

SPECIALTY PROPERTY / REDEVELOPMENT OPPORTUNITY

# 3947 W KIMBER DRIVE

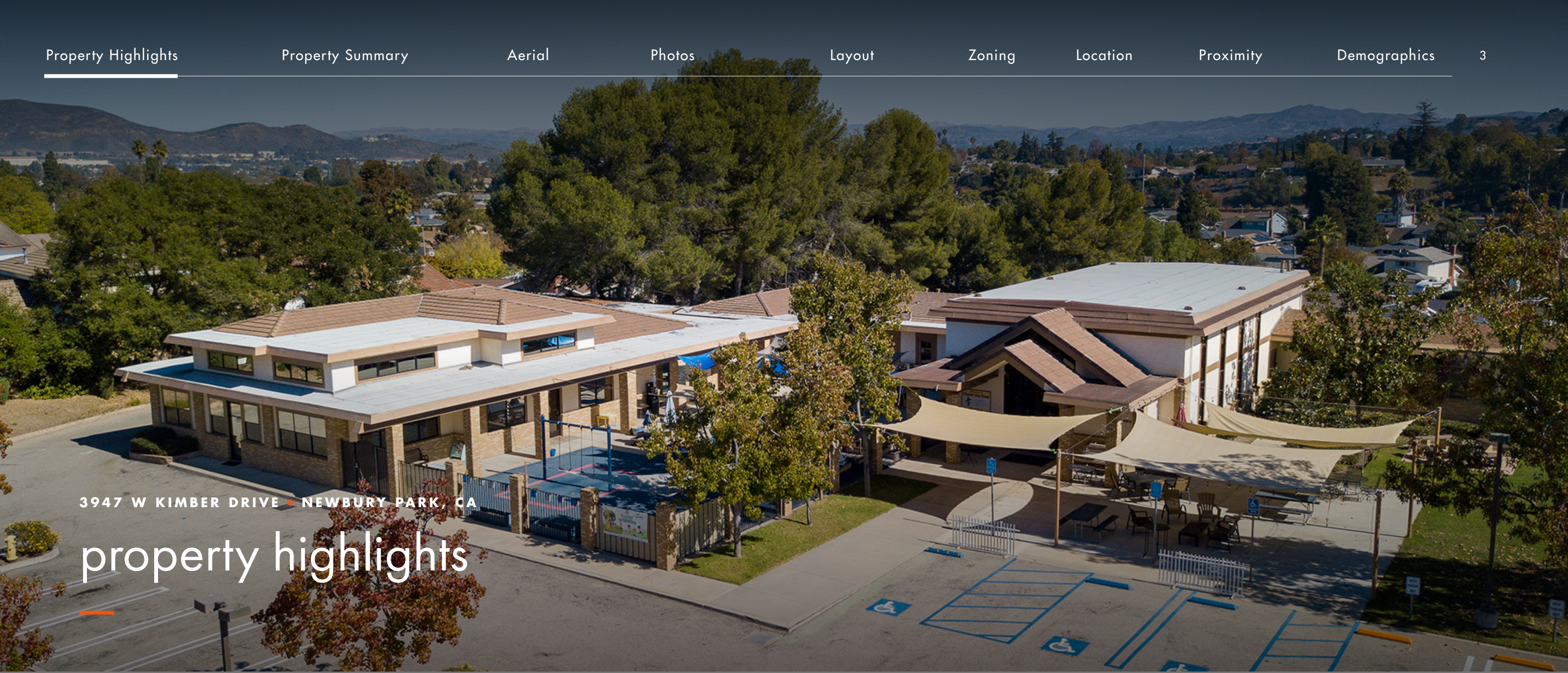
NEWBURY PARK, CA

13,000± SF | 4.74± AC

FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP





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# property highlights

## EXECUTIVE SUMMARY

The subject property is a 13,000± religious/educational building sitting on a 4.74± acre parcel in the Newbury Park section of Thousand Oaks, CA. The building contains a sanctuary (seating capacity 170±), classrooms, office space, and a kitchen. The property also includes a covered playground area, grass lot and paved parking. It is located on the hard corner of West Kimber Drive and Knollwood Drive, approximately 2 miles south of the 101.

CURRENTLY ACCEPTING OFFERS

4.74<sup>±</sup> ACRES

### ON ONE PARCEL

The property comprises 4.74 ± acres on one parcel at the corner of West Kimber and Knollwood Drives.

R-1-8

### ZONING

The parcel is zoned R-1-8 and has a 8,000 SF minimum lot requirement with a 75 FT required width.



PROPERTY SUMMARY

ADDRESS  
3947 W Kimber Drive  
Newbury Park, CA 91320

COUNTY  
Ventura County

PARCEL ID  
665-0-091-355

YEAR BUILT  
1989 (estimate)

SQUARE FOOTAGE  
13,000± SF

SITE SIZE  
4.74± AC

ZONING  
R-1-8

CURRENT USE  
Religious/Educational

PRICE  
CURRENTLY ACCEPTING OFFERS





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aerial







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# interior photos







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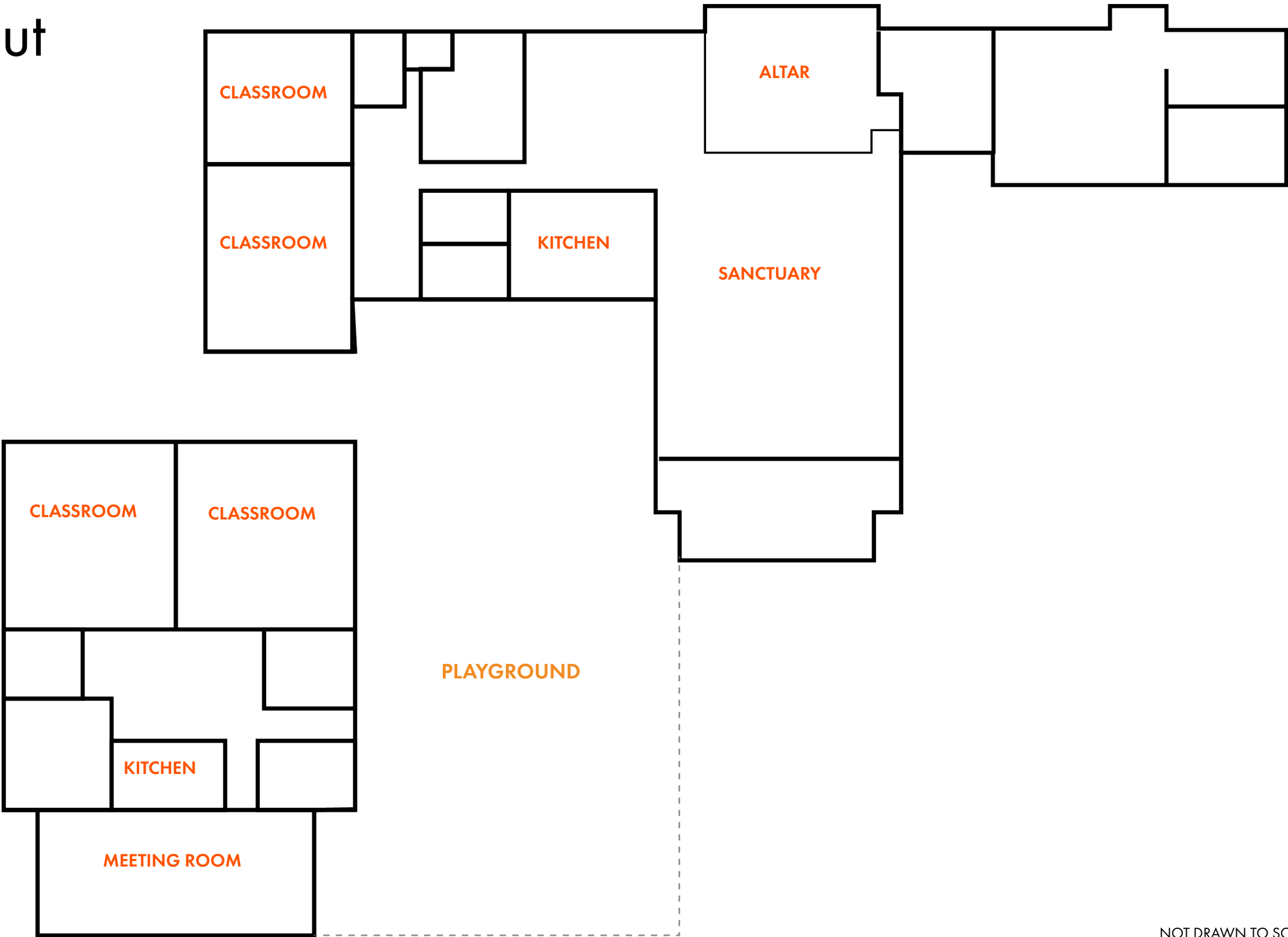
# interior photos





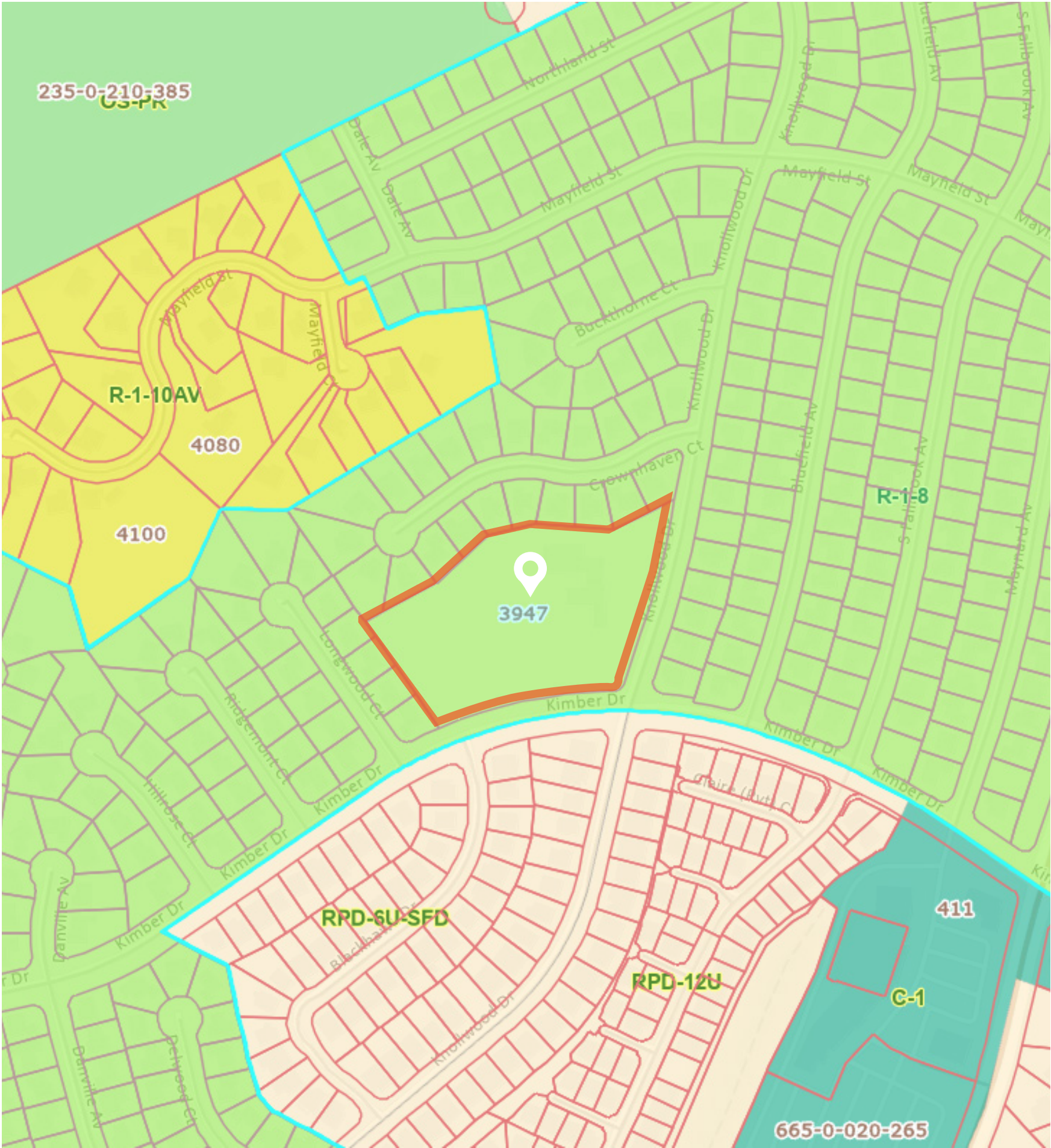
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# building layout



NOT DRAWN TO SCALE





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zoning

R-1

COMMUNITY USES	ENTITLEMENT CODE
Daycare Facility	SUPA
Residential Care Facility	P
INSTITUTIONAL AND CIVIC USES	
Religious Facility	SUP
RESIDENTIAL USES	
One-Family Dwelling	PPD

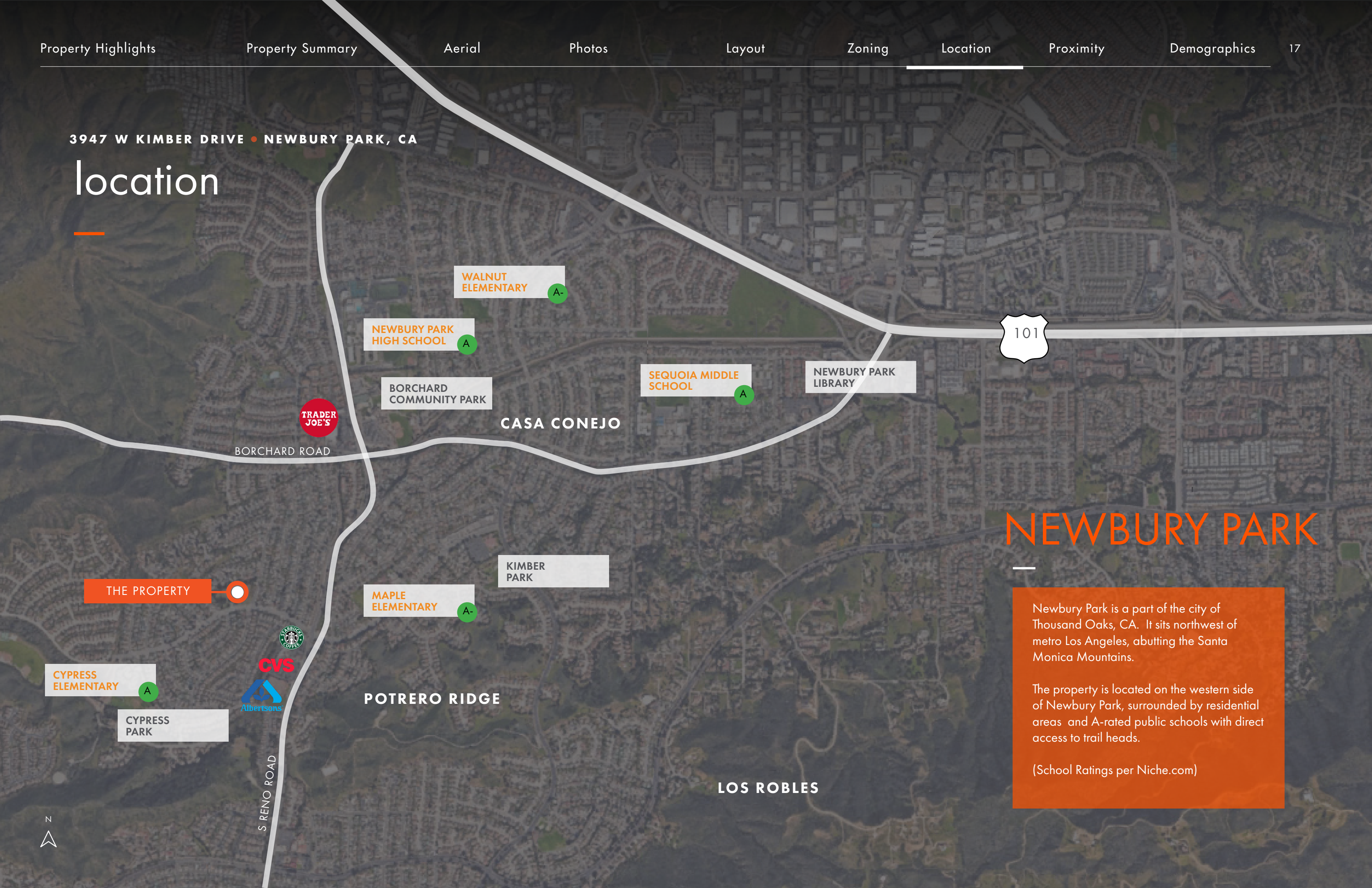
CODE	TYPE OF ENTITLEMENT REQUIRED	AUTHORITY
SUP	Special Use Permit (Planning Commission)	Planning Commission
SUPA	Special Use Permit (Administrative)	CD Director1
PPD	Precise Plan of Design Permit	CD Director1
P	Permitted without a discretionary entitlement subject to applicable Municipal Code provisions	

- Single-Family Residential Zone
- Single-Family Residential Zone
- Residential Planned Development Zone
- Neighborhood Shopping Center Zone



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# location



## NEWBURY PARK

Newbury Park is a part of the city of Thousand Oaks, CA. It sits northwest of metro Los Angeles, abutting the Santa Monica Mountains.

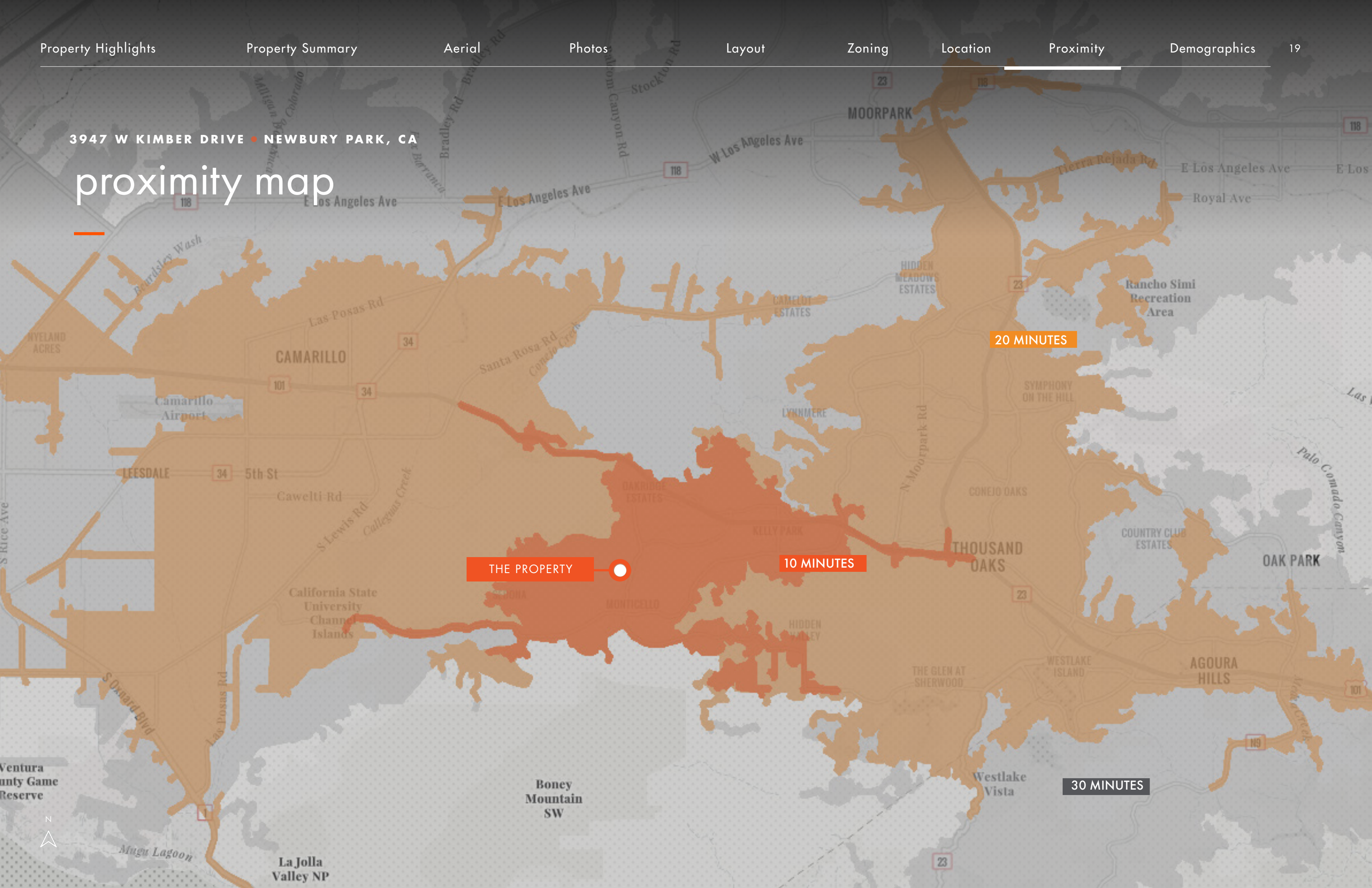
The property is located on the western side of Newbury Park, surrounded by residential areas and A-rated public schools with direct access to trail heads.

(School Ratings per Niche.com)



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# proximity map





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# demographics

E Los Angeles Ave

Camarillo

5th St

S Lewis Rd



THE PROPERTY

Santa Rosa Rd

Lynn Rd

Point Mugu State Park

23

Santa Monica Mountains



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '25	11,500	38,377	88,972
PROJ. POPULATION '30	11,005 (-0.9%)	36,973 (-0.7%)	86,567 (-0.5%)
AVG. HOUSEHOLD INCOME	\$207,185	\$196,171	\$177,329
MEDIAN HOME VALUE	\$924,223	\$944,186	\$905,858
MEDIAN AGE	45.4	44.4	45.2
TOTAL EMPLOYEES	2,002	21,511	45,330
EST. HOUSEHOLDS	3,971	13,394	32,645
TOTAL BUSINESSES	423	2,017	4,451

Source: ESRI



# contact

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