

Subject Property

## THOUSAND OAKS DEVELOPMENT SITE - PORTFOLIO

1710 E Thousands Oaks Blvd

Thousands Oaks, California 91362

\*Site depiction not to scale



**PORTFOLIO PRICE: \$2,888,888**

**4.61 ACRES**





Subject Property

**THOUSAND OAKS DEVELOPMENT SITE - PORTFOLIO**

1710 Oaks Blvd - Parcels 1, 2, 3

Thousands Oaks, California 91362

1000 Oaks Blvd - Parcel 4

Thousands Oaks, California 91362

\*Site dipection not to scale

**THOUSAND OAKS DEVELOPMENT SITE**

**PARCEL - 4**

96,703 SF (2.2 Acres)

Un-entitled Land

Zoning: C2 / Specific Plan 20 (SP-20)

4

1

2





**THOUSAND OAKS DEVELOPMENT SITE**  
**PARCELS - 1, 2, 3**  
104,285 SF (2.39 Acres)  
Un-entitled Land  
Zoning: Specific Plan 20 (SP-20)

3





**Property Name:** THOUSAND OAKS DEVELOPMENT LAND  
Parcels 1, 2, 3

**Address:** 1710 E Thousands Oaks Blvd Thousands Oaks, California 91362

**PRICE:** \$1,400,000

**Price/SF:** \$13.42

**Price/Developable Unit:** \$19,444

**APN:** 670-0-181-380, 400, 420 - 670-0-170-150

**Lot Size:** 104, 285 SF (2.39 Acres Parcels #1, #2,#3)

**Possible Number of Units:** 72

**Zoning:** MU / MUOZ

**Property Name:** THOUSAND OAKS DEVELOPMENT LAND  
Parcel 4

**Address:** 1000 Oaks Blvd Thousands Oaks, California 91362

**PRICE:** \$1,488,888

**Price/SF:** \$15.40

**Price/Developable Unit:** \$19,444

**APN:** 670-0-170-150

**Lot Size:** 96,703 SF (2.22 Acres Parcel #4)

**Possible Number of Units:** 70

**Zoning:** C2

DEVELOPMENT STANDARD	MU / MUOZ
Residential Density – Minimum	20 du/ac
Residential Density – Maximum	30 du/ac
Residential Floor Area – Minimum	50% in Mixed-Use Projects
Residential Floor Area – Maximum	100%
Non-Residential FAR – Maximum	1.0
Building Coverage – Maximum	80%
Height – Minimum	20 feet
Height - Maximum1	50 feet Within 50 feet of residential zone or exclusively residential use: 30-feet from property line - 25 feet maximum 30 feet to 50 feet from property line -45 feet maximum over 50 feet from property line - 50 feet maximum
<b>Sec. 9-4.1050 Purpose (MU/MUOZ).</b> The MU or Mixed-Use Zone and the MUOZ or Mixed-Use Overlay Zone are intended to provide a method by which land located in the zone may be designed and developed for both commercial and residential uses compatible and harmonious with the existing or potential development of adjacent areas. This zone will be implemented on all parcels designated as Mixed-Use per the zoning map. For areas where there is an existing specific plan, the Mixed-Use Zone is applied as a Mixed-Use Overlay Zone (MUOZ). The Mixed-Use Overlay Zone standards supersede the specific plan standards. The specific plan standards still apply except where specifically modified by the Mixed-Use Overlay Zone.	

DEVELOPMENT STANDARD - C2
Prime Development Opportunity in the affluent city of Thousand Oaks. It consist of 2.22 acres adjacent to the 101 Fwy and ingress through Thousand Oaks Blvd, a major commuting artery in the heart of Thousand Oaks, CA. Land is not entitled. In Thousand Oaks, CA, C-2 zoning, also known as “Commercial Zone,” allows for a broad range of commercial activities. This includes retail, restaurants, offices, and other businesses that serve a wider area than neighborhood-specific uses. C-2 zones are generally intended for areas where a variety of commercial uses can coexist, often in more developed commercial districts. According to a city code library, the specific permitted uses in a C-2 zone are outlined in Article 21 of the city’s zoning regulations. C2 zoning is intended to provide a method by which land located in the zone may be designed and developed for both commercial and residential uses.

#### CONTACT INFORMATON

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**THOUSAND OAKS DEVELOPMENT  
PARCEL NUMBERS**

- (1) - 670-0-181-420
- (2) - 670-0-181-400
- (3) - 670-0-181-380
- (4) - 670-0-170-150

