



OFFERING MEMORANDUM

FREE-STANDING RETAIL BUILDING OWNER USER OPPORTUNITY OR INVESTMENT

2831 Thousand Oaks Blvd., Thousand Oaks, CA 91362

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:



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THE OFFERING

Property Summary

Location	2831 Thousand Oaks Blvd., Thousand Oaks, CA
Property Type	Retail
Gross Building Area	±2,230 SF
Parcel Size	±4,630 SF
Zoning	C2
Year Built	1961
Construction	Framed
Frontage	43' on East Thousand Oaks Blvd.
Number of Floors	Single Story
HVAC	New Five Ton Unit
Roof	New in 2024
Parking	11 Surface

Estimated Operating Expenses

Based on Current Owners Expenses

Taxes*	\$17,500
Insurance	\$9,375
Parking	\$3,936.26
TOTAL OPEX	\$30,811.26

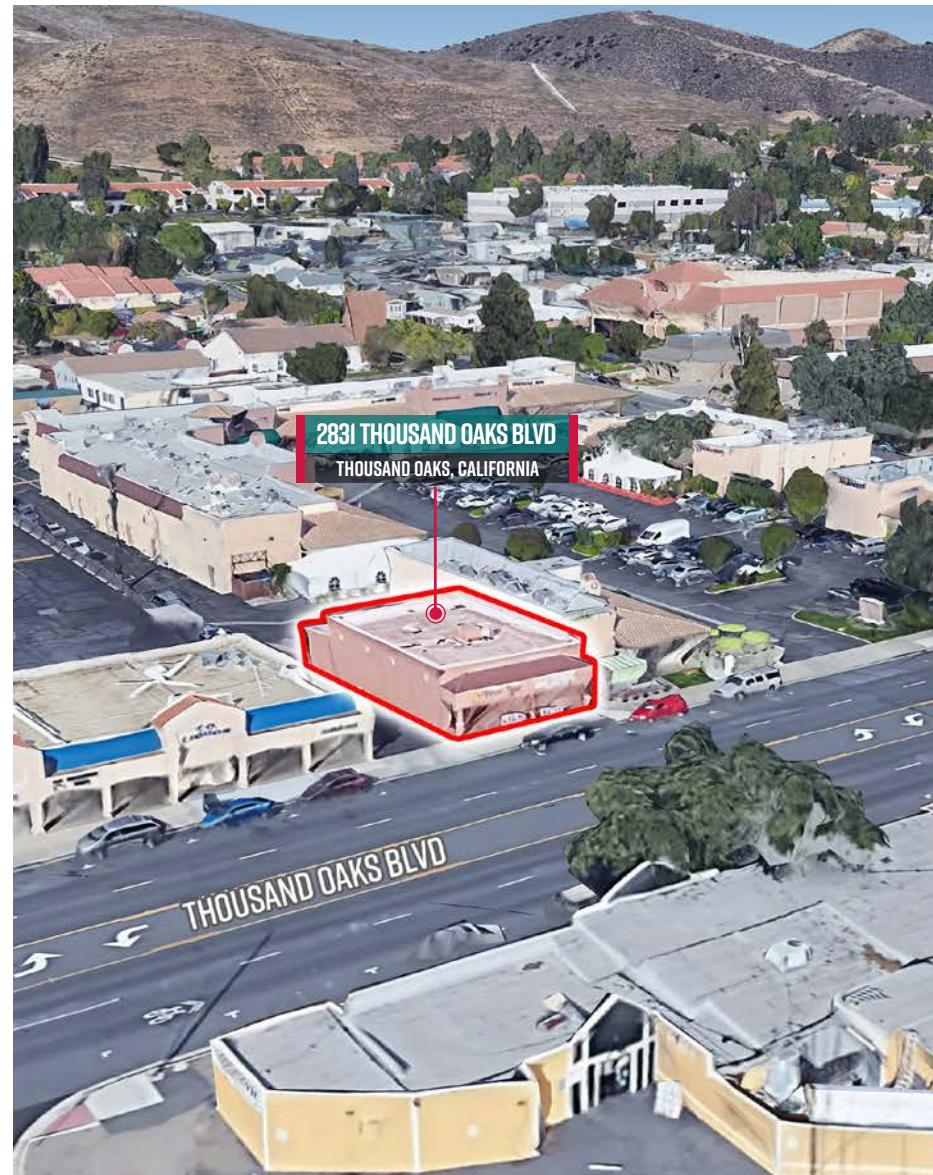
*Based on a \$1,400,000 Sales Price

Rent Roll

SUITE	SIZE (SF)	TERM
1	1,420 RSF	Vacant 7/31/27
2	810 RSF	Month to Month

 **\$1,400,000**
SALES PRICE

 **±\$625**
PRICE/SF

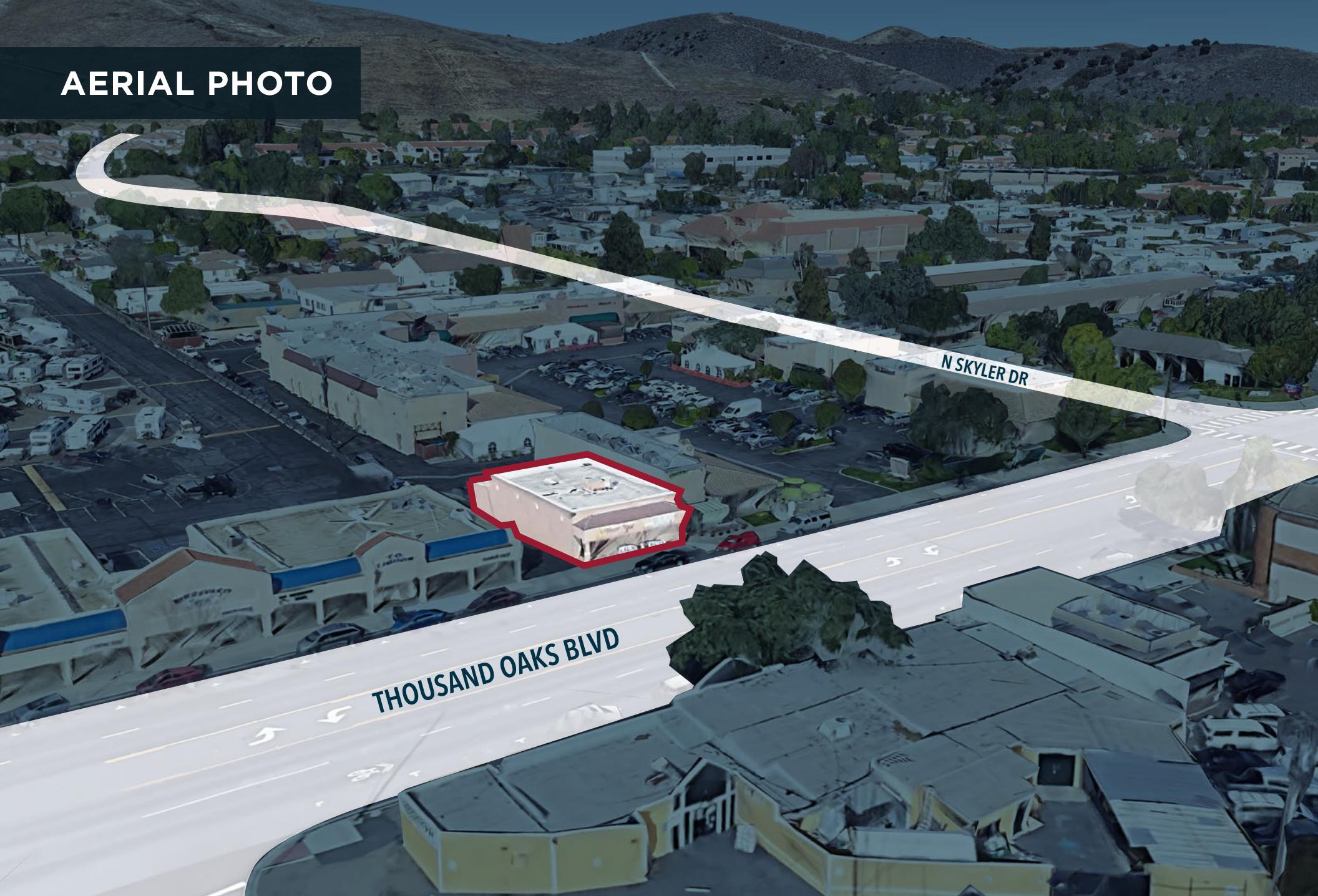




PROPERTY PHOTOS



AERIAL PHOTO



LOCATION OVERVIEW

Thousand Oaks Boulevard serves as the primary east-west thoroughfare in the Conejo Valley, extending through the cities of **Thousand Oaks**, **Westlake Village**, and **Agoura Hills**. It is a key commercial and business corridor in Thousand Oaks, linking major destinations such as **The Oaks Shopping Mall** and the **Thousand Oaks Civic Arts Plaza**.

Conveniently located parallel to **U.S. Highway 101 (Ventura Freeway)**, Thousand Oaks Boulevard is easily accessible via multiple key on/off ramps, including **Moorpark Road**, **Westlake Boulevard**, and **Lynn Road**, making it a highly connected route for both locals and visitors.

The surrounding areas along the boulevard offer a diverse blend of **commercial centers**, **cultural landmarks**, **residential neighborhoods**, and **recreational spaces**, reflecting the city's balanced and community-focused development.

Situated in **southeastern Ventura County**, **Thousand Oaks** is widely recognized for its **natural beauty**, **suburban character**, **strong community values**, and **economic stability**, making it one of Southern California's most desirable places to live and work.



CREATING A NEW DOWNTOWN THOUSAND OAKS

AS THE CIVIC ARTS PLAZA TURNS 30 YEARS OLD, THE CITY HAS AN OPPORTUNITY TO RE-ENVISION THE SPACE TO CREATE THE NUCLEUS OF ITS DOWNTOWN AND SPUR REINVESTMENT ALONG THOUSAND OAKS BOULEVARD.

The City of Thousand Oaks is embarking on a bold new phase of Downtown revitalization as the Civic Arts Plaza celebrates its 30th anniversary. This landmark initiative re-envision the area as the thriving nucleus of a modern, mixed-use Downtown – an economic catalyst designed to attract new businesses, investment, and visitors along Thousand Oaks Boulevard.

KEY STRENGTHS OF THE THOUSAND OAKS DOWNTOWN CORE MASTER PLAN

- A bold revitalization centered around the Civic Arts Plaza's 30th anniversary— creating a vibrant, mixed-use district along Thousand Oaks Boulevard.
- Guided by the Downtown Core Master Plan, the project delivers a walkable, experience-driven destination designed to attract investment, visitors, and sustained economic activity.
- New public plazas and gathering spaces
- Food hall or public market as a central anchor
- Three-acre parcel west of Dallas Drive ready for mixed-use development
- New City Hall enabling adaptive reuse of the current facility for retail and dining
- A pedestrian-oriented Main Street will link civic, commercial, and cultural zones—building a true downtown identity.

With a prime location, strong City backing, and a clear long-term plan, the Civic Arts Plaza District offers one of the most attractive redevelopment opportunities in the region.



DEMOGRAPHICS

2831 THOUSAND OAKS BLVD | THOUSAND OAKS, CA



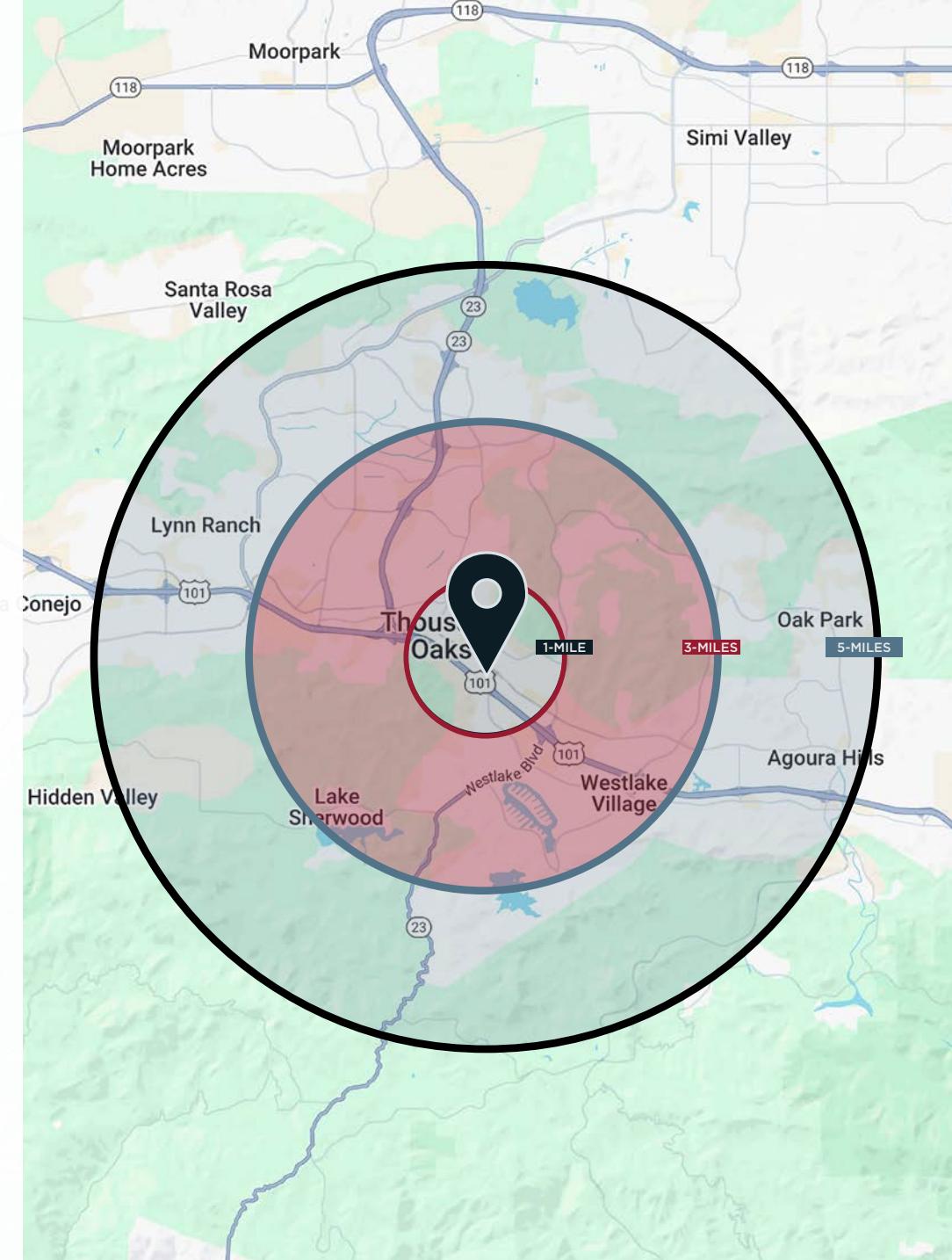
POPULATION	1-MILE	3-MILES	5-MILES
2024 Population	9,642	57,521	144,479
% Female	48.7%	48.8%	49.1%
% Male	51.3%	51.2%	50.9%
2029 Population	9,654	57,947	145,139



HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2024 Total Households	4,024	23,188	54,468
2025 Median Housing Value	\$1.01 M	\$1.1 M	\$1.07 M
2029 Total Households	4,051	23,395	54,832



HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2024 Average HH Income	\$133,698	\$157,291	\$168,190
2024 Per Capita Income	\$54,873	\$62,785	\$63,451
2029 Average HH Income	\$151,747	\$175,888	\$187,102



AMENITIES MAP



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Terms of sale or lease and availability are subject to change or withdrawal without notice.