



OFFERING MEMORANDUM

# MEDICAL/OFFICE BUILDING

OWNER USER OPPORTUNITY

3155 Old Conejo Rd, Thousand Oaks, CA 91320

# 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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**Lee & Associates LA North**  
Westlake Village | CORP ID 01191898

[www.leewlv.com](http://www.leewlv.com)

# THE OFFERING



**±\$2,032,000**  
SALES PRICE



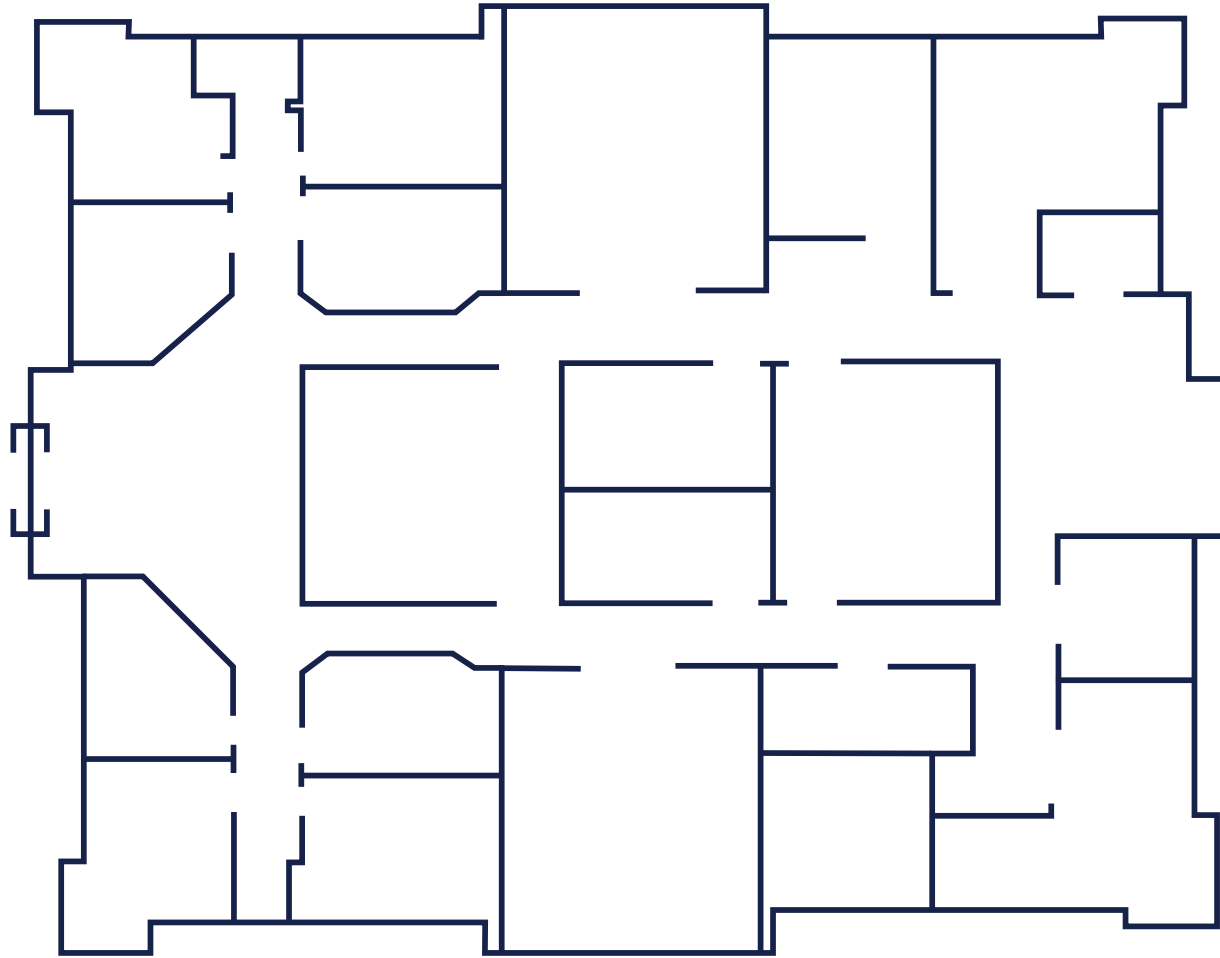
**±\$425**  
PRICE/SF

## Property Summary

Location	3155 Old Conejo Rd, Thousand Oaks, CA
Property Type	Medical/Office
Gross Building Area	±4,779 SF
Parcel Size	0.11 AC
Zoning	C2 C-O
Year Built	2008
Construction	Wood Frame
Number of Stories	1
Parking	4/1,000 SF

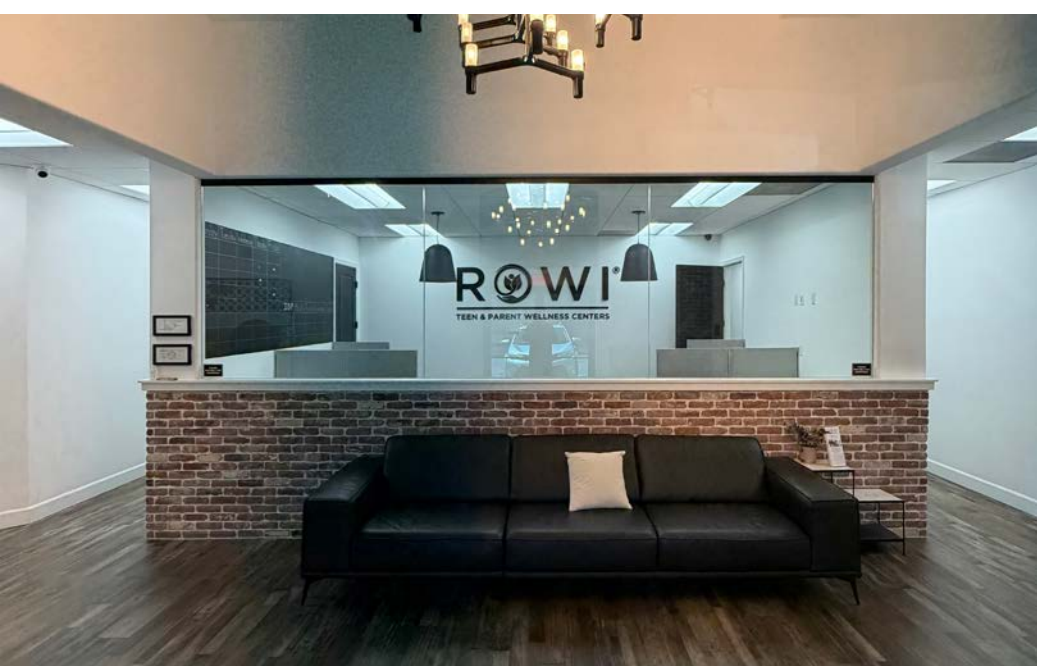


# FLOOR PLAN





## PROPERTY PHOTOS



# AERIAL PHOTO

3155 OLD CONEJO RD  
NEWBURY PARK, CALIFORNIA

VENTURA FWY/US-101



OLD CONEJO RD

# LOCATION OVERVIEW

**3155 Old Conejo Road** is located in **Thousand Oaks**, within the highly desirable Conejo Valley, one of Southern California's premier suburban office markets. Positioned along the **U.S. 101 corridor**, the property offers convenient access to both Los Angeles and Ventura County, making it an ideal location for businesses seeking regional connectivity. The building is situated within a professionally maintained office campus environment, surrounded by quality office and medical users that support a strong professional presence.


The property benefits from immediate access to the **Ventura (101) Freeway via Wendy Drive**, providing efficient transportation links and enhancing accessibility for both employees and clients. The surrounding area features a wide range of **retail, dining, and service amenities, creating a highly functional and convenient business setting.** This accessibility, combined with the area's established infrastructure, supports long-term tenant demand and occupancy stability.


The Conejo Valley is known for its affluent, well-educated population and exceptional quality of life. With **strong household incomes, top-rated schools, and a business-friendly environment**, the area continues to attract professional and corporate users. Its balance of suburban livability, economic stability, and proximity to major employment centers makes **3155 Old Conejo Road** a highly attractive investment opportunity.




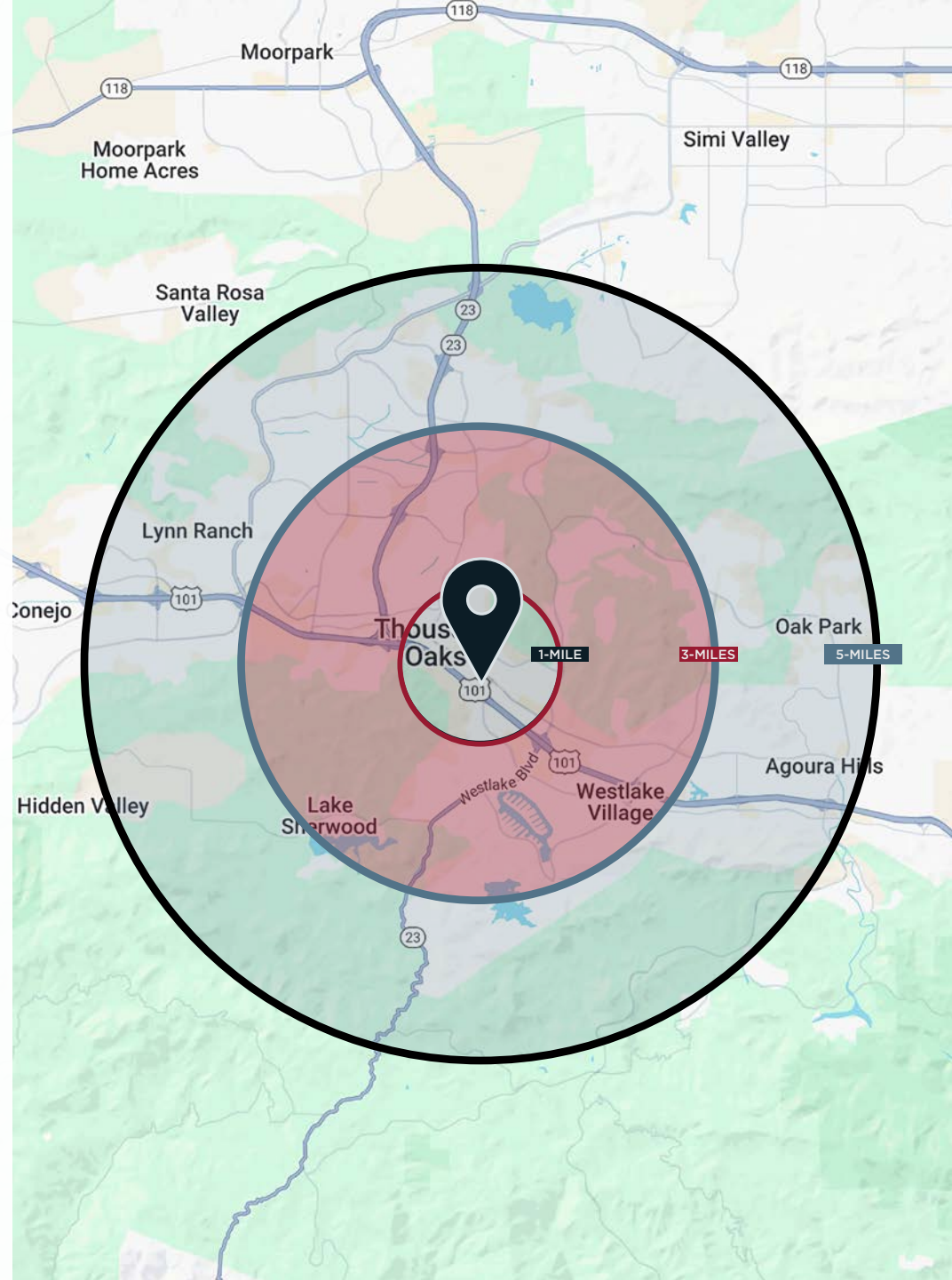
# DEMOGRAPHICS

## 3155 OLD CONEJO ROAD | 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



**LOWE'S**  
Home Improvement Warehouse

**LA FITNESS.**

**FarmerBoys**

**Auto Zone**

**Jack in the box**

**STARBUCKS COFFEE** **AMPORE** **verizon** **Habit BURGER GRILL**

**ISLANDS** **FedEx** **daphne's**

**Tutti frutti** **WELLS FARGO** **crumbl cookies**

**T-Mobile** **jamba** **Logix** **smarter banking**

**SUBWAY**

**TARGET.** **THE HOME DEPOT** **CVS pharmacy** **STARBUCKS COFFEE**

**T.J-maxx** **Pizza Hut**

**AMGEN**

**ROSS DRESS FOR LESS** **PET SMART**

**BOOT BARN** **PAWS EXPRESS**

**ExtraSpace Storage**

**ROGER DUNN GOLF SHOPS** **Pollo Loco**

**AMERICAS BEST VALUE INN** **Wendy's HAMBURGERS**

**3155 Old Conejo Rd Newbury Park, CA**

**ANYTIME FITNESS** **O'Reilly AUTO PARTS**

**DOLLAR TREE** **McDonald's** **Jersey Mike's SUBS**

**TACO BELL** **SportClips HAIRCUTS**

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# REGIONAL MAP



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