



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



PREMIER ±11,000 SF OFFICE/FLEX SPACE IN THE HEART OF THOUSAND OAKS

950 Lawrence Drive, CA 91320



**COMMERCIAL
REAL ESTATE**

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PROPERTY FEATURES

950 Lawrence Drive, CA 91320



APPROX. 11,000 SF





OFFICE / FLEX SPACE AVAILABLE

- ✓ ±11,000 SF Second Level Office / Flex Space Available
- ✓ ±46,266 SF Flex Building in Thousand Oaks (Newbury Park)
- ✓ Substantial Power
- ✓ M1 Zoning
- ✓ Versatile property situated near 101 Freeway in Thousand Oaks, in the heart of the Conejo Valley submarket of Los Angeles
- ✓ Ground floor occupied by a Qorvo, an R&D Company with Government Contracts
- ✓ Strategically positioned in the Rancho Conejo Industrial Park District
- ✓ With its convenient freeway and community access, grand windowline offices, and plentiful parking, this property provides an excellent opportunity and location for a variety of users

AREA AMENITIES

- ✓ Thousand Oaks is an upscale suburban market of Los Angeles and is home to California Lutheran University, Caruso Development's The Lakes, Thousand Oaks Auto Mall, Janss Marketplace, and a growing number of Retailers, Restaurants, Breweries, Service Providers, and Corporate Tenants.
- ✓ Thousand Oaks sits along a major transportation corridor – US 101 Freeway, between Los Angeles and Santa Barbara, in the Conejo Valley

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 Population	11,268	50,109	114,366
 Avg. HH Income	\$134,612	\$148,154	\$140,455
 Daytime Pop	9,208	42,353	97,401
 Traffic Count	± 151,527 CPD ON 101 FREEWAY		

OFFICE / FLEX SPACE
THOUSAND OAKS

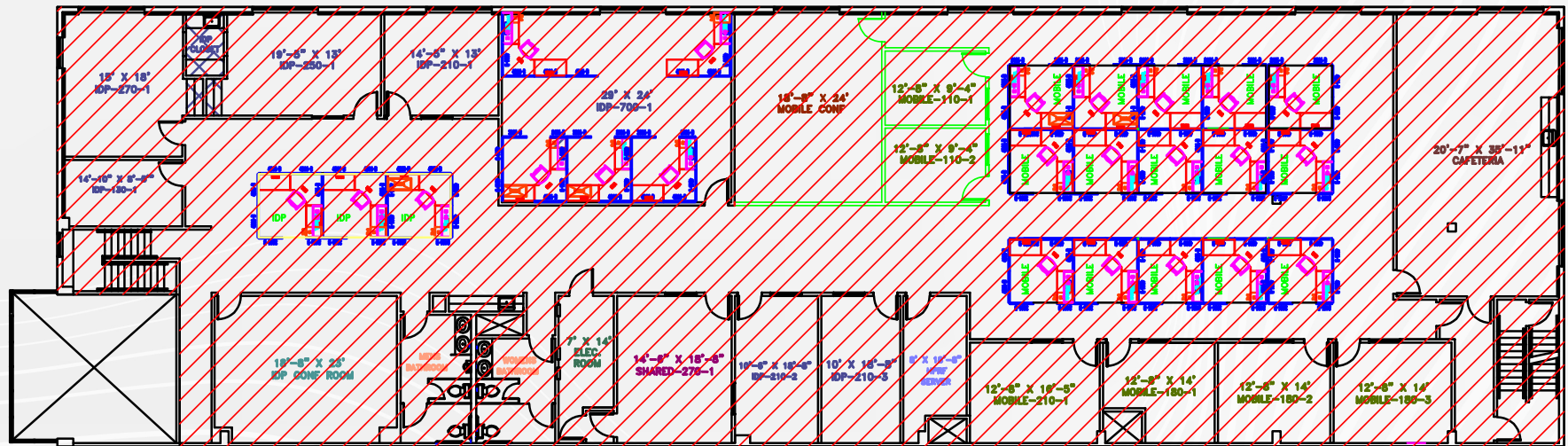
INTERIOR PHOTOS

950 Lawrence Drive, CA 91320



FLOOR PLAN

950 Lawrence Drive, CA 91320



TOP FLOOR

illi Commercial Real Estate and Landlord make no representations or warranties regarding the accuracy of the attached floor plan. All measurements are approximate, and Broker does not guarantee their precision. Prospective tenants or buyers are advised to conduct their own independent verification prior to executing any lease or purchase agreements.



Sleep



SUBWAY

COLD STONE



Ralphs



citi



chili's

KOHL'S

SPROUTS
FARMERS MARKET



AutoZone

CVS
pharmacy



Walgreens

VONS



Walmart

AERIAL MAP



COMMERCIAL
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.