

**ANCHOR SPACE  
NOW AVAILABLE**

# Northgate Plaza

## Westlake Village

For Lease    Approx. ±35,380 SF (Divisible) Available





## Property Highlights

- Approximately ±35,380 SF\* Anchor Space with ±8,450 SF Mezzanine Now Available
- Across the street from the Promenade anchored by Cinepolis Theaters, Barnes & Noble and Cost-Plus World Market, Pottery Barn, Williams Sonoma, with West Elm and Red O Mexican Restaurant Coming soon
- #1 Intersection in the trade area with over 100,000 CPD
- Adjacent to the Thousand Oaks Auto Mall
- Average Household Income of \$217,568 within a 3-mile radius of the site

\*Divisible



## Co-Tenants



## Area Retailers



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# 5-Mile Radius Trade Area



	1-Mile	3-Miles	5-Miles
<b>Estimated Population</b>	7,155	50,319	119,629
<b>Average Household Income</b>	\$184,085	\$217,568	\$209,982
<b>Total Employees</b>	27,257	61,857	87,355

Aerial

Do it center



TRADER JOE'S TREK

Ralphs



Thousand Oaks Blvd: 30,398 CPD

Thousand Oaks Auto Mall

Little Calf  
the Habit  
BURGER GRILL

THE KEBAB SHOP



Packard Cir

Wild Fork



Westlake Blvd: 46,463 CPD

SEPHORA RESTORATION HARDWARE



RED O  
Taste of Mexico  
Coming Soon

west elm  
Coming Soon

amazonfresh

WILLIAMS POTTERY SONOMA BARN

MARMALADE CAFE

farfalla  
COST PLUS

WORLD MARKET

BARNES & NOBLE

cinépolis

Cord Ave

Pierce Arrow Dr

Auto Mall Dr

Approx.  
±35,380 SF  
(Ground Floor)

Frame Store

Fidelity

SHARKY'S FIREHOUSE SUBS

logurblond

BeyMo!

THERESA'S COUNTRY

FEED & PET

Exer PREMIER AMERICA

CORNER BAKERY

verizon

192,138 CPD



Site Aerial

The Promenade at Westlake

**BARNES & NOBLE** **cinépolis** **vuori**  
**WORLD MARKET** *fanfalla*  
**RESTORATION HARDWARE** **amazonfresh**  
**SHAKE SHACK** **Paul Martin's** **SEPHORA**  
**lululemon** **SOCIAL MONK** **MARMALADE CAFE**  
**POTTERY BARN** **WILLIAMS SONOMA**  
**sweetgreen**  
Coming Soon:  
**west elm** **RED O**

WESTLAKE BLVD 46,463 CPD

192,138 CPD

Approx. ±35,380 SF



THOUSAND OAKS AUTO MALL

Wild Fork

**SHARKY'S SUBS**  
**BevMo!**  
**FIREHOUSE SUBS**

**Exer**  
**URGENT CARE**  
**THERE'S A'S COUNTRY FEED & PET**

**TKS**  
THE KEBAB SHOP

**the Habit**  
BURGER GRILL

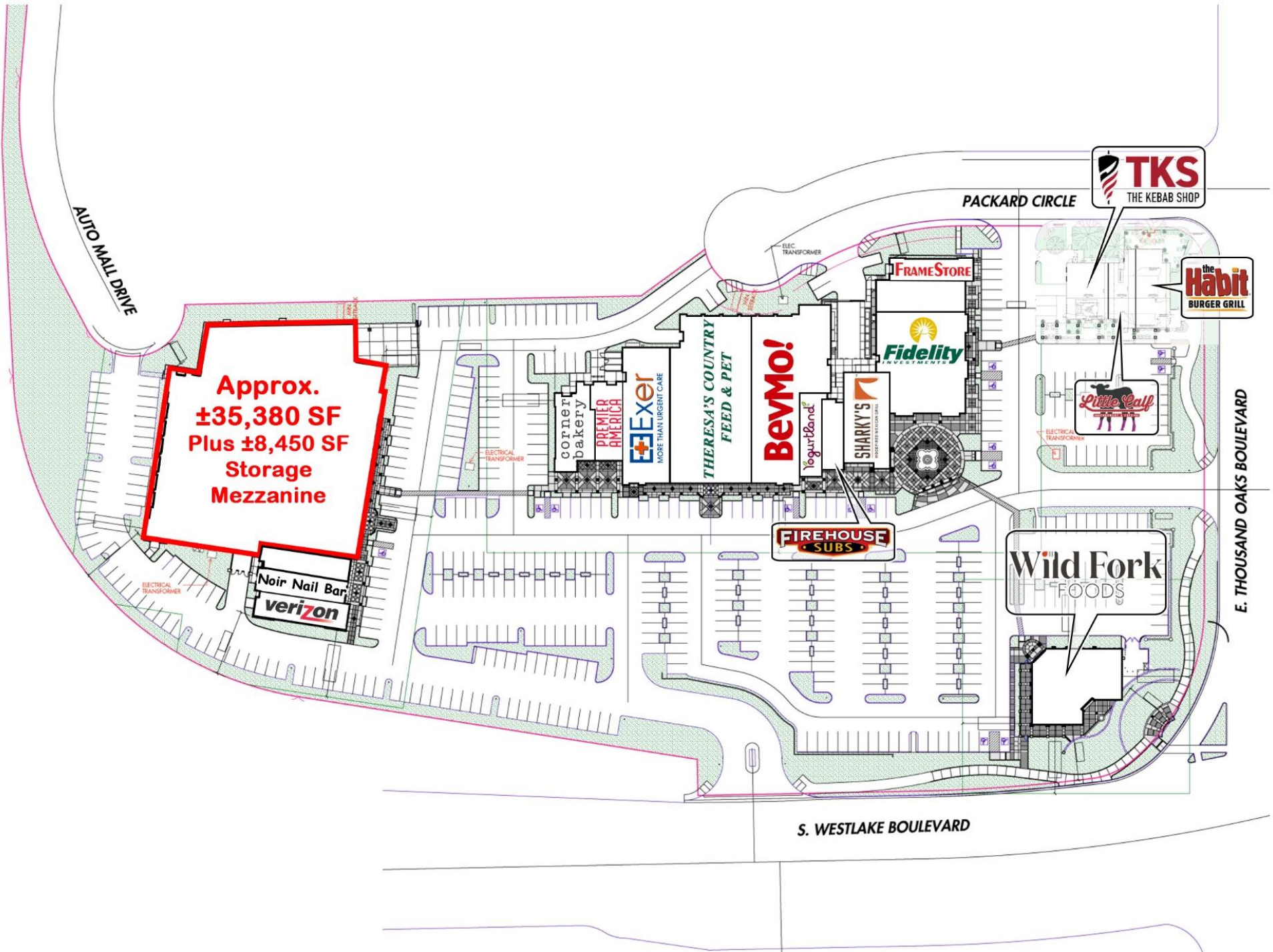
PACKARD CIR

**CHASE**

THOUSAND OAKS BLVD 30,398 CPD



# Site Plan



# Existing Floor Plan

3700 E. THOUSANDS OAKS BLVD.,  
THOUSAND OAKS, CA 91362



VICINITY MAP  
NOT TO SCALE



AREA CALCULATIONS:

EXISTING GROUND FLOOR	± 35,380 SF
EXISTING MEZZANINE 1	± 7,070 SF
EXISTING MEZZANINE 2	± 1,380 SF
<b>EXISTING TOTAL GLA</b>	<b>± 43,830 SF</b>

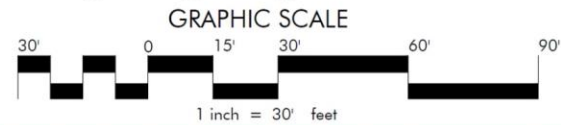
DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE SHOWN.  
THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF LANDLORD.

## EXISTING FLOOR PLAN

SCALE: 1" = 30'-0"



NORTH



## NORTHGATE PLAZA

(BED BATH & BEYOND)

3980 E. Thousands Oaks Blvd., Thousand Oaks, CA 91362

EXISTING FLOOR PLAN

22233TMA

12.02.2022

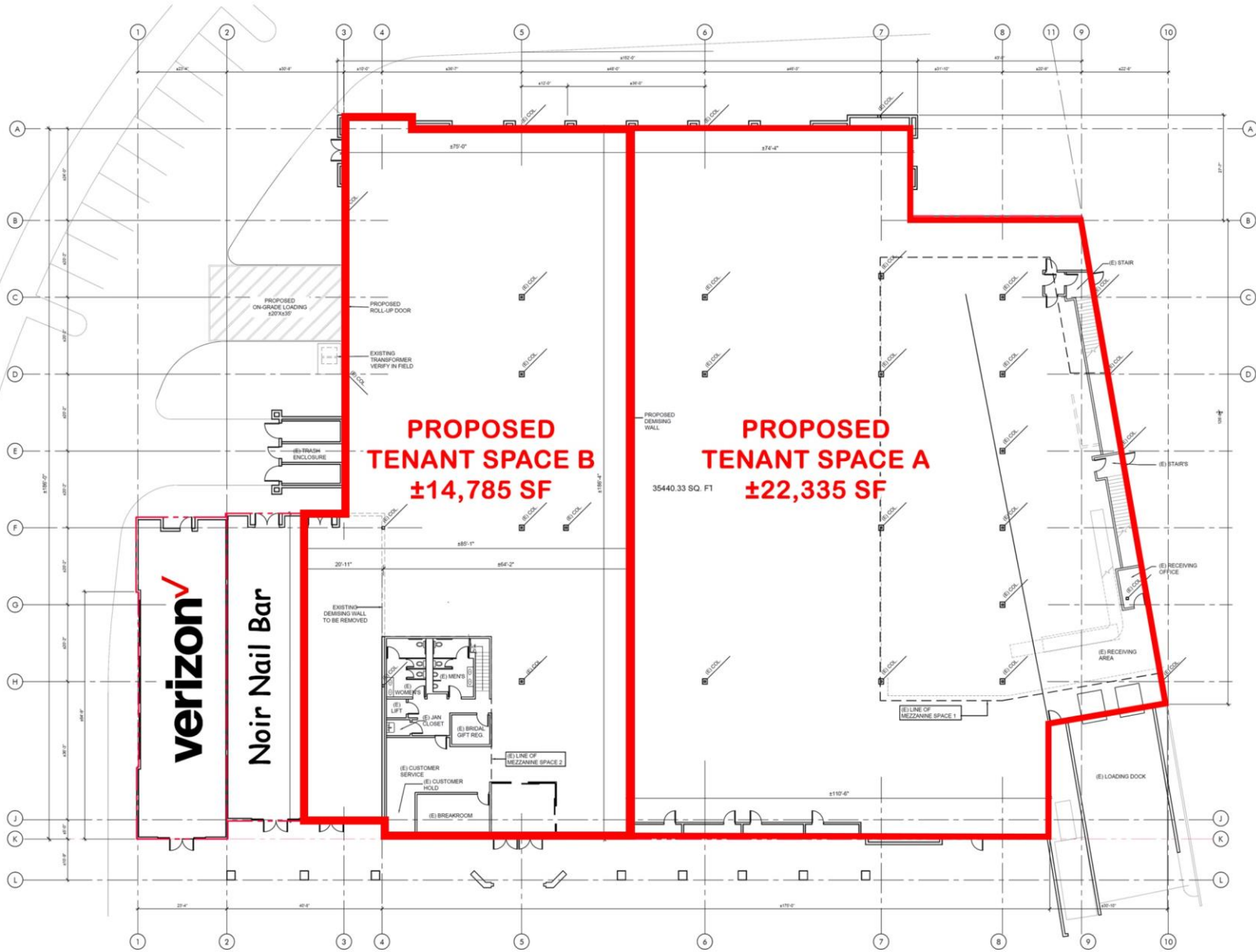
**FP-EX**

mmaarchitecture.com

**mma**  
Architecture



# Proposed Demising Floor Plan



AREA CALCULATIONS:	
PROPOSED TENANT A	± 22,335 SF
EXISTING MEZZANINE 1	± 7,070 SF
PROPOSED TENANT B	± 14,785 SF
EXISTING MEZZANINE 2	± 1,380 SF



GROUND FLOOR PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE







## Contact Us

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