



OFFERING MEMORANDUM

FREE-STANDING RETAIL BUILDING

OWNER USER OPPORTUNITY OR INVESTMENT

2410 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:



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THE OFFERING

\$2,815,000
SALES PRICE

±\$625
PRICE/SF

Property Summary

Location	2410 E. Thousand Oaks Blvd., Thousand Oaks, CA
Property Type	Retail
Gross Building Area	±4,505 SF
Parcel Size	0.26 AC
Zoning	C2
Parking	5.5/1,000 SF
Year Built	1959
Construction	Masonry
Frontage	107 Feet on Thousand Oaks Boulevard
Stories	1

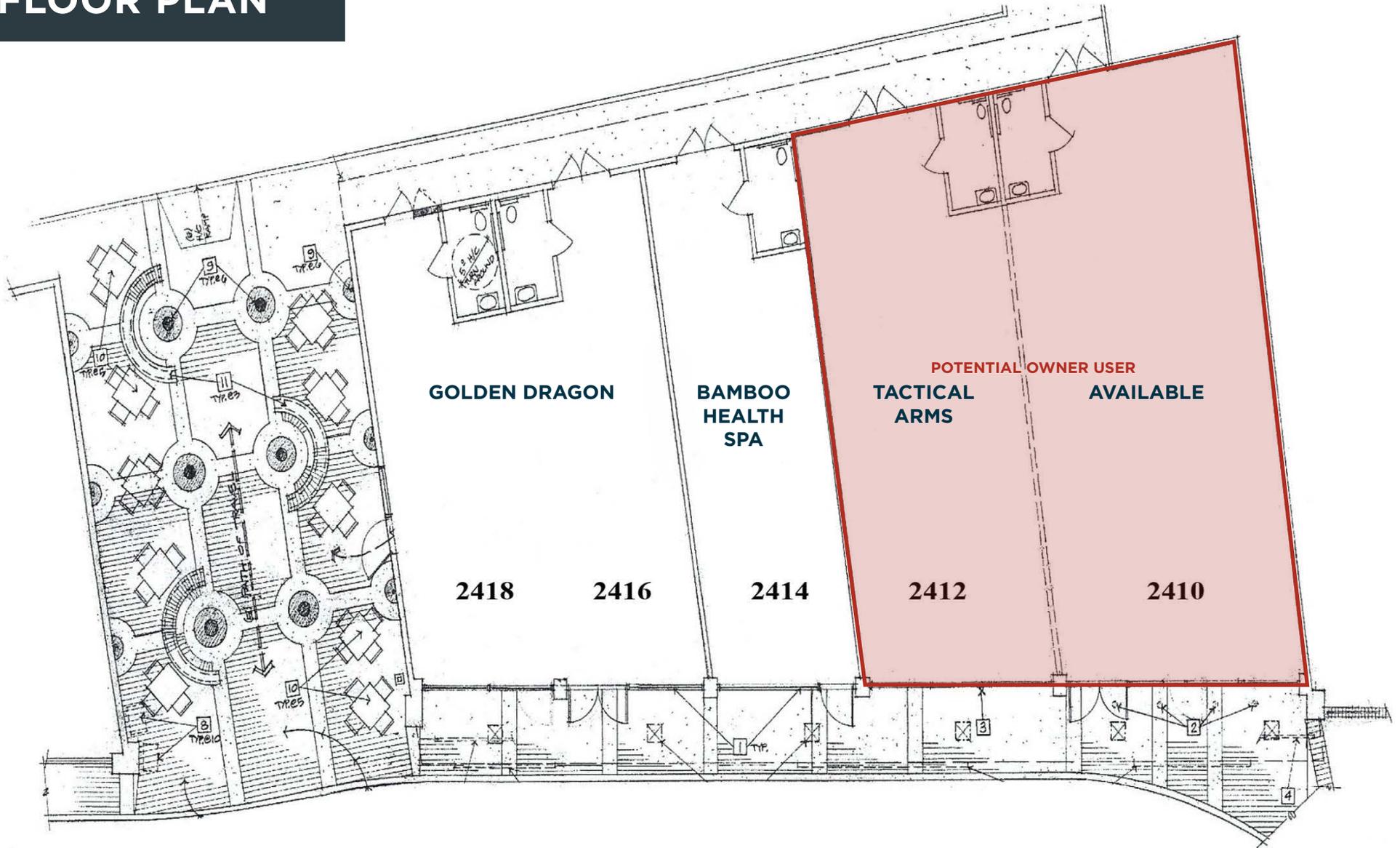


Rent Roll

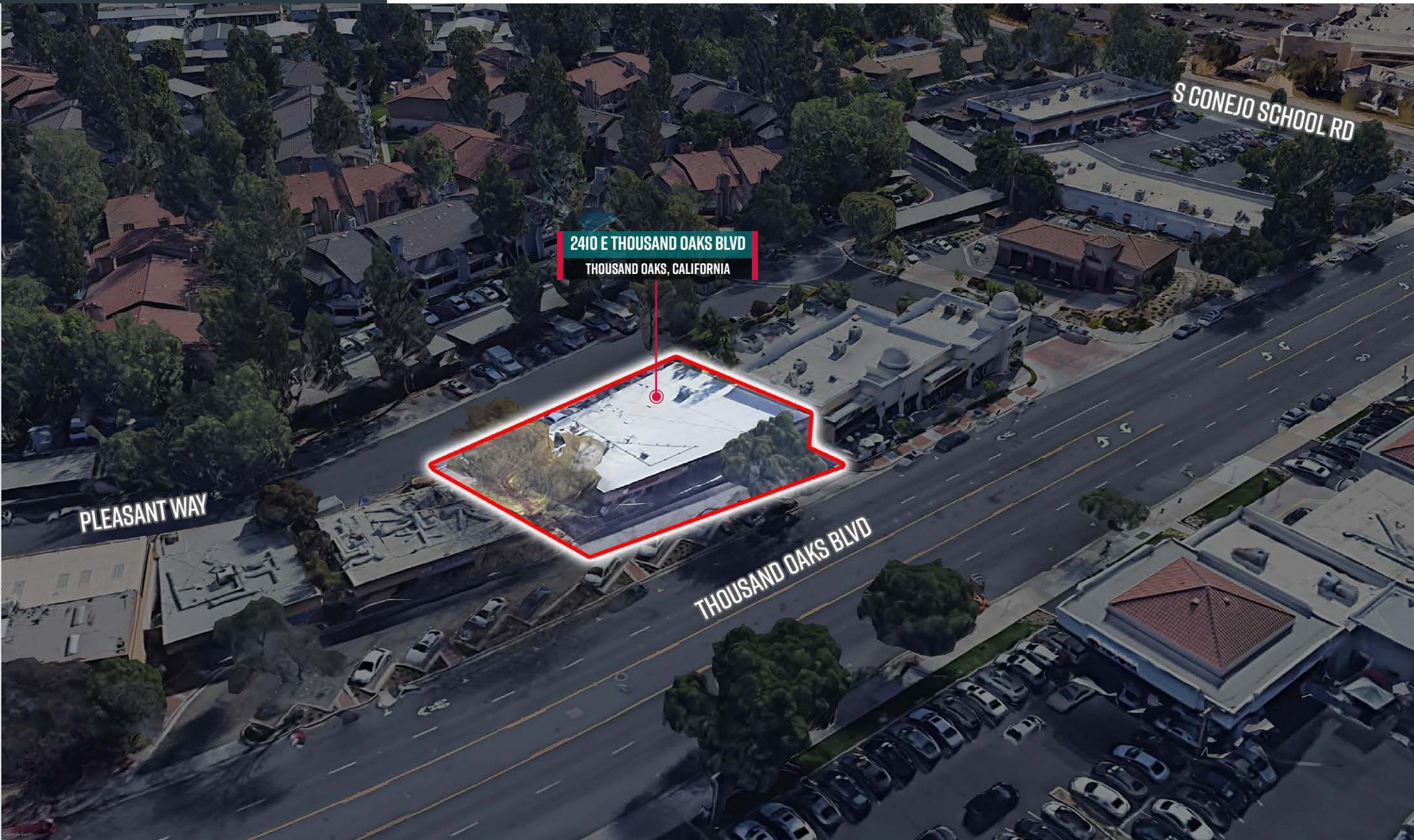
UNIT	COMPANY	SIZE (SF)	STATUS
2418-2416	Golden Dragon	1,300 SF	Occupied
2414	Bamboo Health SP	725 SF	Occupied
2412*	Tactical Arms	1,050 SF	Occupied <small>(Lease Expires 9/30/26)</small>
2410*	—	1,430 SF	Available

*Potential owner-user can take Unit 2412 & 2410 with a total of 2,475 SF

FLOOR PLAN



AERIAL PHOTO



2410 E THOUSAND OAKS BLVD
THOUSAND OAKS, CALIFORNIA

PLEASANT WAY

THOUSAND OAKS BLVD

S CONEJO SCHOOL RD

LOCATION OVERVIEW

Thousand Oaks Boulevard serves as the primary east-west thoroughfare in the Conejo Valley, extending through the cities of **Thousand Oaks, Westlake Village, and Agoura Hills**. It is a key commercial and business corridor in Thousand Oaks, linking major destinations such as **The Oaks Shopping Mall** and the **Thousand Oaks Civic Arts Plaza**.

Conveniently located parallel to **U.S. Highway 101 (Ventura Freeway)**, Thousand Oaks Boulevard is easily accessible via multiple key on/off ramps, including **Moorpark Road, Westlake Boulevard, and Lynn Road**, making it a highly connected route for both locals and visitors.

The surrounding areas along the boulevard offer a diverse blend of **commercial centers, cultural landmarks, residential neighborhoods, and recreational spaces**, reflecting the city's balanced and community-focused development.

Situated in **southeastern Ventura County, Thousand Oaks** is widely recognized for its **natural beauty, suburban character, strong community values, and economic stability**, making it one of Southern California's most desirable places to live and work.



CREATING A NEW DOWNTOWN THOUSAND OAKS

AS THE CIVIC ARTS PLAZA TURNS 30 YEARS OLD, THE CITY HAS AN OPPORTUNITY TO RE-ENVISION THE SPACE TO CREATE THE NUCLEUS OF ITS DOWNTOWN AND SPUR REINVESTMENT ALONG THOUSAND OAKS BOULEVARD.

The City of Thousand Oaks is embarking on a bold new phase of Downtown revitalization as the Civic Arts Plaza celebrates its 30th anniversary. This landmark initiative re-envisioned the area as the thriving nucleus of a modern, mixed-use Downtown – an economic catalyst designed to attract new businesses, investment, and visitors along Thousand Oaks Boulevard.

KEY STRENGTHS OF THE THOUSAND OAKS DOWNTOWN CORE MASTER PLAN

- A bold revitalization centered around the Civic Arts Plaza’s 30th anniversary—creating a vibrant, mixed-use district along Thousand Oaks Boulevard.
- Guided by the Downtown Core Master Plan, the project delivers a walkable, experience-driven destination designed to attract investment, visitors, and sustained economic activity.
- New public plazas and gathering spaces
- Food hall or public market as a central anchor
- Three-acre parcel west of Dallas Drive ready for mixed-use development
- New City Hall enabling adaptive reuse of the current facility for retail and dining
- A pedestrian-oriented Main Street will link civic, commercial, and cultural zones—building a true downtown identity.

With a prime location, strong City backing, and a clear long-term plan, the Civic Arts Plaza District offers one of the most attractive redevelopment opportunities in the region.

Information and images courtesy of: <https://toaks.gov/downtown>



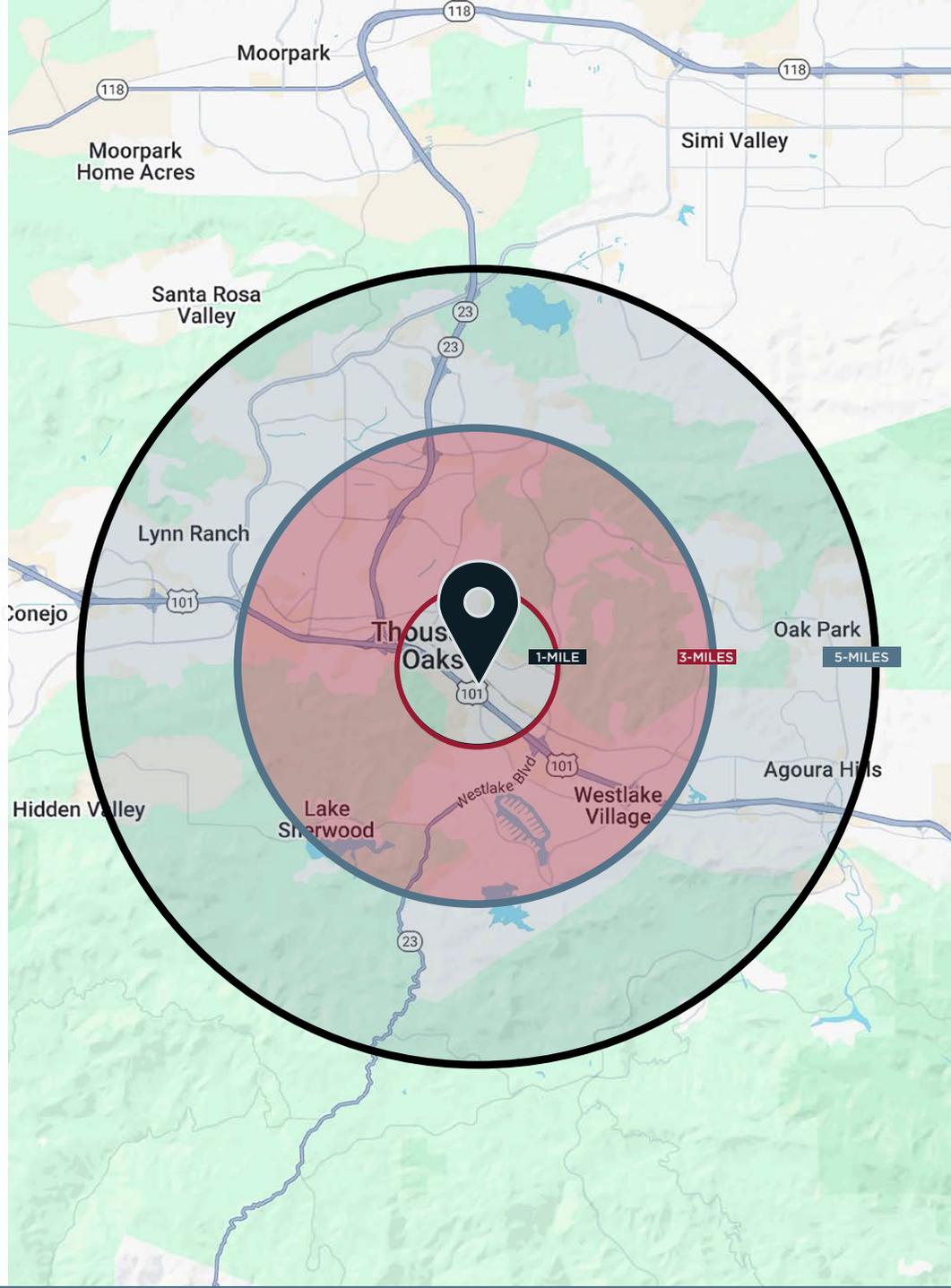
DEMOGRAPHICS

2410 E. THOUSAND OAKS BLVD | THOUSAND OAKS, CA

 POPULATION	1-MILE	3-MILES	5-MILES
2024 Population	9,642	57,521	144,479
% Female	48.7%	48.8%	49.1%
% Male	51.3%	51.2%	50.9%
2029 Population	9,654	57,947	145,139

 HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2024 Total Households	4,024	23,188	54,468
2025 Median Housing Value	\$1.01 M	\$1.1 M	\$1.07 M
2029 Total Households	4,051	23,395	54,832

 HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2024 Average HH Income	\$133,698	\$157,291	\$168,190
2024 Per Capita Income	\$54,873	\$62,785	\$63,451
2029 Average HH Income	\$151,747	\$175,888	\$187,102



AMENITIES MAP



BANK OF AMERICA
PERFORMING ARTS CENTER
THOUSAND OAKS

MASTRO'S STEAKHOUSE
PEPBOYS AUTO
Parts, Service and So Much More

TOYOTA
elements massage
NAPA JUST TIRES

24 FITNESS
MOUTHFUL a handcrafted eatery
Hertz FedEx Office SUSHI SU

BR LONGEVITY COFFEE
ONORI

PATRÓN Mexican Bar & Grill
Chick-fil-A STONEFIRE GRILL
KFC UNITED STATES POSTAL SERVICE KANDA SUSHI

THE LAKES AT THOUSAND OAKS
FOGO DE CHÃO BRAZILIAN STEAKHOUSE
california PIZZA KITCHEN
SUNLIFE Chiquitas Kalologie medspa
EREWON ORGANIC GROCER & CAFE
COMING SOON

2410
E Thousand Oaks Blvd
Thousand Oaks, CA

TABU SHABU

BAD CASS STREET CAT RAGS
SHERWIN WILLIAMS
jiffylube

O'Reilly AUTO PARTS
enterprise

Cadillac GENESIS
INFINITI HYUNDAI LAND-ROVER
Volkswagen MAZDA
CHEVROLET STARBUCKS COFFEE

REGIONAL MAP



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