

BRAND NEW MEDICAL BUILDING FOR SALE

±12,293 SF, 2-Story Medical Office Building



420 Pennsfield Pl., Thousand Oaks CA 91360

OFFERING

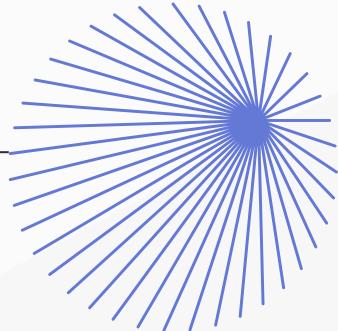
MEMORANDUM



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

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Offering Summary



PROPERTY FEATURES

Address	420 Pennsfield Pl., Thousand Oaks CA 91360
County	Ventura
Submarket	Los Angeles
APN	Thousand Oaks/ SE County
Office Building SF	12,293 SF
Land SF	29,705 SF
Land Acres	0.68
Year Built	2026
Zoning Type	LARA
APN	669-0-021-080
Ownership Type	Fee Simple

PURCHASE PRICE

\$9,750,000 including a \$50/sf TI allowance

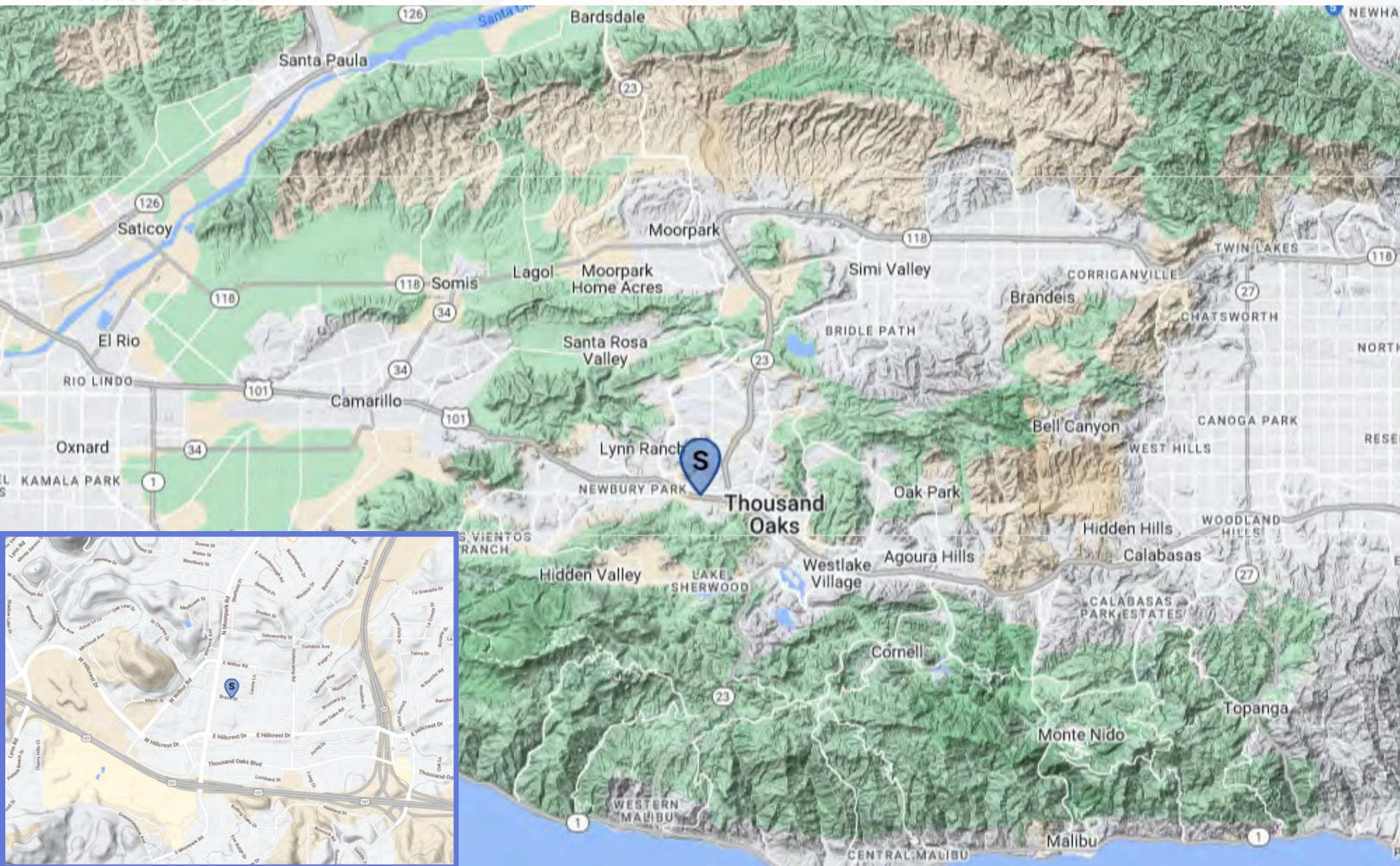
HIGHLIGHTS

- Newly constructed Medical Office Building
- Divided into 10 suites: 632 rsf to 1,391 rsf
- Can be combined for a variety of square footage suits
- 10 HVAC units and 10 Restrooms

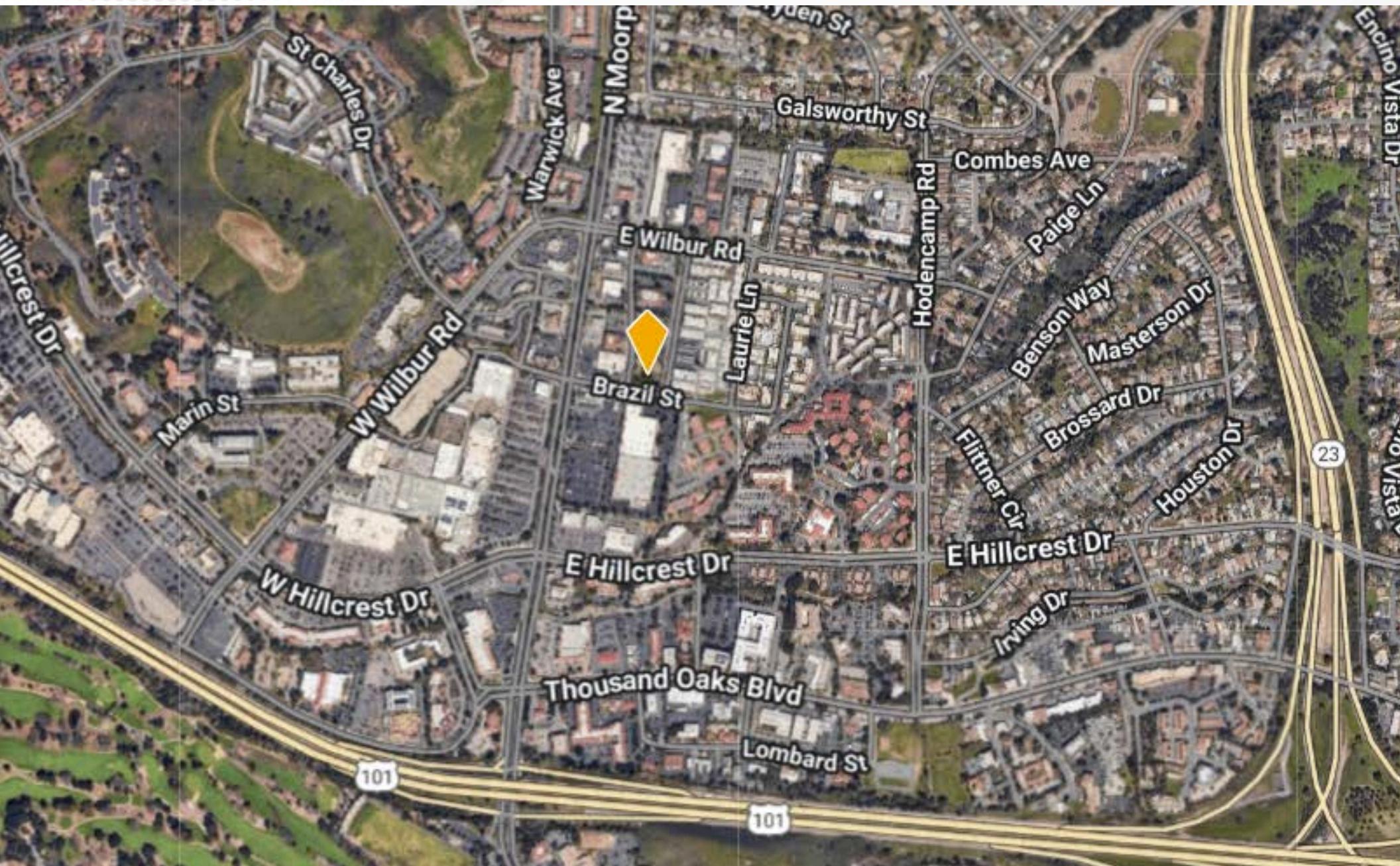
DEMOGRAPHICS **1 Mile** **3 Mile** **5 Mile**

2024 Population	12,267	76,098	133,644
2024 Households	4,786	27,728	49,273
Average Household Income	\$100,389	\$133,123	\$150,072
Median Household Income	\$77,650	\$107,324	\$121,622

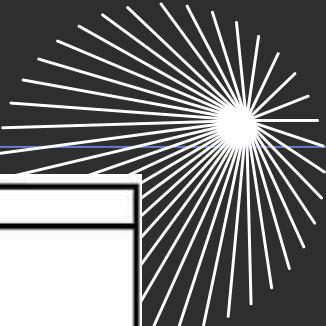
MAPS



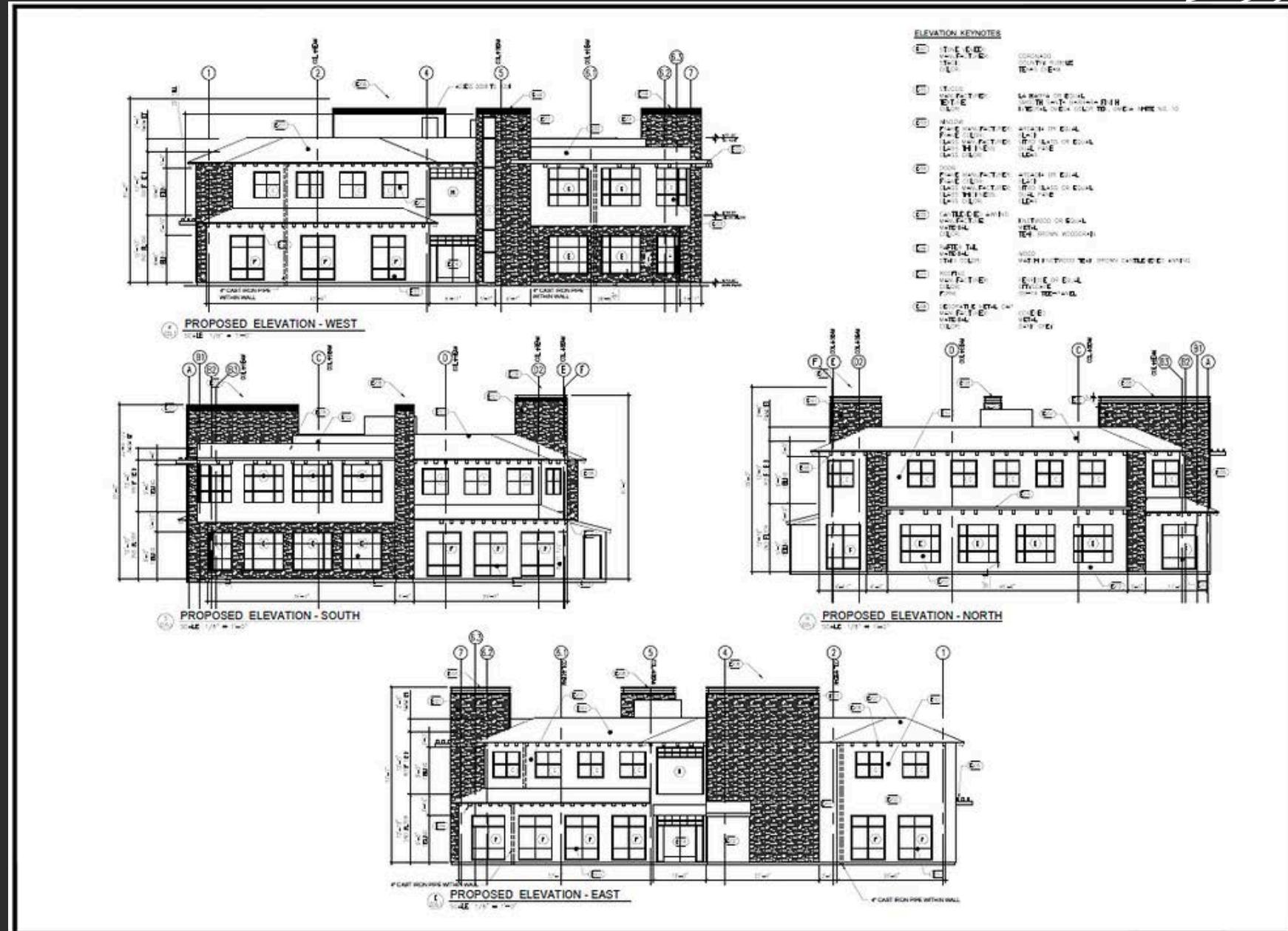
MAPS



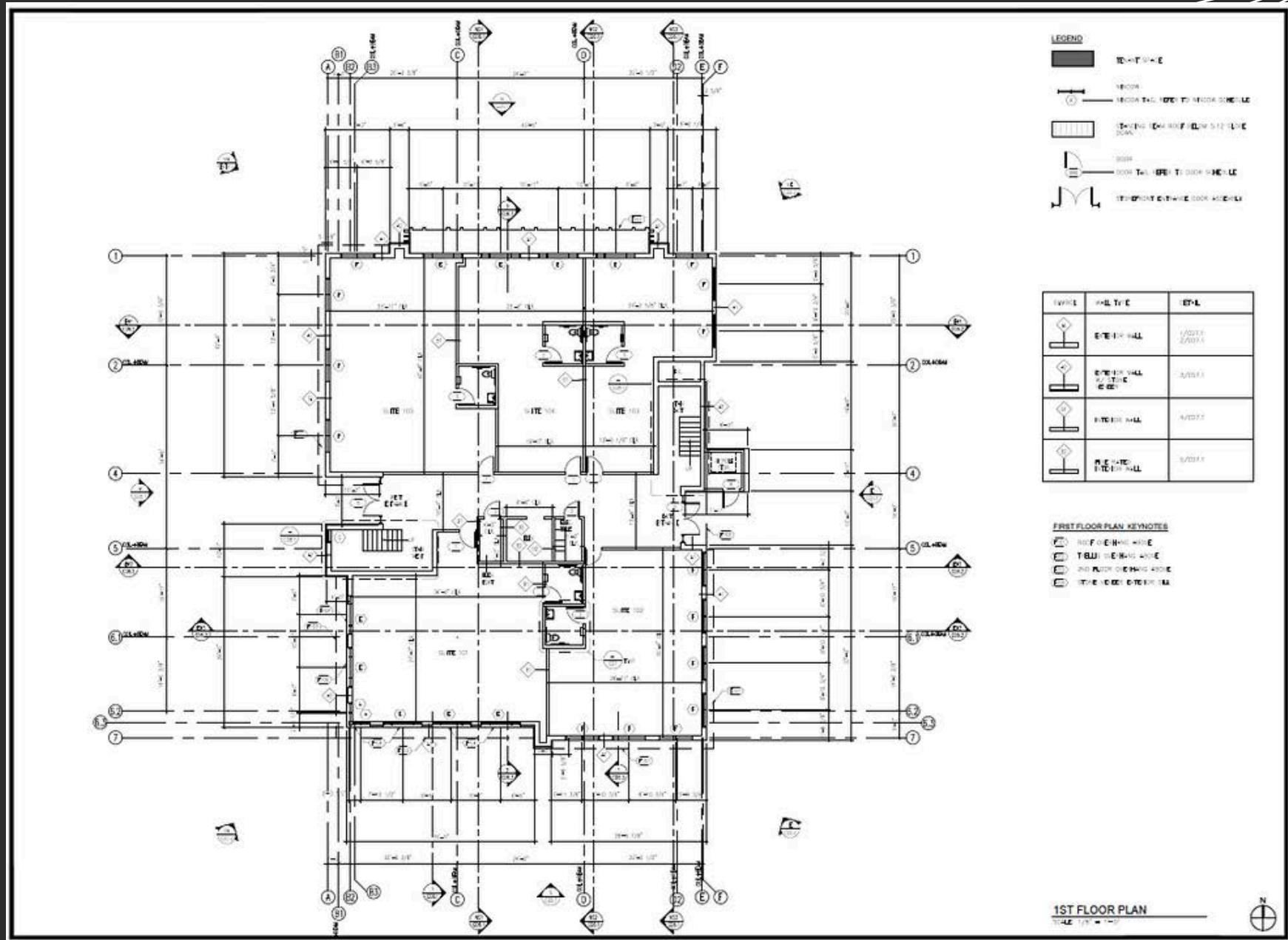
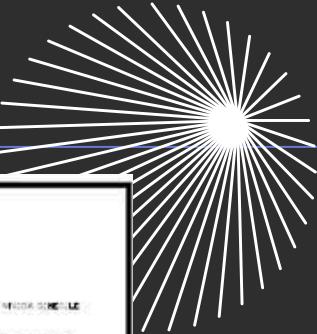
Floorplan: Summary



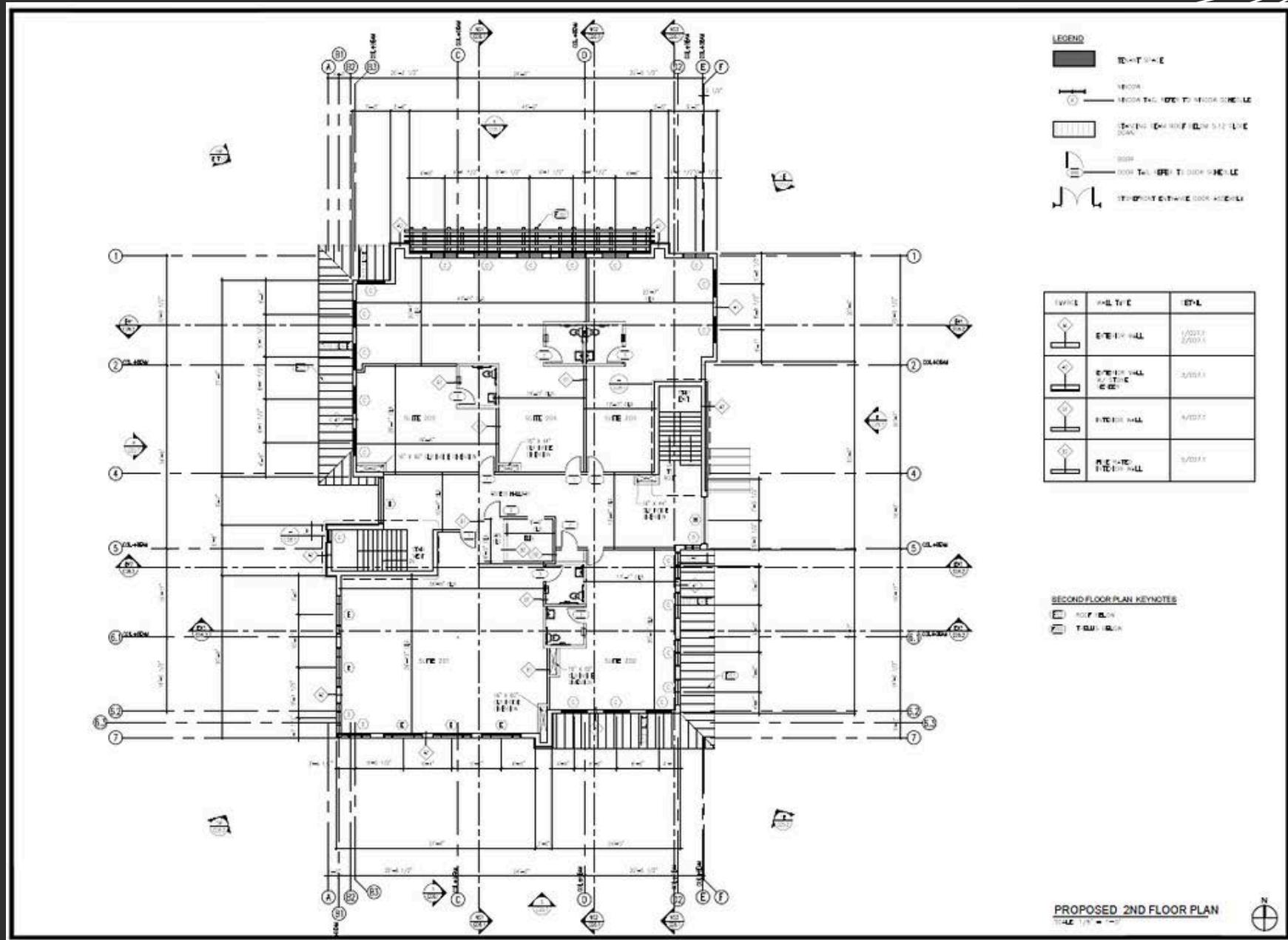
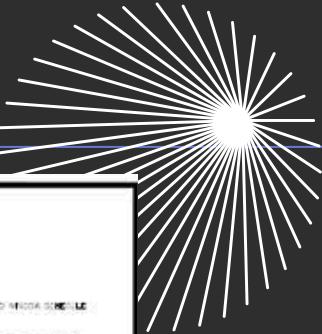
Floorplan: Exterior



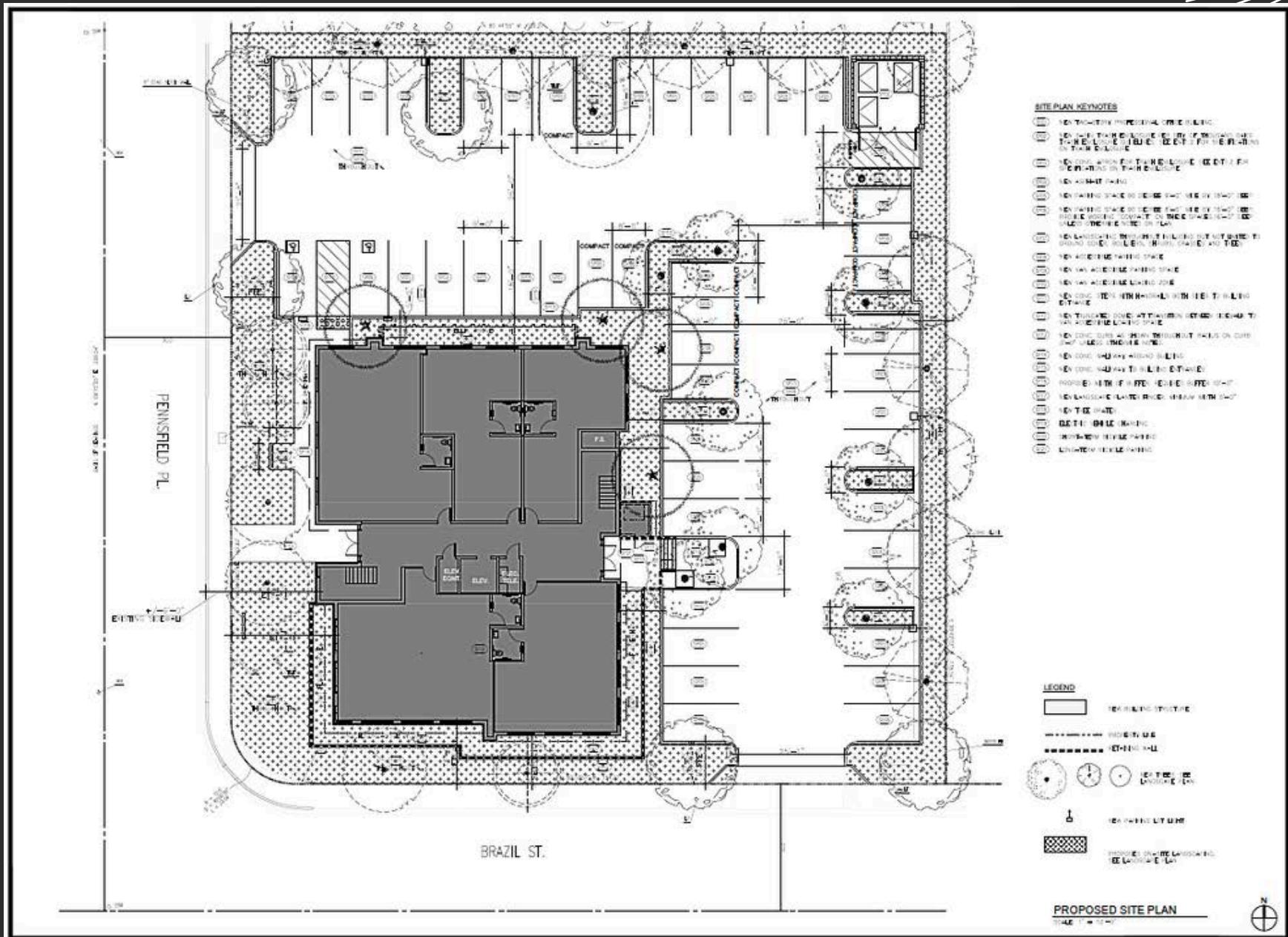
Floorplan: First Floor



Floorplan: Second Floor



Floorplan: Site Plan



Floorplan: Suite Layout

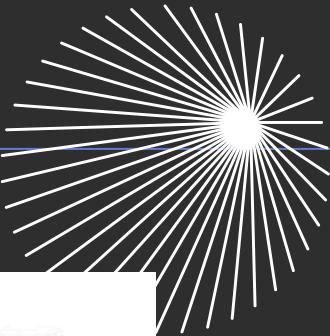
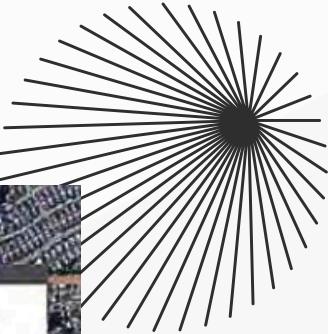


Photo Renderings

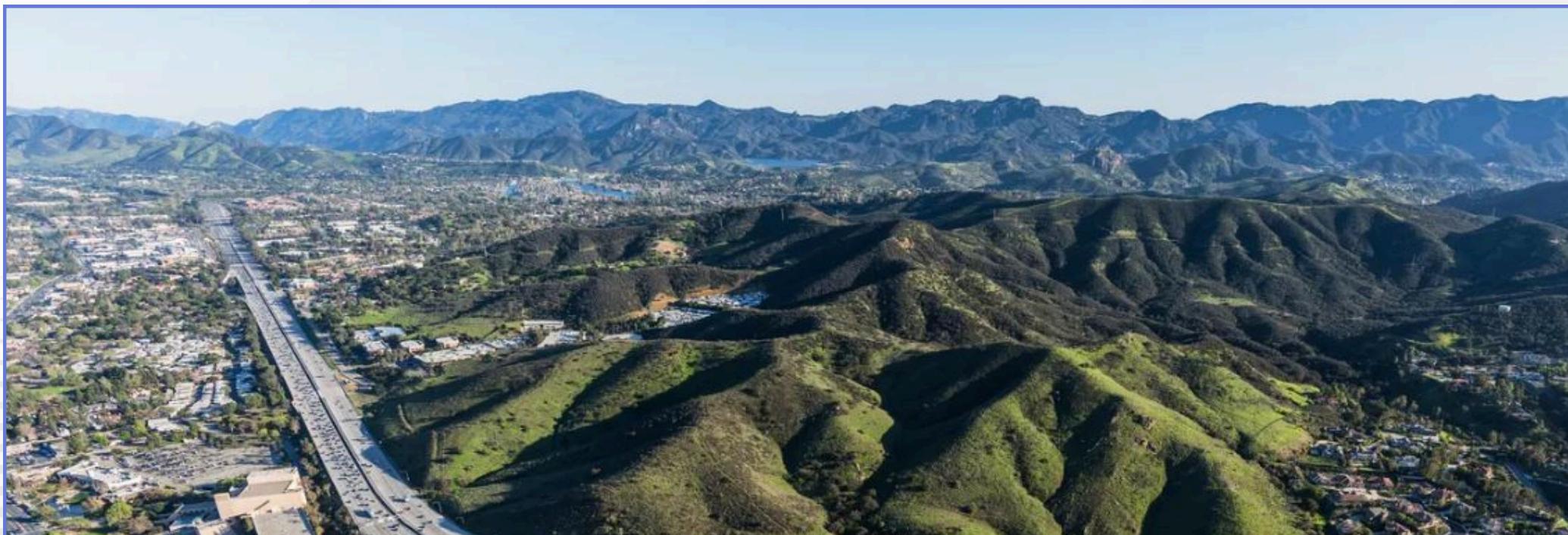


Points Of Interest



Thousand Oaks

Thousand Oaks is one of California's most sought-after communities, celebrated for its exceptional quality of life. Perfectly positioned between Los Angeles and Santa Barbara, the city is set against the scenic Santa Monica Mountains and surrounded by over 15,000 acres of protected open space and 150 miles of trails. Consistently ranked among the safest cities in the U.S., Thousand Oaks offers top-tier schools, beautiful parks, vibrant shopping, and one of the nation's largest auto malls. With a forward-thinking downtown vision, strong public-private partnerships, and a commitment to sustainability, Thousand Oaks delivers an unmatched environment for living, working, and investing. This dynamic blend of lifestyle, accessibility, and long-term planning makes Thousand Oaks an exceptional location for real estate investment and growth.



420 Pennsfield Place

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Exclusively Marketed By:



RON FEDER
senior Managing Director
C: 818.222.0404
rfeder@rjfeder.com
DRE# 00983855



BROOKE FEDER-KENRICK
Commercial Associate
C: 818.451.3636
bkenrick@rjfeder.com
DRE# 02199320



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

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