### THE NEWBURY TERRACE







## BUILDING INFO



- Two story freestanding retail building of approx. 33,212 SF
- Comprised of fitness oriented tenant mix (Orangetheory, Roadrunner Sports, The Foundry Hot Yoga, 101 Boxing Club)
- Tenant mix also includes:
   Holdren's Steakhouse, Sumo Sushi,
   Bottle & Pint and the new Heat by
   MGD KBBQ
- Excellent exposure facing
   101-Freeway in Newbury Park
- 144 surface parking spaces



### **AERIAL** 1714 Newbury Rd. | Newbury Park | CA ATARA BIO Takeda <1 mile from Conejo Biotech Hub (Amgen, Takeda, Atara, etc.) Multiple mixed-use developments over 300 units being developed THE NEWBURY TERRACE IN-N-OUT

### **SUITE T**





\$2.15 NNN 2,3

2,349-4,698 RSF

Term: Negotiable

**Available:** Immediately

Use: Retail

**Parking:** 3/1000 SF

#### Notes:

- Former 101 Boxing & Fitness
- Abundant Natural Light
- Highly Improved
- Multiple Bathrooms,
- Private Office & Storage
- HVAC







### SUITE N (SUBLEASE)





\$2.15 NNN

3,540 RSF

Term: Negotiable

Available: Immediately

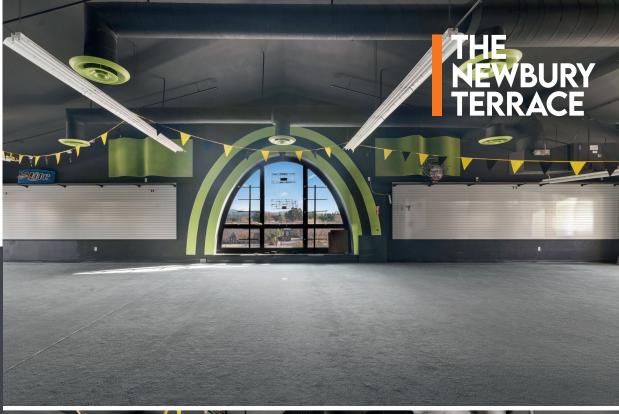
Use: Retail

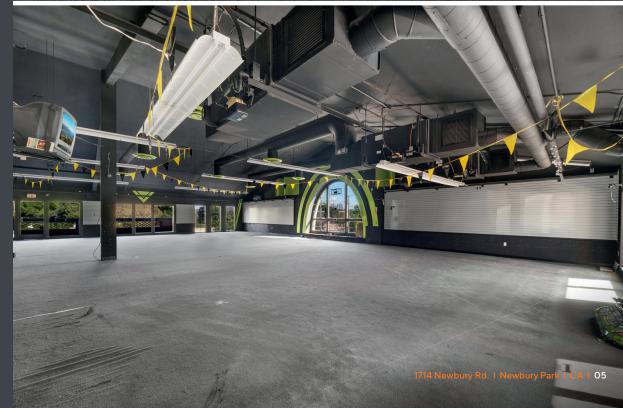
**Parking:** 3/1000 SF

#### Notes:

- Former Foundry Yoga Studio
- Abundant Natural Light
- High Window Line
- Excellent Exposure with Freeway
- Signage
- HVAC















# DEMOGRAPHICS



29% RENT 71% OWN



POPULATION 117,000

**MEDIAN AGE** 

43.5

\$ 1.89 B

YEARLY TOTAL SPENDING IN NEWBURY PARK

<u>\$ 140,177</u>

**AVERAGE HOUSEHOLD INCOME** 

\$ 917,000

MEDIAN HOME VALUE

45% COMPLETED BACHELORS DEGREE
95,2% EMPLOYED
90% WHITE COLLAR WORKERS



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51.1%

48.9%

## THE NEWBURY TERRACE



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