

CLASS A INDUSTRIAL BUILDING FOR SALE!



Conejo Spectrum
GATEWAY

LIFESTYLE MEETS INNOVATION

1515 RANCHO CONEJO BOULEVARD
THOUSAND OAKS, CA 91320

YOUR SIGN HERE

WWW.CONEJOSPECTRUMGATEWAY.COM

1515 RANCHO CONEJO BLVD

On the Market

1515 Rancho Conejo Blvd
Thousand Oaks, CA

SALE PRICE: \$29,461,410
PRICE PER SF: \$330



Beautiful building architecture unlike any currently available in the market



30' clear
(27'8" clear height in north/east corner)



1.79 to 1.9 dock door minimum for every 10,000 SF of area



Approximately 6,500 SF of built out office space



Immediate access to open space and hiking / bicycling trails



Shared secured yard area



Shower allowing employees to enjoy an active lifestyle on breaks



ESFR sprinklers



Heavy power - upgrade up to 3,000 Amps
(Rated at 130% for peak load to obtain 1,200 Amp rating)



3" gas main

BUILDING OVERVIEW



**DOCK
HIGH
DOORS**



**GROUND
LEVEL
DOORS**



**BUILDING
SIZE**



**OFFICE
AREA**



**CLEAR
HEIGHT**



POWER/GAS



**PARKING
STALLS**



**COLUMN
SPACING**

1515 RANCHO CONEJO BLVD

17

2

89,277 SF

6,497 SF

30'⁽¹⁾

1,200 Amps⁽²⁾
277-480 Volts
3 Phase Power
3" Gas Main

201

52' x 60'



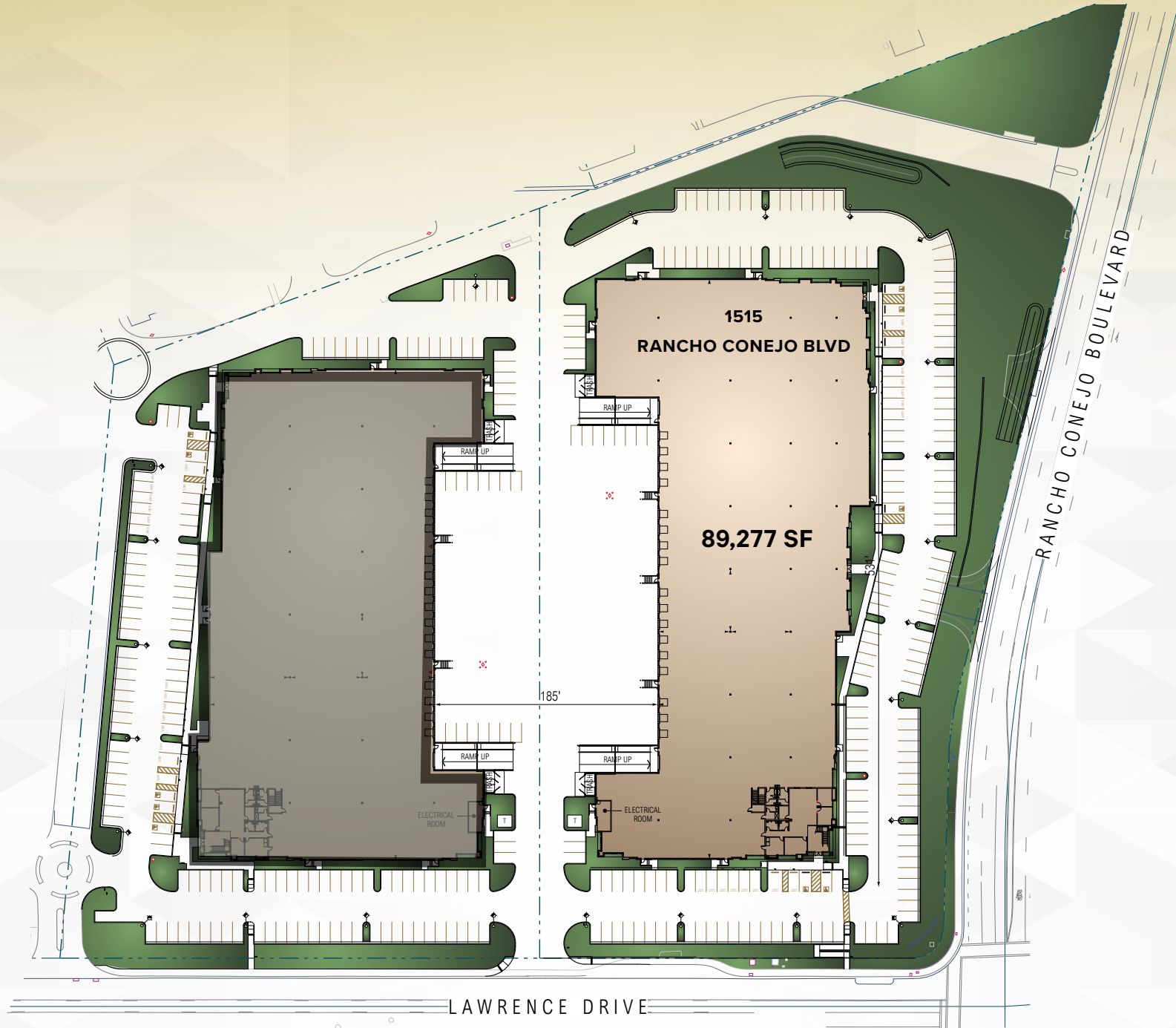
1515 RANCHO CONEJO BLVD

RANCHO CONEJO BLVD

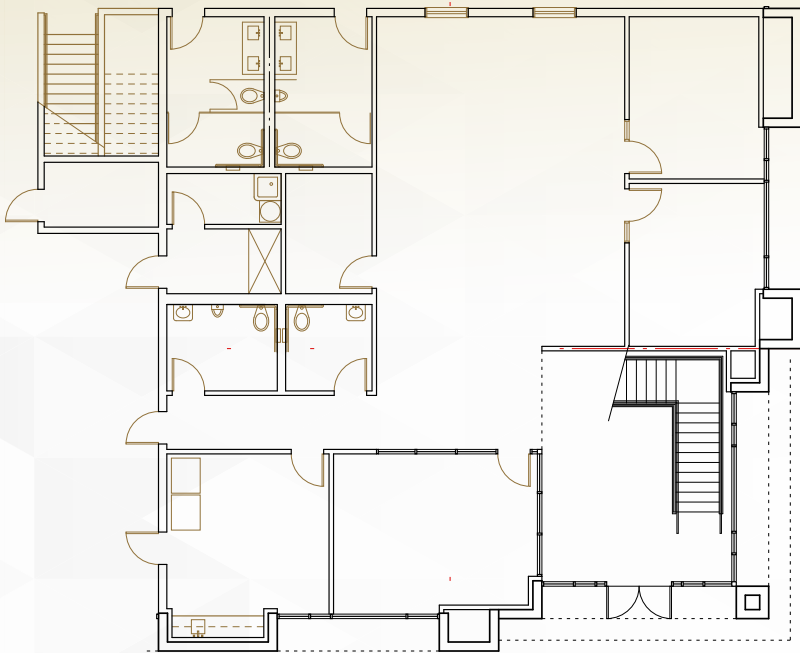
LAWRENCE DR

⁽¹⁾ 27'8" clear height in north/east corner of 1515 Rancho Conejo Blvd
⁽²⁾ Rated at 130% for peak load to obtain 1,200 Amp rating and ability to deliver up to 3000 Amps

SITE PLAN

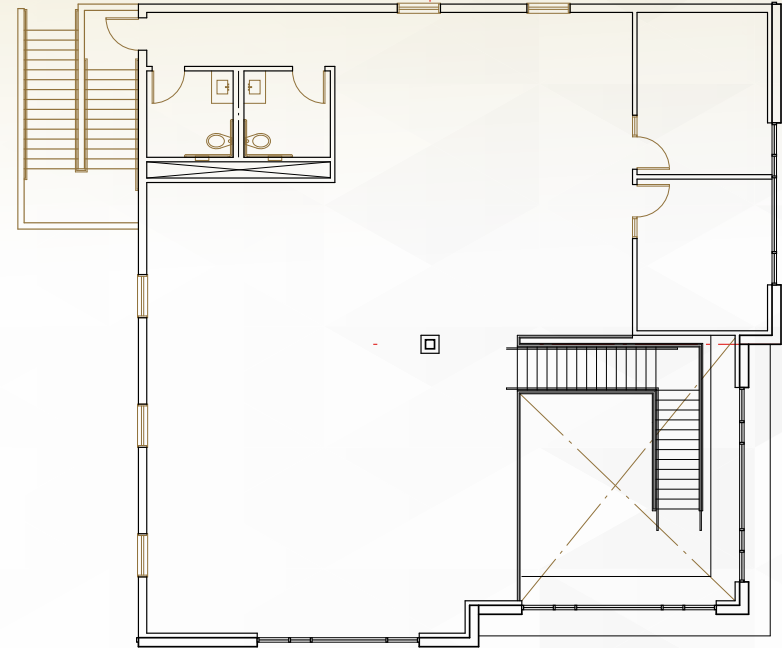


OFFICE AREA LAYOUT & DETAILS



FIRST FLOOR

- » Two story open lobby
- » Private shower
- » Two sets of restrooms for office and warehouse
- » High end finishes ready for occupancy



SECOND FLOOR

- » Two restrooms
- » Extensive use of exterior glass
- » Open bullpen supported by two private offices
- » High end finishes ready for occupancy

QUALITY LIFESTYLE

Thousand Oaks lifestyle is unsurpassed as one of the best in California. Situated in an ideal location with multiple activities and community offerings, the City has everything that creates a safe, vibrant community; high ranked public education, beautiful housing, culture, top-tier hospitals, and outdoor activities are all within minutes of Conejo Spectrum Gateway.

HOUSING & HEALTHCARE

Thousand Oaks offers residents a dense suburban feel and is home to top ranked health facilities such as Los Robles Hospital, Ventura County's first certified comprehensive stroke center, and Thousand Oaks Surgical Hospital.

BLUE RIBBON SCHOOLS

The public education system is unsurpassed. Most of the area schools are rated 8 out of 10 or higher and many have won National Blue Ribbon honors.

MINUTES TO AN ACTIVE LIFESTYLE

Within two minutes you can be hiking in the famous Wildwood Falls trail or riding through the best mountain biking terrain in CA. Thousand Oaks boasts 76 miles of bikeways and has been host of stage starts for the Amgen Tour of California.

WORLD CLASS CLIMATE

California living at its best. Thousand Oaks has a more temperate climate than its neighboring cities of Van Nuys, Chatsworth, Simi Valley and Woodland Hills.

CULTURE

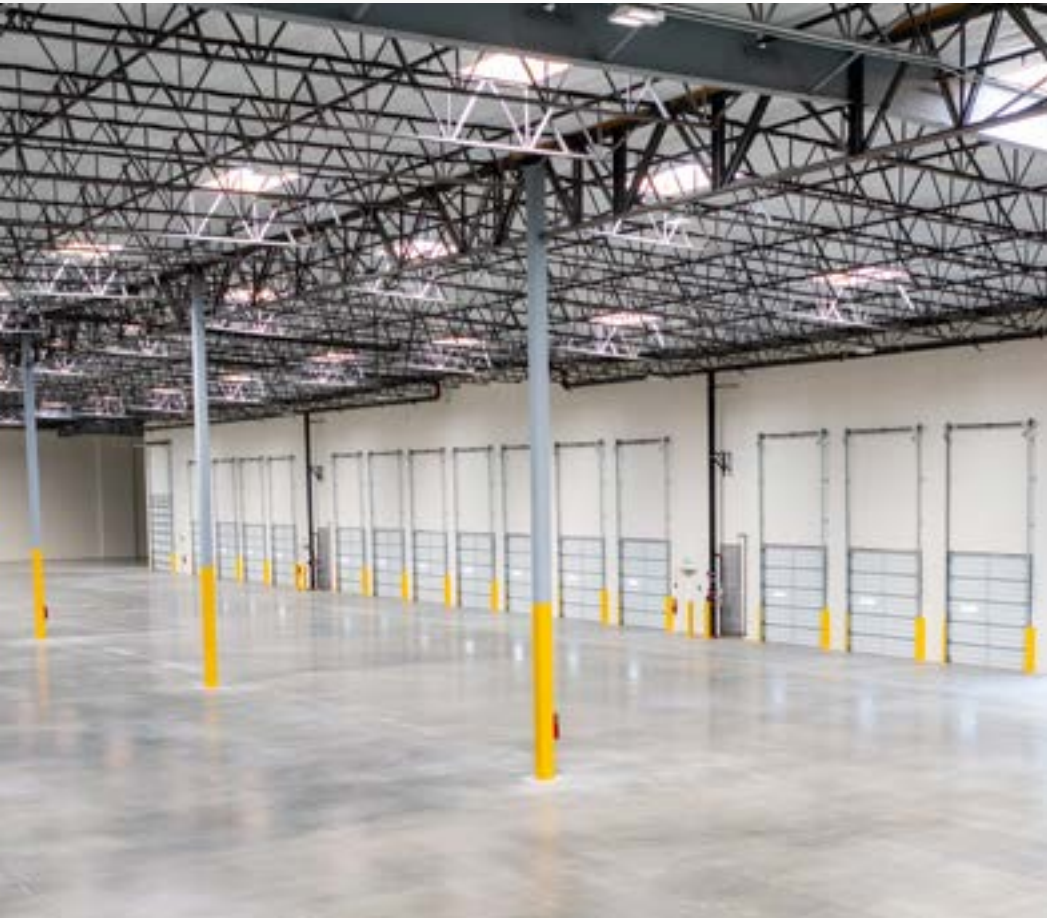
Home to the Civic Arts Plaza, one of the largest performing arts centers in the entire Los Angeles area.

www.conejospectrumgateway.com



INNOVATIVE BUSINESS

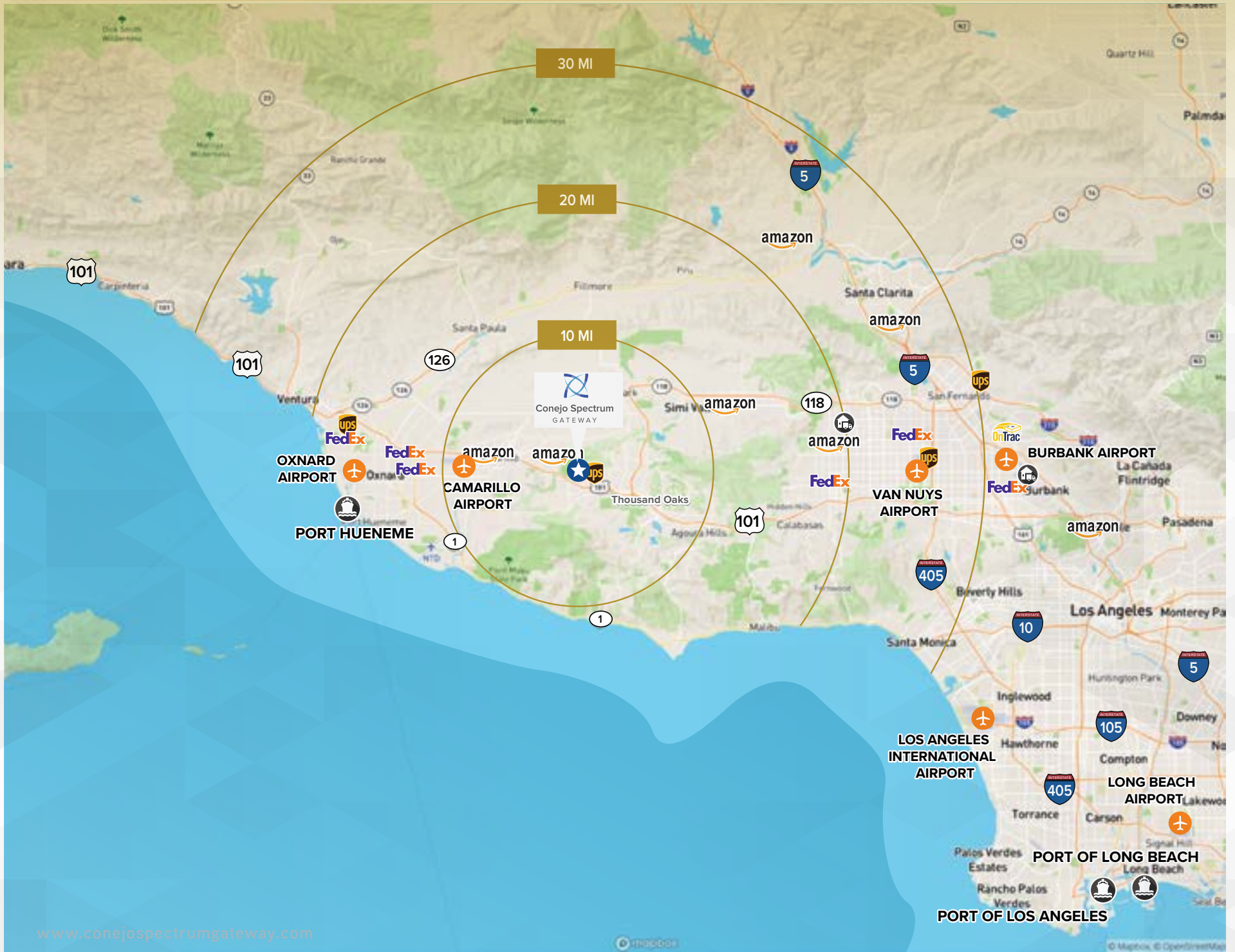
Conejo Spectrum Gateway business campus is the gateway to the 100 acre Conejo Spectrum Industrial area; home to some of the world's leading technology companies and innovative leaders in their fields. The City of Thousand Oaks is a growing business community that has a proven track record for innovative companies to thrive. The progressive city supports all business ventures from entrepreneurs to large corporations. Its City Manager's Office is a wealth of resources to aid businesses in achieving success.



"In Thousand Oaks, you'll find big-city resources in a robust mid-sized community that puts quality of life first. Collaboration with businesses is critical to the mission of the City's Economic Development plan. Our team will assist with site selection, permit services, and more. The City takes great pride in our reputation for being one of the best places in Southern California to start and grow a business."

- Andrew Powers, Thousand Oaks City Manager

TRANSPORTATION MAP



LOCAL AMENITIES





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REQUEST A TOUR

CONFIDENTIALITY
AGREEMENT

TOM DWYER

Senior Vice President | Lic. 01197938
+1 805 320 6204 | tom.dwyer@cbre.com

BENNETT ROBINSON

Vice Chairman | Lic. 00984312
+1 818 458 7853 | bennett.robinson@cbre.com

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