

SPECIALTY PROPERTY / REDEVELOPMENT OPPORTUNITY

3947 W KIMBER DRIVE

NEWBURY PARK, CA

13,000± SF | 4.74± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP



3947 W KIMBER DRIVE • NEWBURY PARK, CA

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⁺ 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



3947 W KIMBER DRIVE • NEWBURY PARK, CA

aerial





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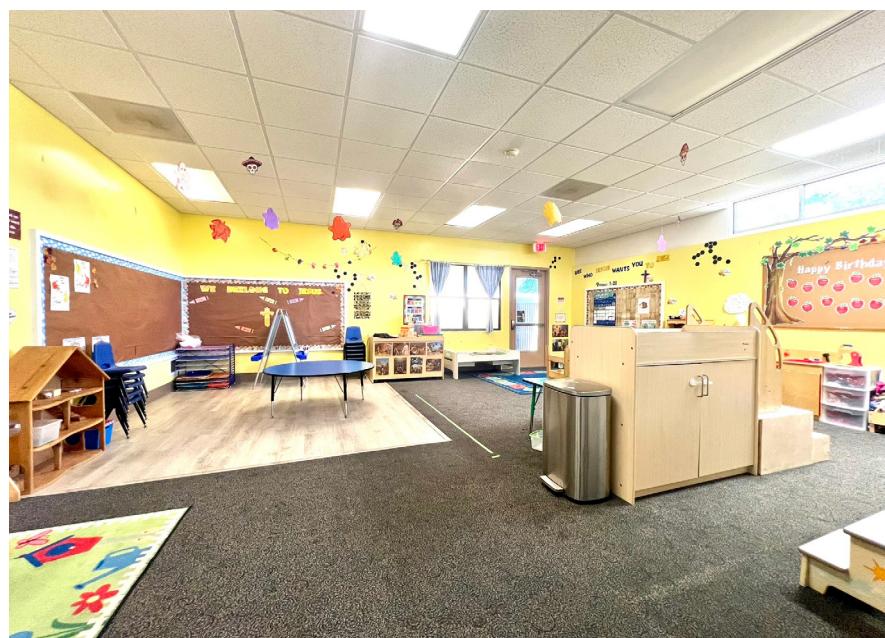
interior photos





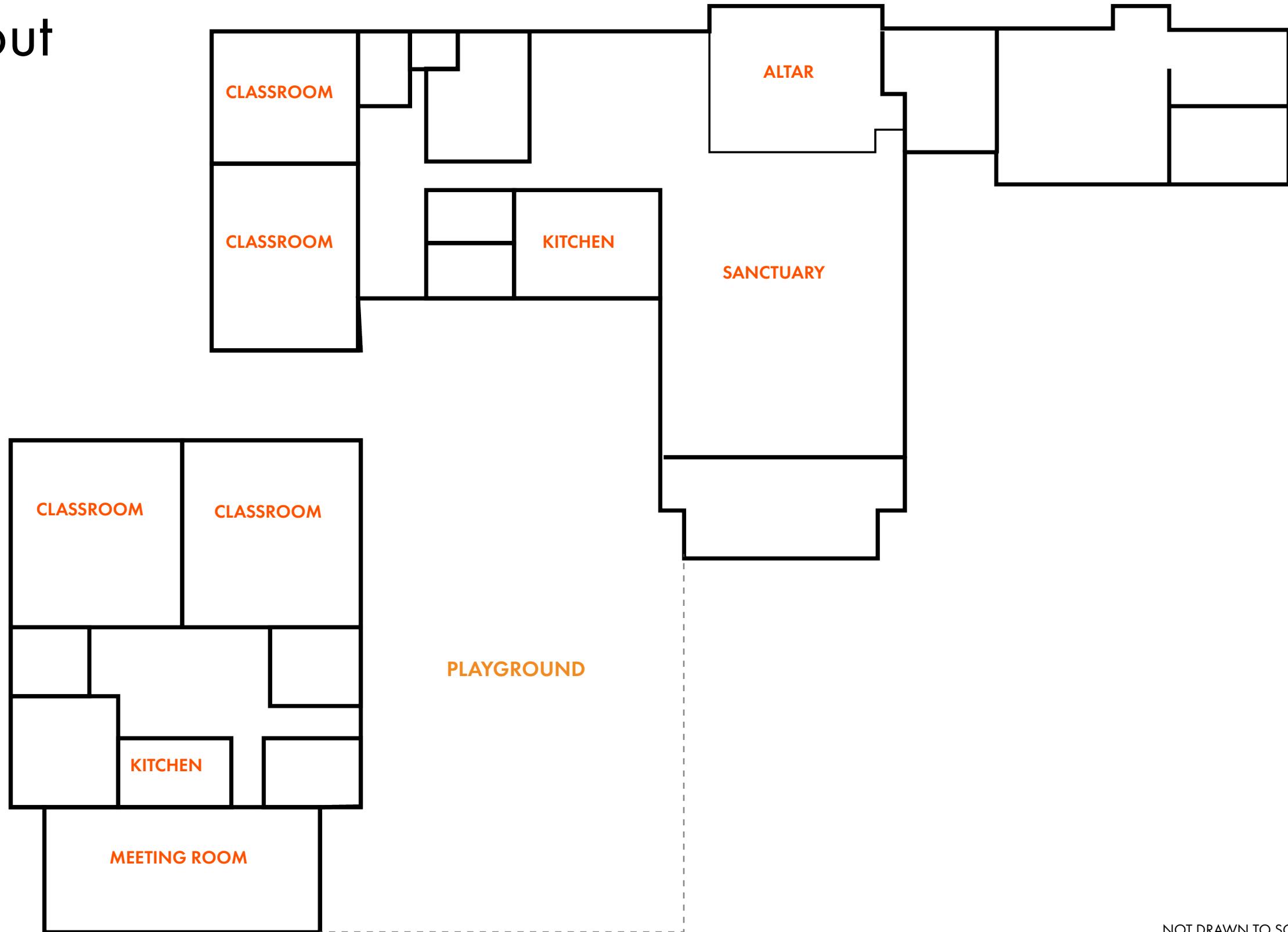
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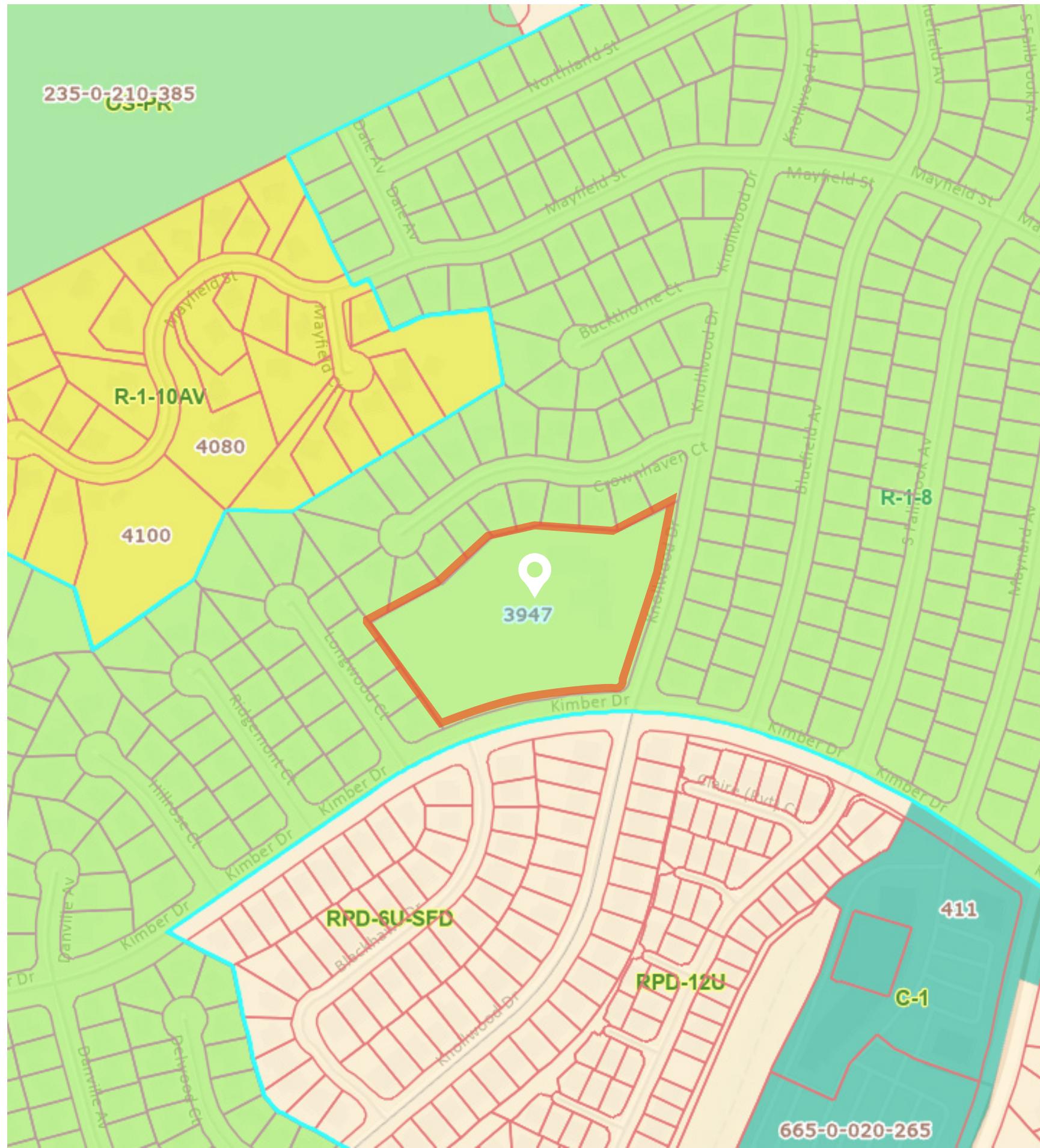
interior photos



3947 W KIMBER DRIVE • NEWBURY PARK, CA

building layout





3947 W KIMBER DRIVE • NEWBURY PARK, CA

zoning

R-1

COMMUNITY USES

Daycare Facility

Residential Care Facility

ENTITLEMENT CODE

SUPA

P

SUP

PPD

INSTITUTIONAL AND CIVIC USES

Religious Facility

RESIDENTIAL USES

One-Family Dwelling

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



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proximity map

THE PROPERTY

10 MINUTES

20 MINUTES

30 MINUTES

3947 W KIMBER DRIVE • NEWBURY PARK, CA

demographics

Camarillo

5th St

S Lewis Rd

Point Mugu
State Park

THE PROPERTY

23

Fairview

Moorpark

Simi Valley

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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