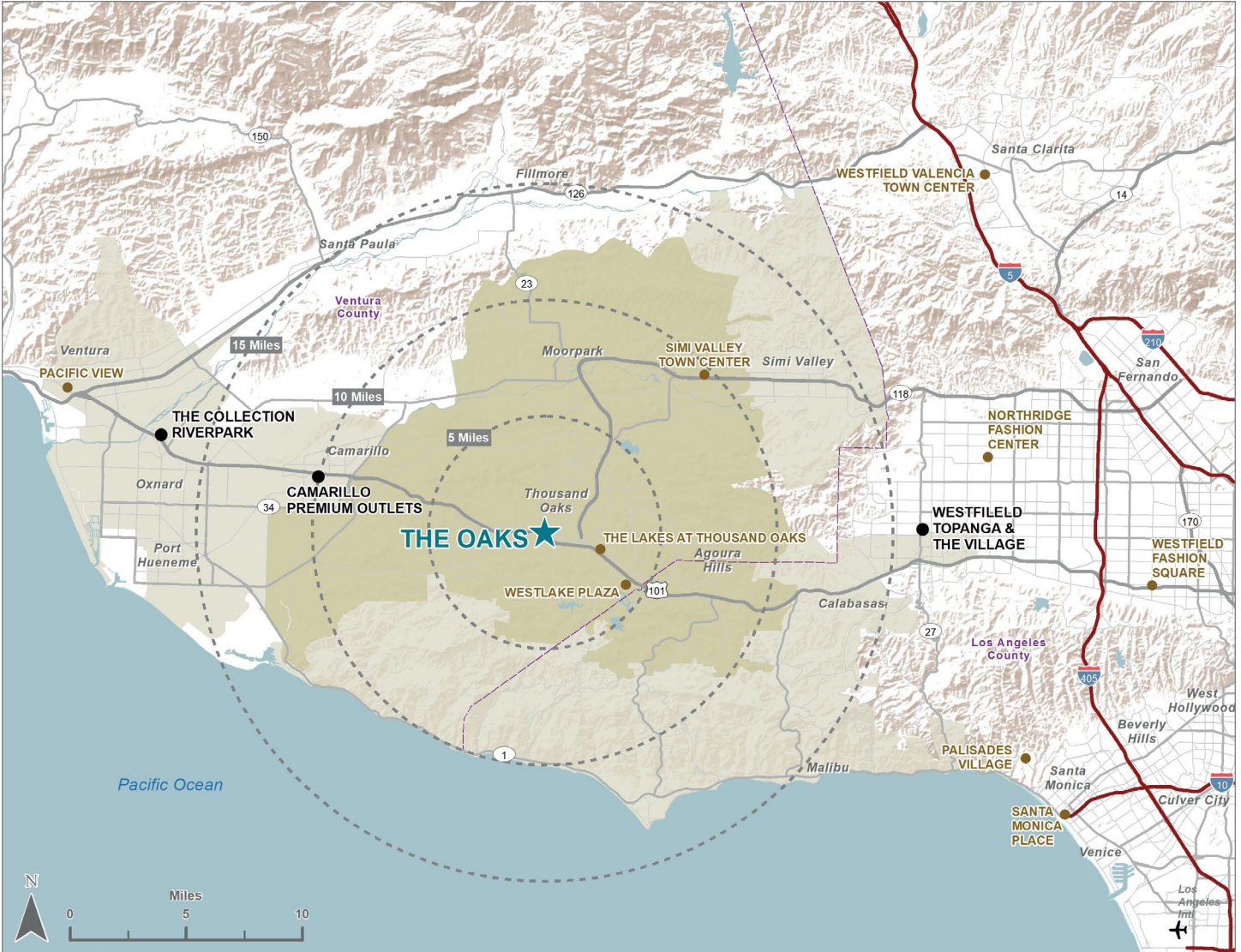
FOR MORE INFORMATION 805-495-4628 | Macerich.com



DEMOGRAPHIC SUMMARY

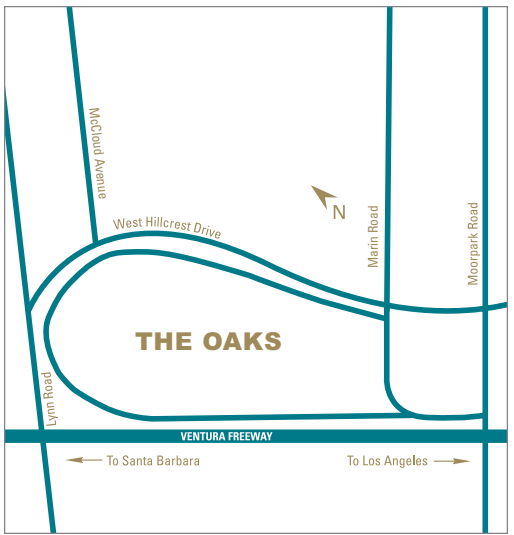
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		OXNARD-THOUSAND OAKS-VENTURA, CA [MSA]	
2023 Total Population	327,026		818,360		844,853	
2028 Total Population	325,986		818,032		844,265	
2023-2028 Population Growth	-0.3%		0.0%		-0.1%	
HOUSEHOLDS						
2023 Total Households	116,693		279,254		281,310	
2028 Total Households	117,095		281,207		283,062	
2023-2028 Household Growth	0.3%		0.7%		0.6%	
INCOME						
Average Household Income	\$171,612		\$151,622		\$136,811	
Median Household Income	\$122,240		\$108,428		\$101,546	
Per Capita Income	\$61,333		\$51,805		\$45,620	
HOUSEHOLD INCOME RANGES						
\$50,000 +	96,193	82.4%	221,271	79.2%	217,478	77.3%
\$75,000 +	84,248	72.2%	187,023	67.0%	179,560	63.8%
\$100,000 +	71,502	61.3%	153,741	55.1%	143,599	51.0%
\$150,000 +	47,427	40.6%	94,890	34.0%	83,052	29.5%
AGE						
Median Age	42.0		39.1		38.2	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	116,547	50.3%	240,302	42.5%	212,064	36.8%
White Collar	120,645	74.3%	264,256	66.2%	252,391	61.8%
RACE/ETHNICITY						
White	205,170	62.7%	427,685	52.3%	413,934	49.0%
Black/African American	5,149	1.6%	17,804	2.2%	15,525	1.8%
American Indian	2,523	0.8%	12,246	1.5%	14,888	1.8%
Asian	35,963	11.0%	78,796	9.6%	68,094	8.1%
Pacific Islander	482	0.1%	1,565	0.2%	1,723	0.2%
Other Race	77,738	23.8%	280,265	34.2%	330,689	39.1%
Hispanic or Latino	78,054	23.9%	312,118	38.1%	379,653	44.9%
Not Hispanic or Latino	248,972	76.1%	506,242	61.9%	465,200	55.1%
EMPLOYMENT / DAYTIME POPULATION						
	3 MILE		5 MILE		7 MILE	
Total Businesses	3,943		8,503		12,050	
Total Employees	43,314		81,679		115,240	
Daytime Population	83,636		153,775		231,860	

TRADE AREA MAP

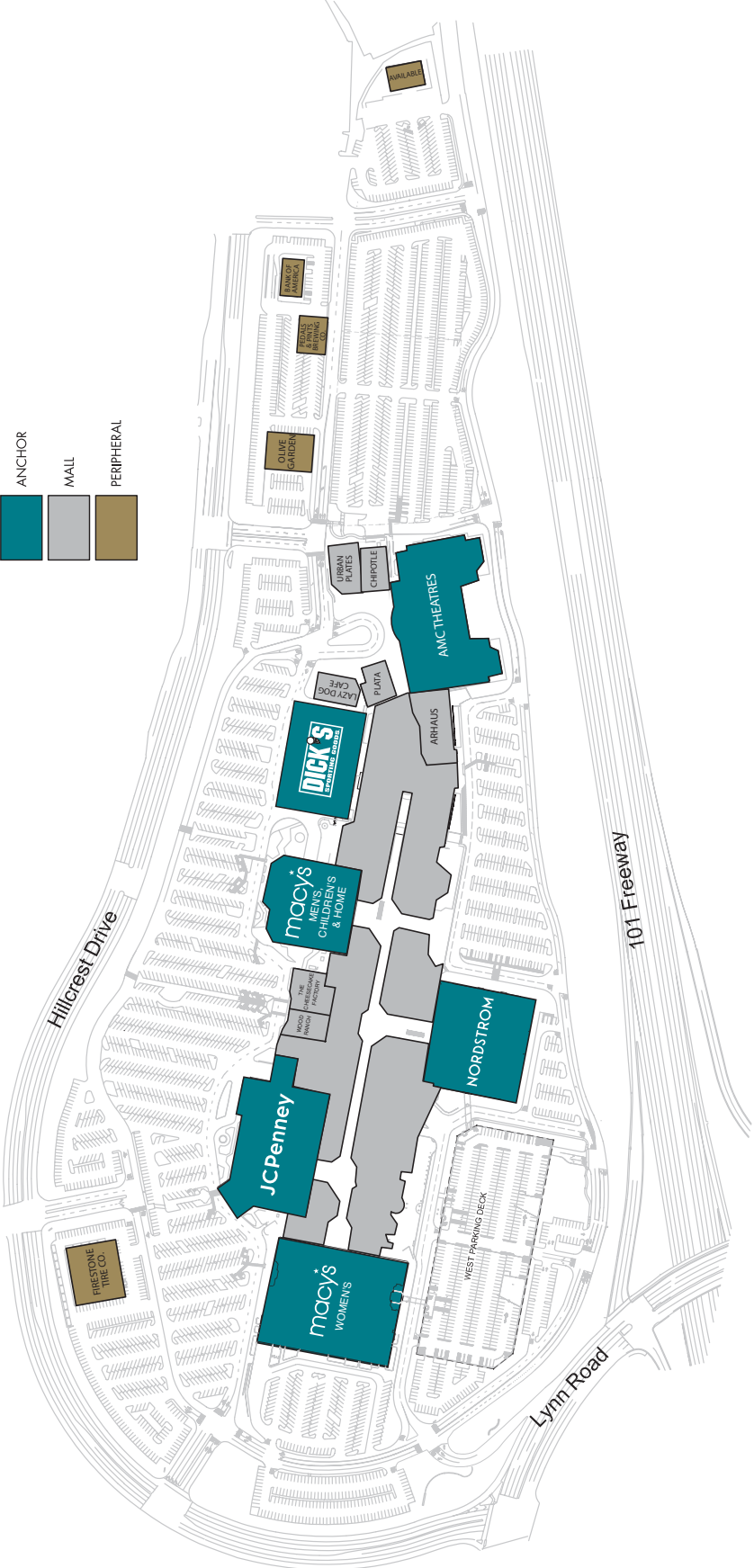


LEGEND

- ★ 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 **\$172K** VS. COUNTY AVERAGE OF **\$128K**

83,036
DAYTIME POPULATION
WITHIN 3 MILES OF THE OAKS

RANKED 7TH CITY WITH
BEST PUBLIC
SCHOOLS IN AMERICA

(NICHE, 2023)

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 #27 OF NICHE'S **BEST CITIES TO RAISE A FAMILY**. THE CITY IS HOME TO SOME OF THE NATION'S TOP SCHOOLS, OUTSTANDING PARKS, CULTURAL ARTS DESTINATIONS AND 15,000 ACRES OF OPEN SPACE WITH 150 MILES OF PUBLIC HIKING, BIKING AND EQUESTRIAN TRAILS. (NICHE, 2023)

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

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

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

