

FOR SALE

3615 OLD CONEJO RD

*23,919 SF Industrial Warehouse
with 101 Freeway Visibility*



THOUSAND OAKS, CA 91320

km Kidder Mathews

Kidder Mathews is pleased to present for sale 3615 Old Conejo Rd, a versatile high image industrial building within a master-planned business park along the 101 Freeway.

This versatile acquisition presents a unique hybrid opportunity for an investor or business owner looking to establish a major regional footprint. The 23,919-square-foot facility offers approximately 17,088 square feet of immediate vacancy at the close of escrow, allowing a buyer to move their operations in right away.

Meanwhile, the remaining square footage provides a reliable income stream via a tenant lease that runs through early 2029, effectively subsidizing the cost of ownership while the new owner builds equity in a high-value asset.

The property's true strength lies in its ability to pivot between vastly different industrial needs. This flexibility ensures that the building remains a "future-proof" investment, capable of serving as a sophisticated corporate headquarters, a specialized biotech laboratory, or a high-efficiency distribution warehouse.





Property Overview

TOTAL BUILDING SIZE	23,919 SF
OFFICE	Approx 5,500 SF (23%)
LOT SIZE	1.16 AC
YEAR BUILT	2002
GROUND LEVEL DOORS	2 (12' x 14')
CLEAR HEIGHT	19'
ZONING	M1
PARKING	63 Spaces
POWER	600 Amps 208V/120 3P

→ [VIEW WALKTHROUGH VIDEO](#)

\$6.5M
ASKING SALE PRICE

\$272
SALE PRICE PSF

INVESTMENT HIGHLIGHTS



BUILT-IN SECONDARY INCOME

The property features a stable sublease with a gymnastics training center for 6,831 square feet, generating consistent monthly revenue through January 2029. At approximately \$1.29 per square foot, this existing tenancy provides a reliable financial cushion that offsets traditional operating expenses..



VERSATILE INDUSTRIAL BACKBONE

Designed to support high-intensity operations, the facility is equipped with a massive 600-amp, 3-phase power system and soaring 19-foot interior ceilings. These specifications make the building equally suitable for heavy manufacturing, specialized laboratory work, or high-density warehouse storage.



PRIME REGIONAL LOGISTICS HUB

Positioned just off the 101 Freeway, the site offers unparalleled access to the commercial corridors of both Ventura and Los Angeles Counties. This strategic placement is ideal for companies that require efficient transit for field service crews, distribution fleets, or a commuting professional workforce.



SECURE FEE-SIMPLE OWNERSHIP

This offering is strictly for the purchase of the asset, providing a rare chance to control a significant piece of real estate in a supply-constrained market. Ownership allows a business to escape the uncertainty of the rental market and lock in long-term occupancy costs at a fixed rate.



LEASE OVERVIEW



Avatar Sports (Yelena Doroshenko)

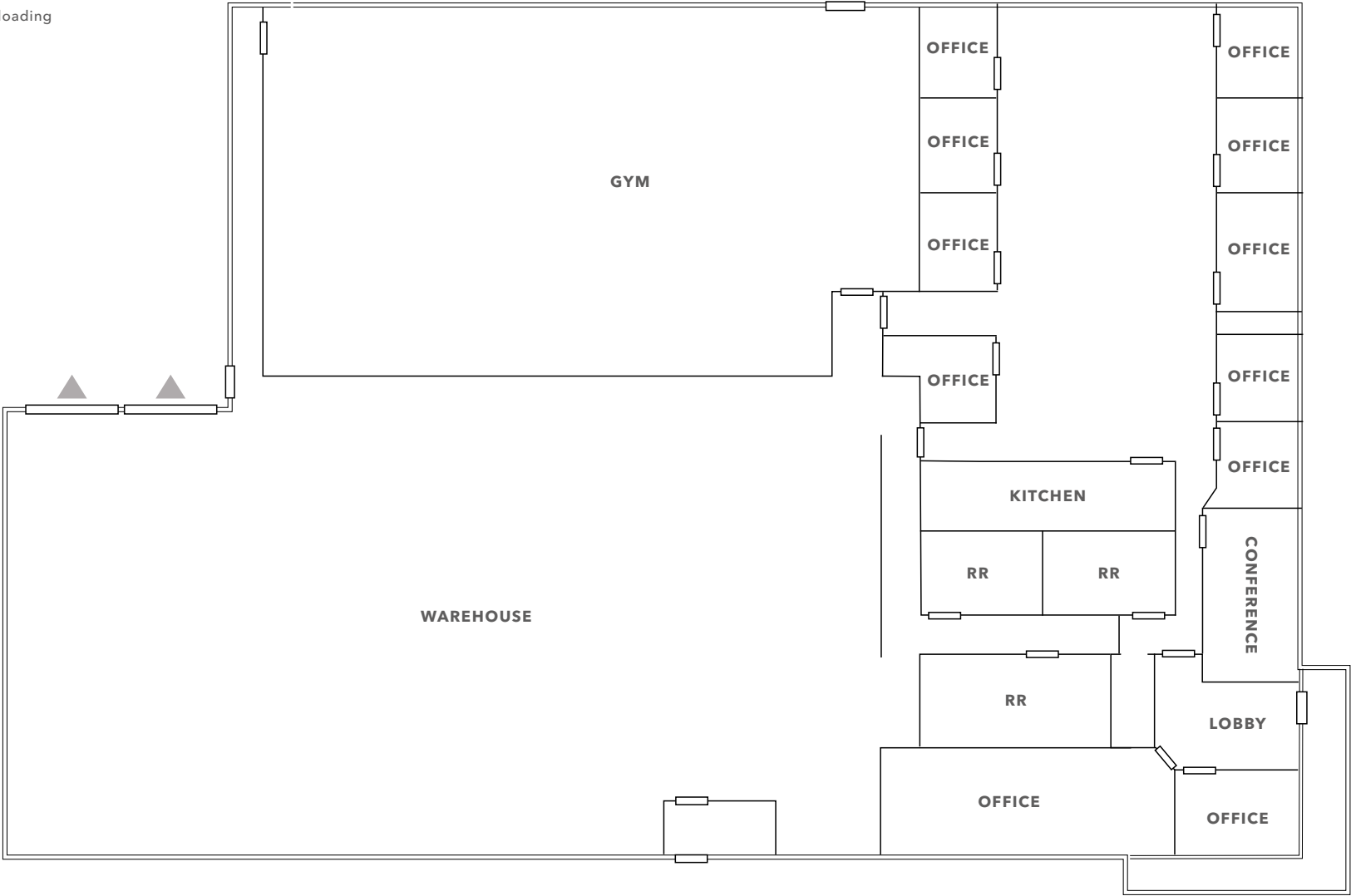
LEASE DETAILS

OCCUPIED SF	6,831 SF
% OF BUILDING	29%
TYPE	Gymnastics Training Facility
LEASE TERM	4 Yrs 1 Mo (12/1/2024 - 12/31/2028)
TERM REMAINING	2 Yrs 8 Mo
BASE RENT MONTHLY	\$8,794.91
BASE RENT ANNUALLY	\$105,538.92
PRICE/SF	\$1.29/SF
INCREASES	3% Annually
UTILITIES	Tenant Pays Own Usage
NOTES	Includes one private bathroom, 2 offices, lobby/reception, break room, and 5,500 SF warehouse usage



FLOOR PLAN

▲ Grade level loading

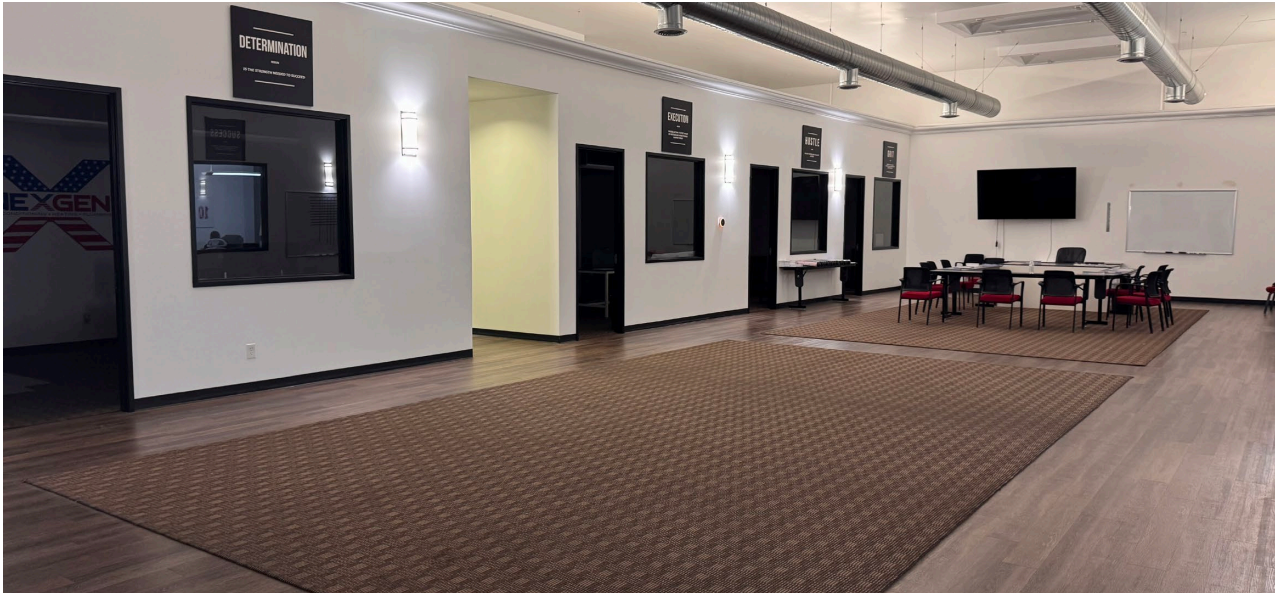


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AVAILABLE FOR SALE

KIDDER MATHEWS





ZONING INFO – M1 LIGHT MANUFACTURING

PERMITTED USES (BY-RIGHT)

These uses are generally allowed without a public hearing, provided they meet standard building and safety codes:

Manufacturing & Assembly: Heavy fabrication, assembly, and processing.

Research & Development: Laboratories for scientific, medical, and biological research (Life Science uses).

Wholesale & Distribution: Warehousing and distribution centers.

Office Space: Professional and administrative offices related to industrial operations.

Contractor Services: Offices and storage for trades like HVAC, plumbing, or electrical contractors (matching your current tenant).

Printing & Publishing: Commercial printing and lithography.

USES REQUIRING A CONDITIONAL USE PERMIT (CUP) OR SUP

Uses that may have impacts on traffic, noise, or public safety require discretionary approval from the Planning Commission:

Gymnasiums & Athletics: Indoor commercial recreation, such as your current gymnastics tenant, typically requires a CUP in the M - 1 zone to ensure adequate parking and compatibility with industrial neighbors.

Health & Fitness Clubs: Larger scale commercial fitness centers.

Daycare Centers: Child or adult care facilities.

Emergency Shelters: Often allowed with a Special Use Permit in this zone per state law updates.

Public Assembly: Religious institutions or large social clubs.

Animal Hospitals: Indoor veterinary clinics.

Automotive Repair: Heavy automotive work or body shops.

→ [VIEW ZONING CODE](#)



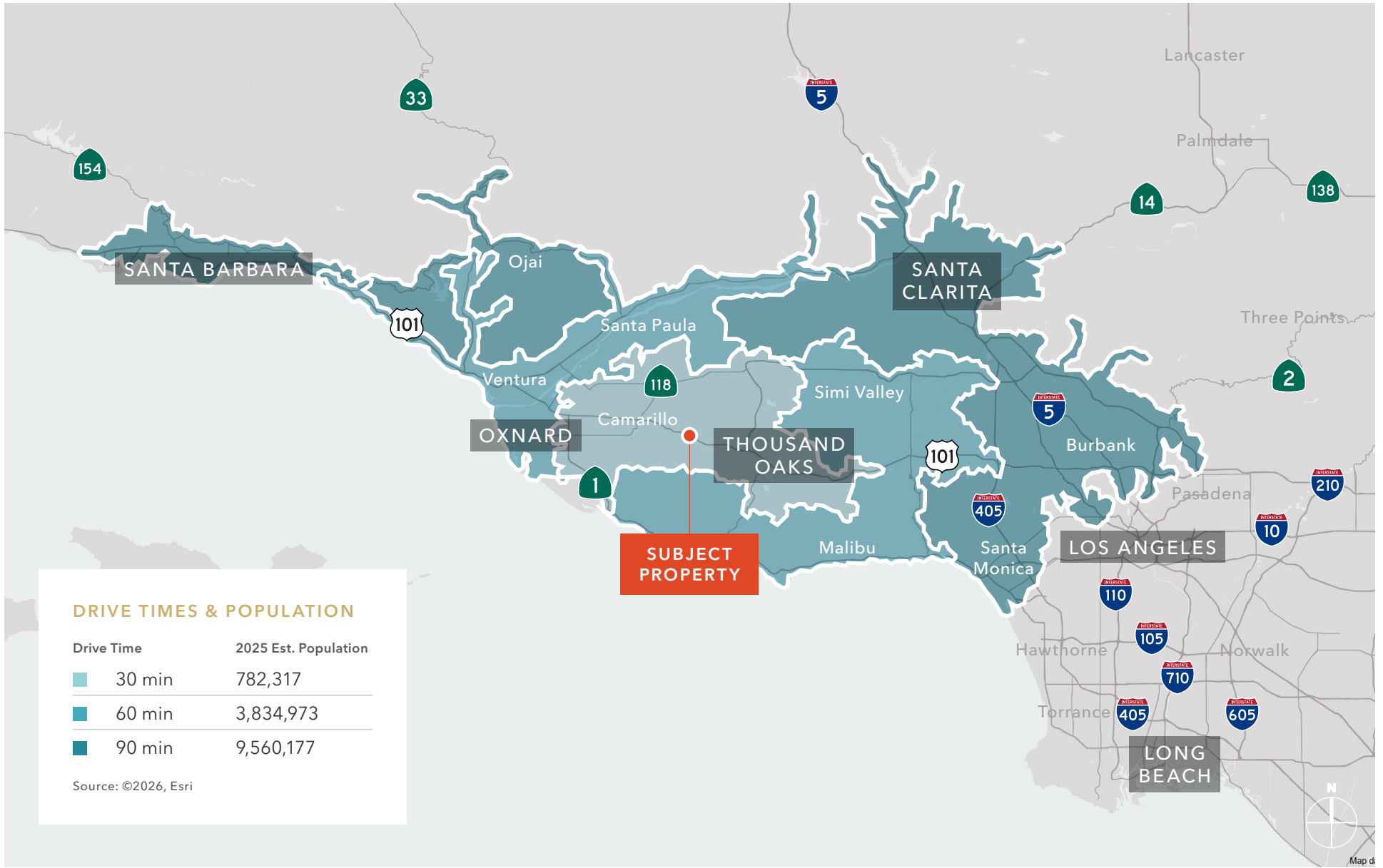
THOUSAND OAKS' INDUSTRIAL MARKET

Thousand Oaks, California, positioned in the heart of the Conejo Valley, offers one of Southern California's most stable and desirable industrial submarkets, only 40 miles from the Greater Los Angeles area.

With some of the region's highest household incomes and a highly educated workforce, Thousand Oaks continues to attract leading companies in biotech, advanced manufacturing, technology, and life sciences. Limited land availability and high barriers to entry create strong fundamentals, ensuring long-term stability and value growth.

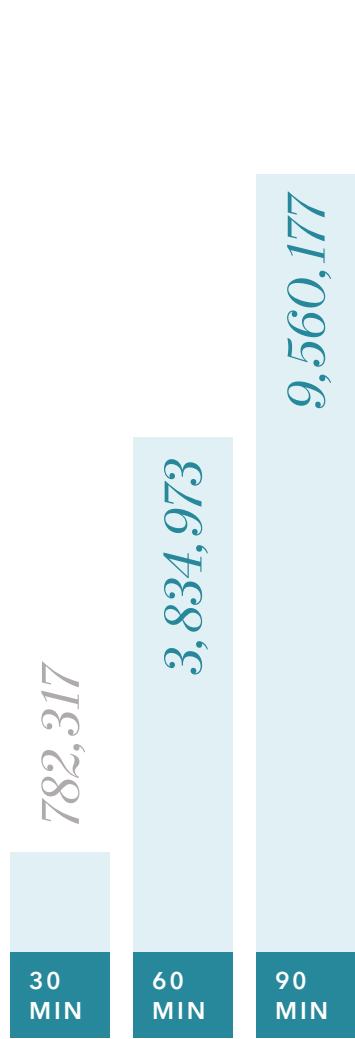
Direct access to U.S. Highway 101 connects the city seamlessly to Los Angeles, the nation's second-largest metro, as well as the San Fernando Valley, and coastal trade routes—providing a strategic advantage for logistics and distribution.

Blending affluence, accessibility, and economic momentum, Thousand Oaks stands out as a premier destination for businesses, investors, and developers seeking opportunity in a resilient and thriving industrial market.

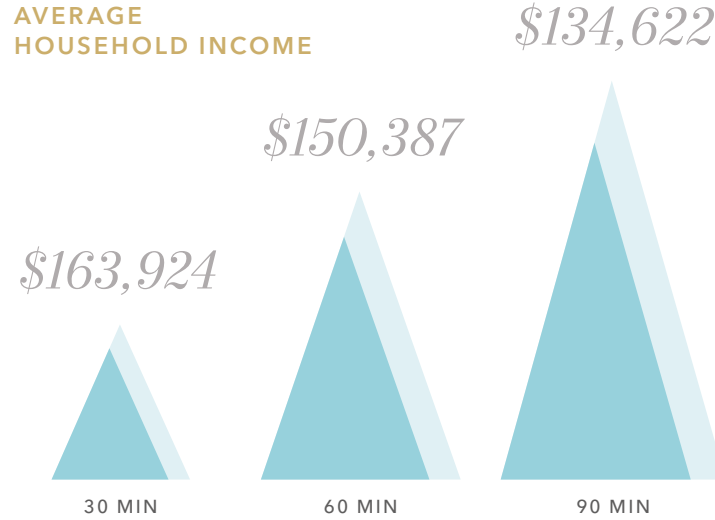


DEMOGRAPHICS

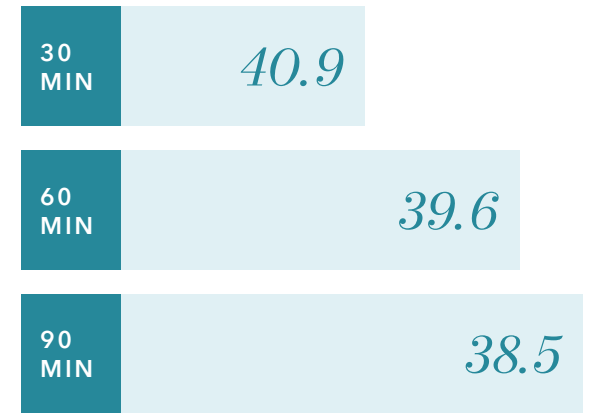
POPULATION



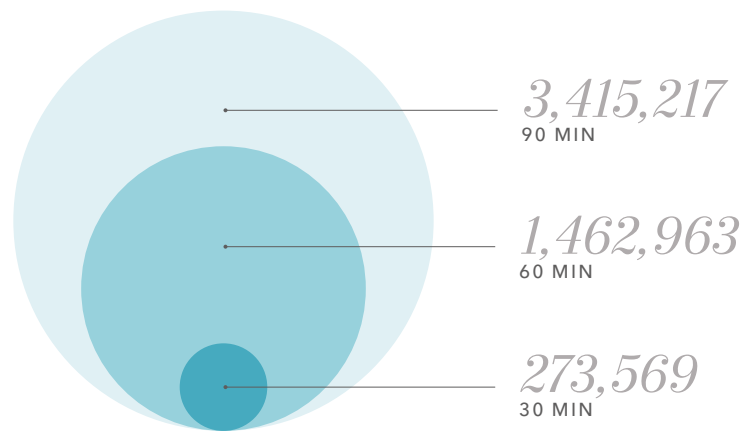
AVERAGE HOUSEHOLD INCOME



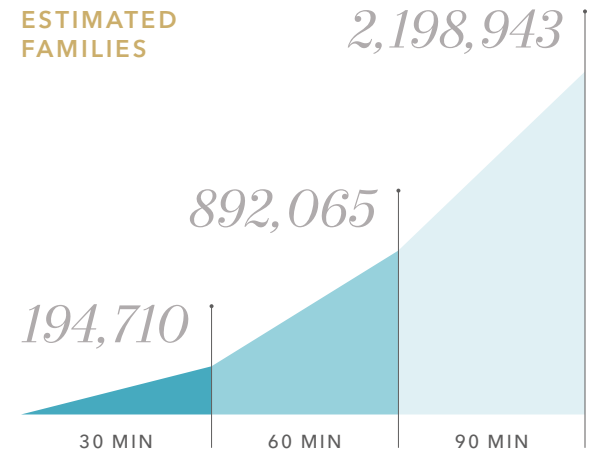
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED FAMILIES



Data Source: ©2026 Esri

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