

2380 **CONEJO** SPECTRUM

Thousand Oaks, California



November 2025

NEWMARK

Owner-User Investment Opportunity

2380 CONEJO SPECTRUM



PROPERTY SUMMARY

Reduced Price
\$20.25M
~~\$22.0M~~

Asking Price

2380 Conejo Spectrum St.
Thousand Oaks, CA

97,353

RSF

0%*

% Leased

6 Acres

Site Area

M-1

Zoning

2

Stories

2001/2019

Year Built/Renovated

4.0/1,000 RSF

Parking Ratio

16'2"

Ceiling Height

100 lb

Live Load

*100% leased to Sage Publications (46,193 SF) through Jan-26 and Atara Bio (51,160 SF) through Feb-26. Both tenants will vacate upon expiration.



**Owner-User
Investment Opportunity**

Delivered with modern, turnkey interiors following a 2019 renovation, the Property provides an owner user a headquarters-quality environment with exceptional functionality and image.

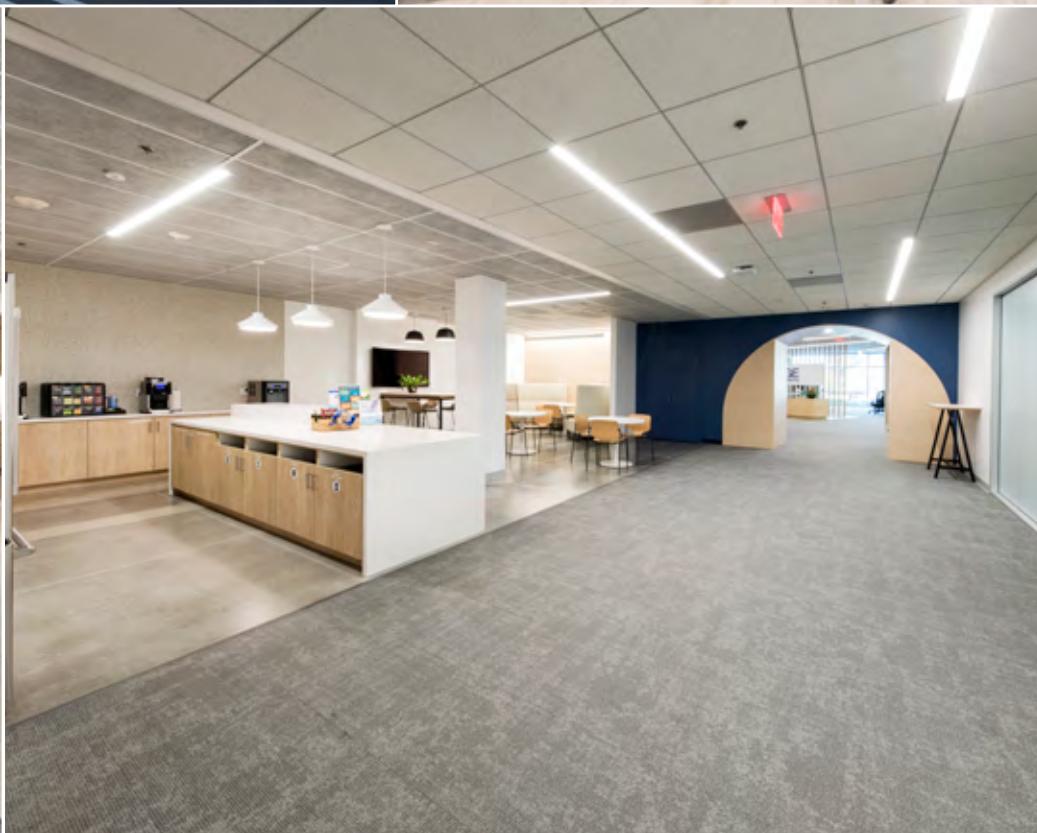
Featuring 16'2" slab-to-slab ceiling heights and a 100-pound second-floor live load capacity, the building can accommodate a wide spectrum of future uses including office, flex, life-science and light-industrial.

Situated on an oversized 6-acre parcel, the Property provides an ample 4.0/1,000 SF parking ratio with efficient truck ingress/egress.

2380 Conejo Spectrum is positioned in the Conejo Spectrum innovation cluster, a thriving ecosystem anchored by the 2.9-million square-foot and growing Amgen Global Headquarters. This micromarket has become a magnet for the region's leading life science, R&D, flex, and tech users, offering a deep labor pool, strong corporate presence, and long-term economic stability.

Turnkey Owner-User Destination

Fully renovated in 2019, the building features highly reusable interior modern finishes and FF&E that are in pristine condition.



Floor-to-Ceiling Glass

16'2" Slab to Slab Ceiling Height

Two-Story Low-Rise Construction

100 Pound Live Load

Rectangular Floor Plates

Interior Staircase Enhances Collaboration

Flex, Light-industrial, or Lab Conversion Potential

Easy Truck Ingress-Egress

Flourishing Conejo Spectrum Industrial/Innovation Hub

Institutional Ownerships



Innovative Tenant Base



Strong Los Angeles Incubator Network



Conejo Spectrum Submarket



3.5M SF 2.9%
Industrial Vacancy



2.0M SF 11.6%
Office Vacancy



Anchor Innovation Tenants Expand in Conejo Spectrum



\$600M

Investment in
Thousand Oaks HQ



October 2025

Start of Construction

In September 2025, Amgen announced a \$600+ million investment in a new state-of-the-art Center for Science and Innovation at its Thousand Oaks global headquarters, underscoring the city's position as a premier hub for biotechnology. The project will unite researchers, engineers, and scientists in a cutting-edge environment designed to accelerate therapeutic discovery and scientific excellence.



AMGEN



\$170M
Project



15,000 SF
Expansion

In October 2025, Takeda Pharmaceuticals completed a \$170 million expansion of its Thousand Oaks campus. The project added approximately 15,000 SF devoted to manufacturing therapies for rare diseases and a renovation of existing facilities, including installation of solar arrays to boost sustainability. With the expansion, the campus now employs more than 500 people and strengthens Takeda's commitment to the Thousand Oaks biotech ecosystem.

Local Amenities



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Corporate License #01355491

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