

2380

Thousand Oaks, California

CONEJO SPECTRUM

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
Industrial

2.9%
Vacancy



2.0M SF
Office

11.6%
Vacancy



Anchor Innovation Tenants Expand in Conejo Spectrum

AMGEN



\$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 HQ Rendering



AMGEN

2380
CONEJO SPECTRUM

Rancho Conejo Blvd.

Conejo Spectrum St.

Takeda

Takeda



\$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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