



**FIRST YEAR SPECIAL \$1.30 / SF + CAM (3 YEAR MINIMUM TERM, SEE PAGE 2 FOR DETAILS)**

2631-4, 2631-5&6, 2631-9, AND 2635-2 LAVERY CT | NEWBURY PARK | CA

**FOR LEASE**  
INDUSTRIAL PROPERTY

FOR MORE INFORMATION PLEASE CONTACT:

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**ASSOCIATE**

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CABRE #01916821

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

INDUSTRIAL PROPERTY

2631-4, 2631-5&6, 2631-9 AND 2635-2  
LAVERY COURT  
NEWBURY PARK | CA



## PROPERTY HIGHLIGHTS

Unit 2631-4: ±1,440 SF | Unit 2631-5&6: ±1,920 SF

Unit 2631-9: ±1,356 SF | Unit 2635-2: ±1,080 SF

## AMENITIES

- Good Parking
- High Image Building & Complex
- 9000 LB Lift (Unit 2631-4)
- Air Lines (Unit 2631-4)
- Located in M-1 Zone, City of Thousand Oaks
- 12' Roll-Up Door (Some Units Have Motorized Openers)
- Finished Mezzanine, Two Units Have Kitchenettes
- Polished Concrete or Urethane Floors

## OFFERING SUMMARY

Lease Rates:

Year 1: \$1.30 / SF + CAM  
Year 2: \$1.50 / SF + CAM  
Year 3: \$1.55 / SF + CAM  
(3-Year Minimum Term)

Available SF:

±1,080 SF - ±1,920 SF

Building Size:

8,640 SF

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	19,187	45,521	120,277
Total Population	52,819	123,612	331,708
Average HH Income	\$167,319	\$165,905	\$171,933



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Unit 2631-4 : ±1,440 SF



Unit 2631-4 : ±1,440 SF



Unit 2631-4 : ±1,440 SF



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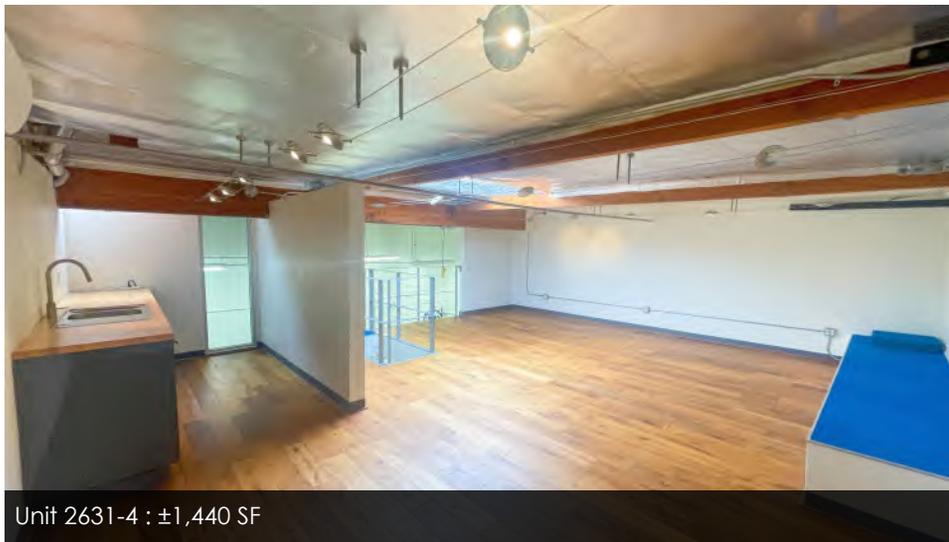
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# 2631-4

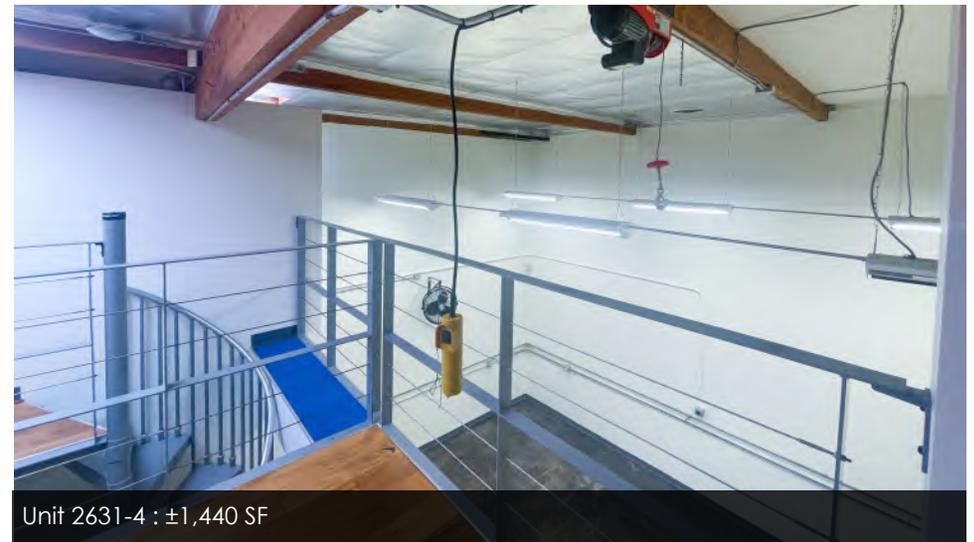
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Unit 2631-4 : ±1,440 SF



Unit 2631-4 : ±1,440 SF



Unit 2631-4 : ±1,440 SF



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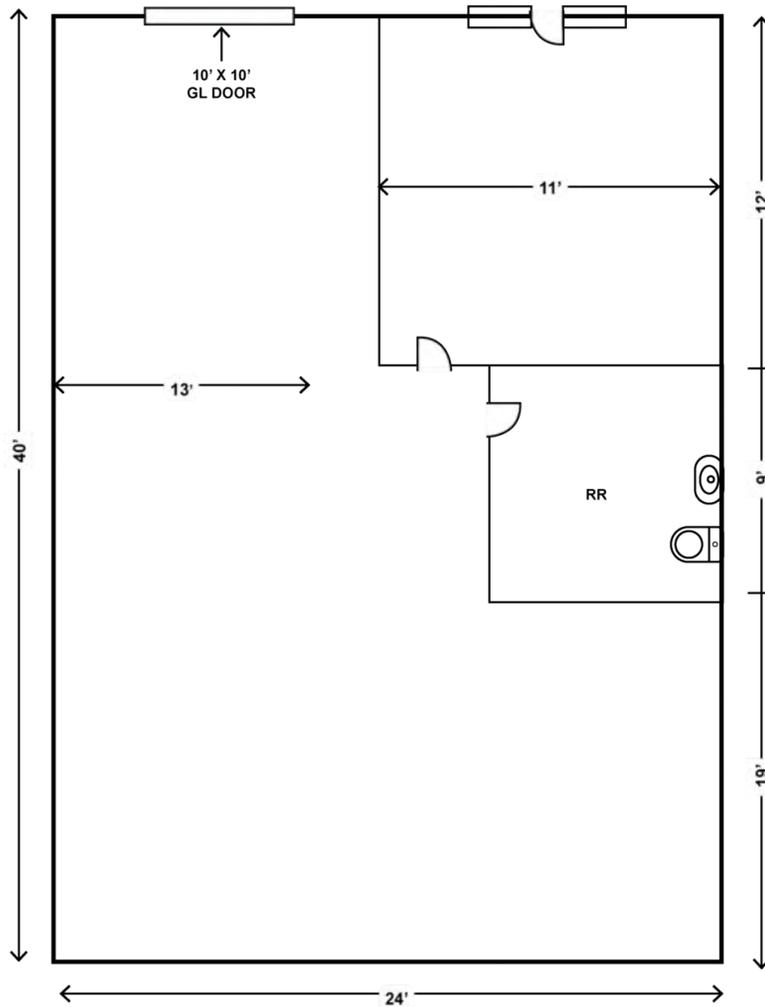
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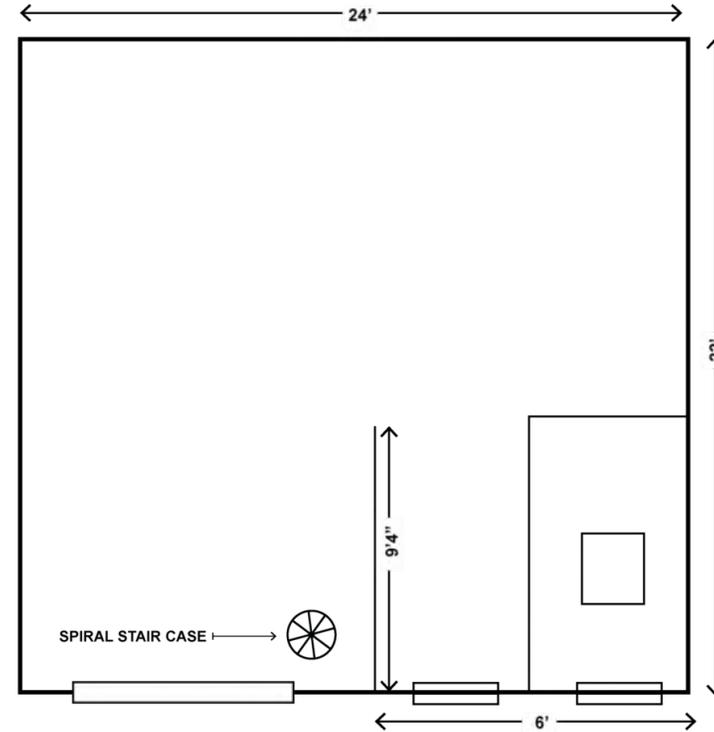
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### WAREHOUSE FLOOR PLAN



### MEZZANINE FLOOR PLAN



\*NOT TO SCALE



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INDUSTRIAL PROPERTY

# 2631-5&6

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Unit 2631-5&6: ±1,920 SF



Unit 2631-5&6: ±1,920 SF



Unit 2631-5&6: ±1,920 SF



Unit 2631-5&6: ±1,920 SF



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# FOR LEASE

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# 2631-9

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Unit 2631-9: ±1,356 SF



Unit 2631-9: ±1,356 SF



Unit 2631-9: ±1,356 SF



Unit 2631-9: ±1,356 SF



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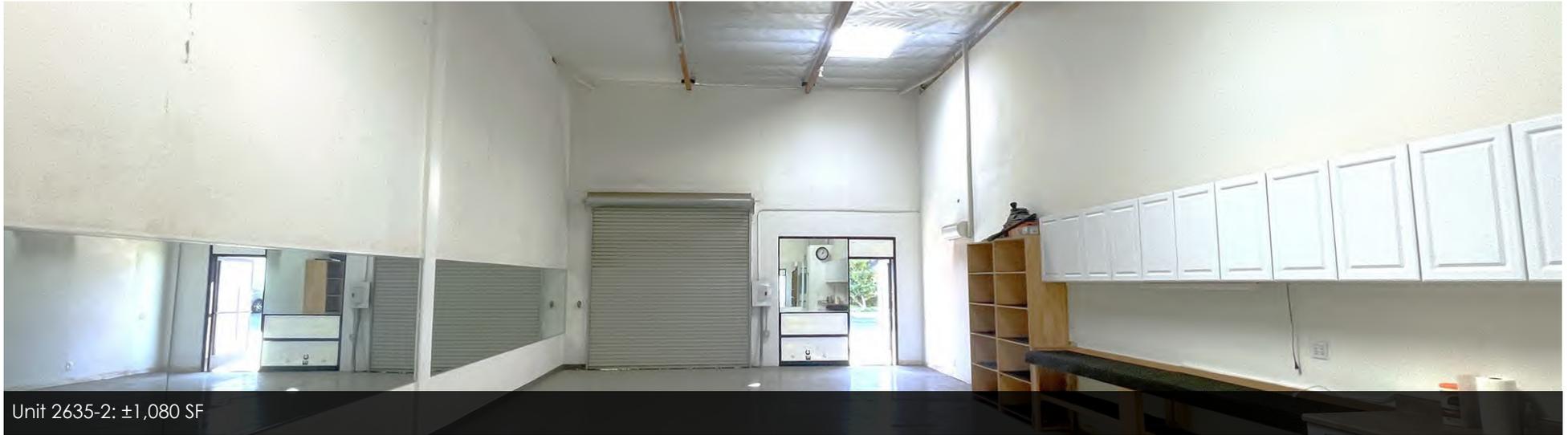
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Unit 2635-2: ±1,080 SF



Unit 2635-2: ±1,080 SF



Unit 2635-2: ±1,080 SF



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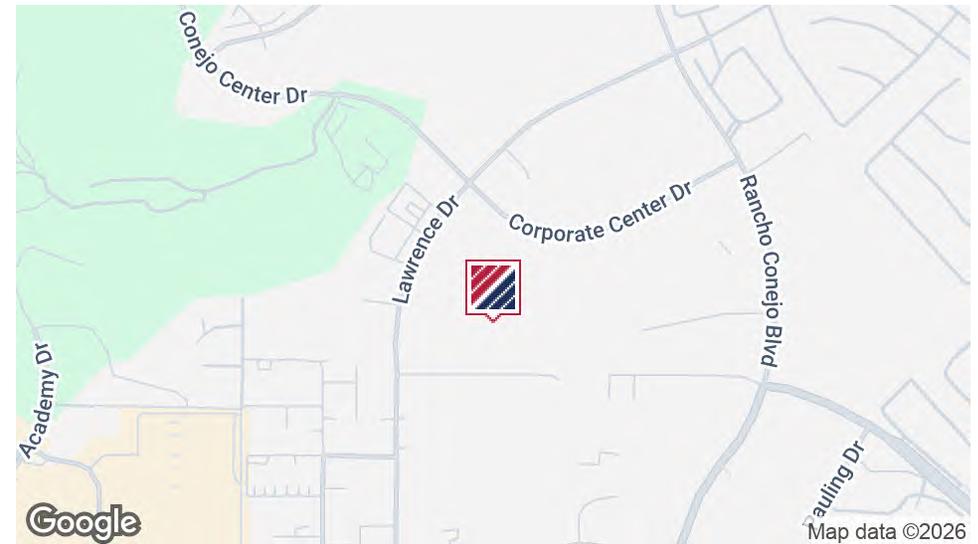
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## LOCATION

- Close to Tesla Service Center, Amgen, Shire / Baxalta, Takeda, Alcatel Lucent, Atara, Alexandria, Amazon Distribution Center, Sports Academy, Sage Publishing, Skyworks, K1 Speed.
- Nearby Restaurants include; Farmer Boys, Island's Chipotle, The Habit, Starbucks DT, Panda Express, Jersey Mike's, Daphne's, Flame Broiler, Presto Pasta, Wendy's, Jack In The Box, McDonalds, In N Out, Chili's
- Nearby Retail includes; Target, LA Fitness, Lowe's, Home Depot, BMC, Kohl's, TJ Maxx, Ross, Boot Barn, PetSmart
- Minutes to Oaks Mall largest regional shopping center in East Ventura County (Nordstrom, AMC, Macy's, Dick's, JCP, Apple, Cheesecake Factory, Lazy Dog)
- East 101 Fwy and 23 Fwy access to Westlake Village, Agoura, Calabasas, Simi Valley, Camarillo, Oxnard, Ventura, SFV.



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