

REDUCED RATE! \$1.35 SF + \$0.21 SF CAM



**LAVERY BUSINESS PARK
FOR LEASE**

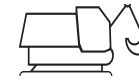
2,681 SF INDUSTRIAL CONDO

**2639 LAVERY CT, #4
NEWBURY PARK | CA 91320**

PROPERTY HIGHLIGHTS



**2,681 SF
AVAILABLE**



**M1
ZONING**



**3.72/1,000 SF
PARKING RATIO**



**EASY ACCESS
CA 101**

FOR MORE INFORMATION,
PLEASE CONTACT:

MICHAEL WURTZEL
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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS:

- Close to Amgen, Shire / Baxalta, Takeda, Alcatel Lucent, Atara Bio, Alexandria, Amazon Distribution Center, Tesla Service Center, Sports Academy, Sage Publishing, Skyworks, K1 Speed.
- Nearby Restaurants include; Farmer Boys, Island's, Chipotle, The Habit, Starbucks DT, Panda Express, Jersey Mike's, Daphne's, Flame Broiler, Wendy's, Jack In The Box, McDonalds, In N Out, Chili's
- Nearby Retail includes; Target, LA Fitness, Lowe's, Home Depot, Builders First Choice, TJ Maxx, PetSmart, Party City
- Minutes to Oaks Mall largest regional shopping center in East Ventura County (Nordstrom, AMC, Macy's, Dick's, JCP, Apple, Cheesecake Factory, Lazy Dog, Wood Ranch BBQ, Basta)
- Easy 101 Fwy and 23 Fwy access to Westlake Village, Agoura, Calabasas, Simi Valley, Camarillo, Oxnard, Ventura, SFV.



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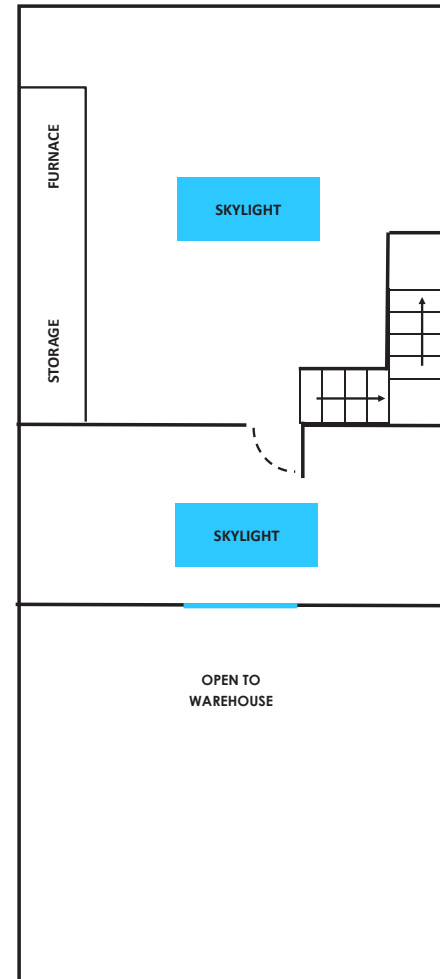
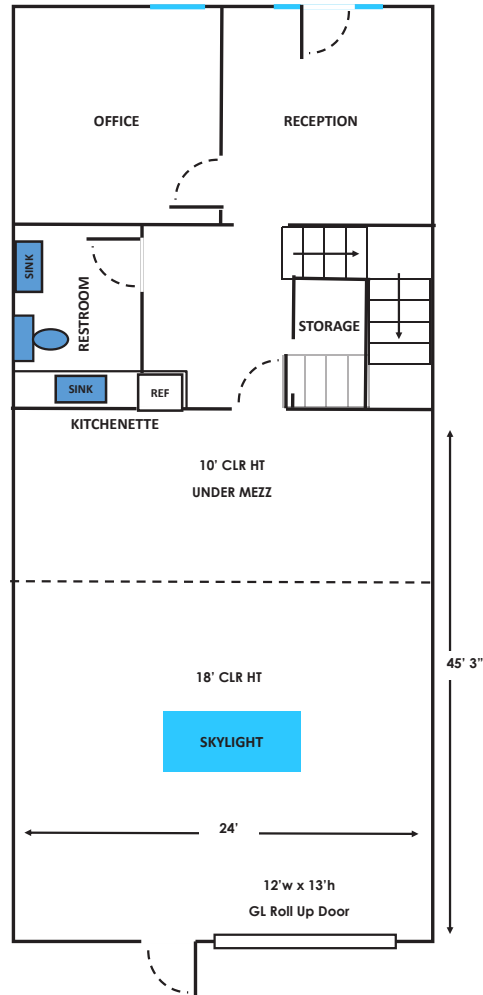
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GROUND FLOOR | ±1,721 SF

MEZZANINE | ±960 SF



*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

UNIT	SPACE TYPE	RSF	SPACE DESCRIPTION
2639 Lavery Ct, Unit 4	Industrial	2,681	12' Roll-Up Door, Kitchenette, New Polished Concrete Floor in Warehouse

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PHOTOS



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POPULATION	3 MILE	5 MILE	10 MILE
2010 Population	29,404	120,817	313,490
2023 Population	29,154	119,054	317,191
2028 Population Projection	28,796	117,448	314,294

2023 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	1,226	5,178	13,922
\$125,000 - 150,000	946	3,627	10,221
\$150,000 - 200,000	1,410	6,399	16,663
\$200,000+	2,522	9,576	26,667
Avg Household Income	\$150,290	\$142,524	\$147,570

HOUSEHOLD	3 MILE	5 MILE	10 MILE
2010 Households	10,180	43,528	111,808
2023 Households	10,067	42,926	112,854
2028 Household Projection	9,935	42,340	111,726
Annual Growth 2010-2023	0.1%	0.2%	0.4%
Annual Growth 2023-2028	-0.3%	-0.3%	-0.2%
Owner Occupied Households	7,342	30,925	81,896
Renter Occupied Households	2,593	11,414	29,830
Avg Household Size	2.9	2.7	2.8



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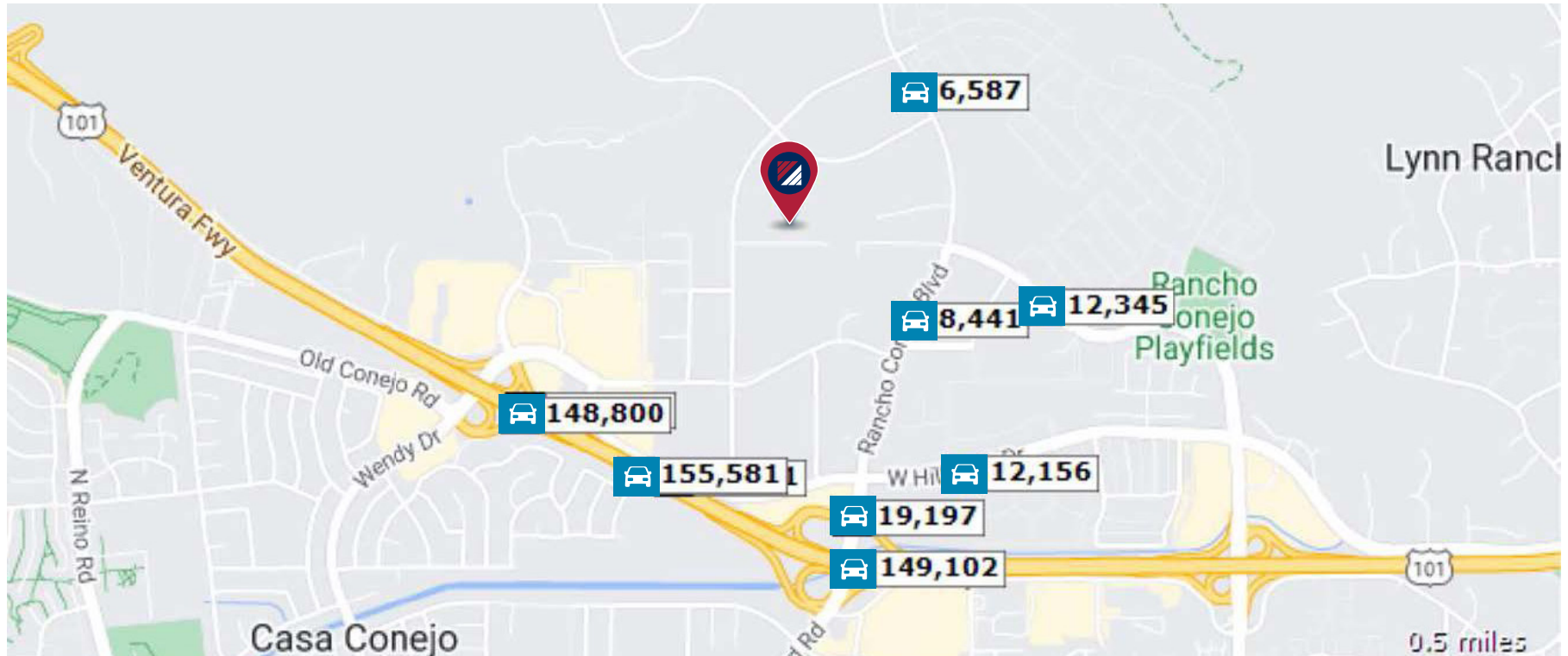


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STREET	CROSS STREET	CROSS STREET DISTANCE	COUNT YEAR	AVG DAILY VOLUME
Rancho Conejo Blvd	Cam Dos Rios SW	8,441	2018	0.32 mi
Rancho Conejo Blvd	Corporate Center Dr SE	6,587	2018	0.40 mi
de Havilland Dr	Cam Dos Rios SE	12,345	2018	0.56 mi
W Hillcrest Dr	Lawrence Dr SE	12,261	2022	0.57 mi

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NEWBURY PARK AREA MAP



SUBJECT
PROPERTY

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TRADE AREA MAP



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