

Subject Property

THOUSAND OAKS DEVELOPMENT SITE

1000 Oaks Blvd

Thousand Oaks, California 91362



*Site depiction not to scale

PORTFOLIO PRICE: \$1,488,888

2.22 ACRES



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DEVELOPMENT SITE DISCRIPTION

LEOLA Commercial Inc and Solstice International Realty is proud to present this 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.

Thousand Oaks is the second-largest city in Ventura County, California, located in the northwestern part of Greater Los Angeles. Approximately 15 miles from the city of Los Angeles and 40 miles from Downtown Los Angeles, it is named after the many oak trees present in the area. A number of high-tech companies moved to Newbury Park in the 1960s. The city is a biotech hub anchored by Amgen with life sciences being one of the economic engines of the community. The per capita income in Thousand Oaks is significantly higher than both the state and national averages. Average household income is \$134,367.

THOUSAND OAKS DEVELOPMENT SITE

96,703 SF (2.22 Acres)
Un-entitled Land
Zoning: C2





Property Name: THOUSAND OAKS DEVELOPMENT LAND
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

POTENTIAL MULTI-FAMILY DEVELOPMENT STANDARD

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 - Maximum ¹	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

Sec. 9-4.1050 Purpose (MU/MUOZ).

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.

CONTACT INFORMATION

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**THOUSAND OAKS DEVELOPMENT
PARCEL NUMBERS**
(1) 670-0-170-150

