



VENTU PARK ESTATES

1651 Lynn Road, Thousand Oaks, CA 91320

18 SINGLE-FAMILY SEMI-CUSTOM GATED SUBDIVISION / OFFERING MEMORANDUM

TABLE OF CONTENTS

| | |
|----|-----------------------------------|
| 3 | <i>Executive Summary</i> |
| 4 | <i>Site Plan</i> |
| 5 | <i>Project Overview & Map</i> |
| 6 | <i>Material Board</i> |
| 7 | <i>Floor Plans 1-4</i> |
| 11 | <i>3D Views</i> |
| 16 | <i>Tract Map</i> |
| 17 | <i>Nearby Employers</i> |
| 18 | <i>Thousand Oaks Description</i> |
| 19 | <i>Points of Interest</i> |
| 20 | <i>Local Economy</i> |





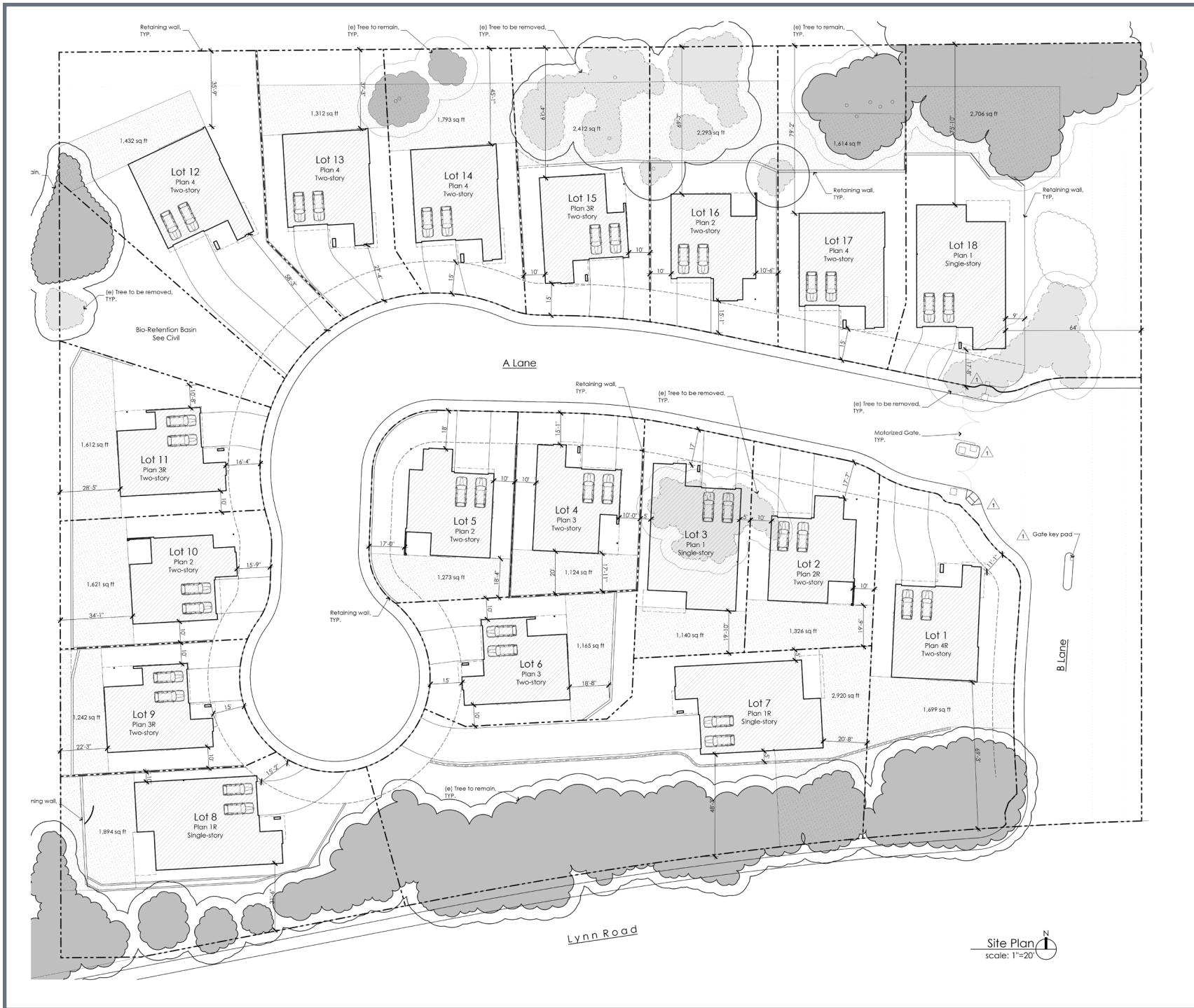
EXECUTIVE SUMMARY

This majestic meadow is the prime location for a one of a kind eighteen home semi-custom gated single-family subdivision.

The first ever modern architectural designed community in the heart of Thousand Oaks.

One of the last remaining parcels of land available for single-family development in the scenic Conejo Valley.

Choose from a variety of thoughtfully designed floor plans ranging from 2,011 - 3,056 sq. ft. up to four bedrooms plus a den and four and a half baths tailored to fit your lifestyle.



SITE PLAN

PROJECT OVERVIEW

Land and Entitlement Price / \$6,900,000

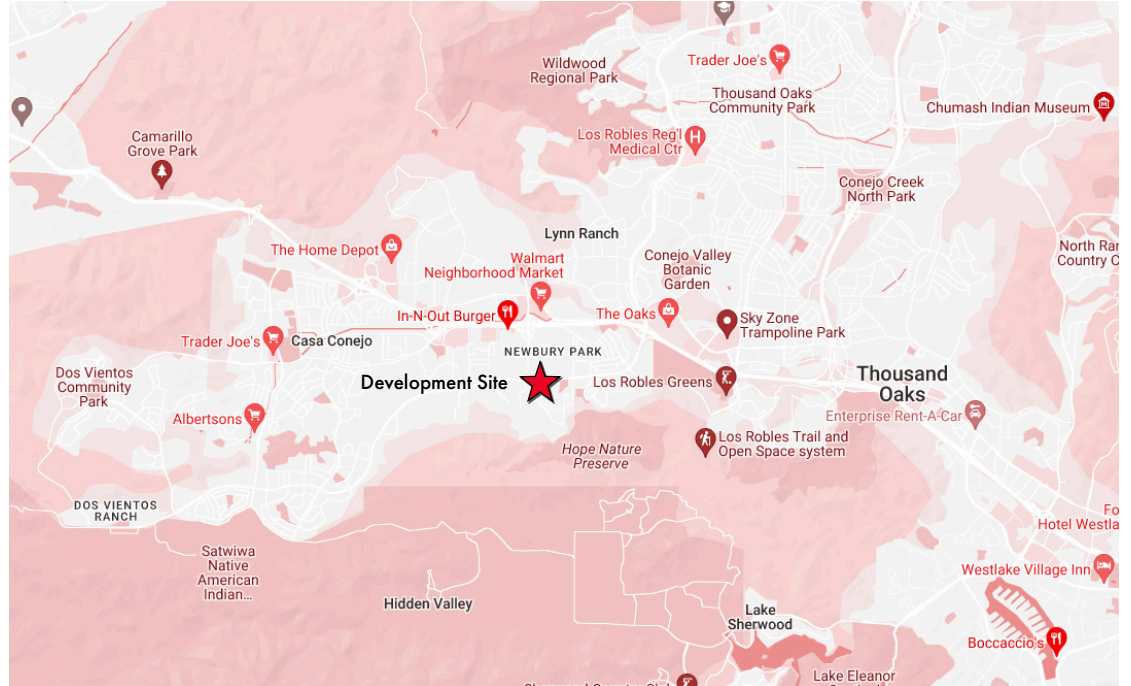
Estimated Home Prices (Base Model) / \$1.4M - \$2M

City Approval Entitlement / October 31st, 2024

Estimated Sale Price per sf. (Base Model) / \$650 - \$750

Average Lot Size / 8,657 Sf.




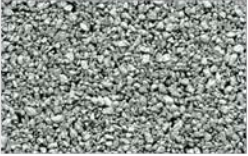










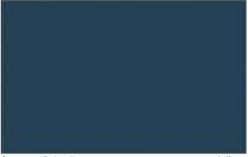

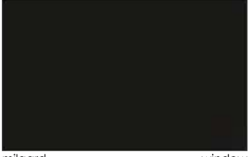

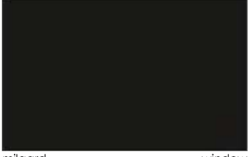

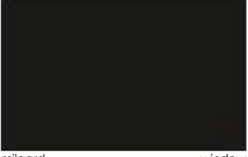

Average Lot Width / 64 Feet

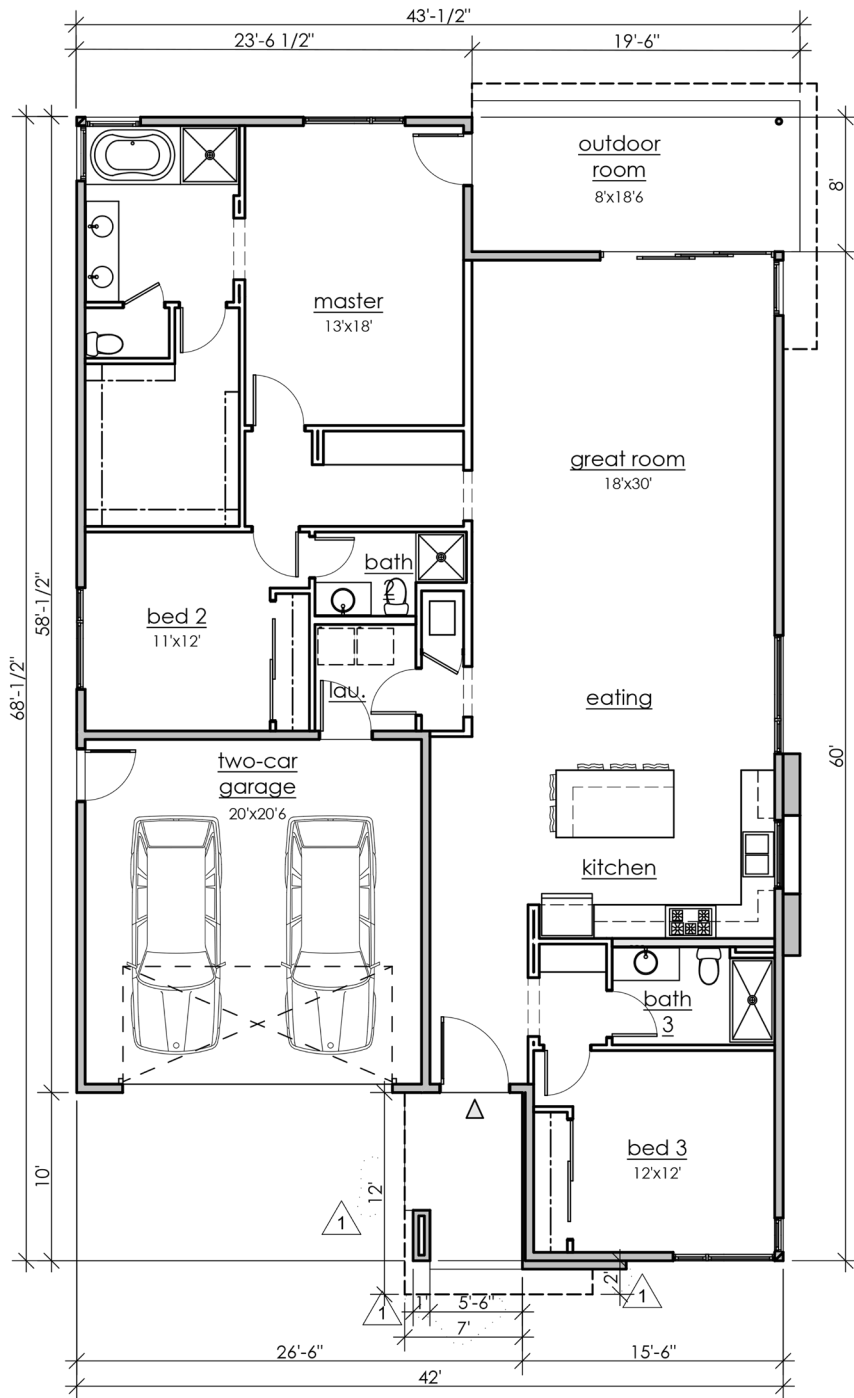


UNIT MIX

| Name | # of Units | Size | Bed | Bath | Garage |
|--------------------|------------|-------|---------|------|--------|
| Plan 1 / One-Story | 4 | 2,011 | 3 | 3 | 2-Car |
| Plan 2 / Two-Story | 4 | 2,488 | 4 | 3 | 2-Car |
| Plan 3 / Two-Story | 5 | 2,651 | 4 | 3 | 2-Car |
| Plan 4 / Two-Story | 5 | 3,056 | 4 + Den | 4.5 | 2-Car |

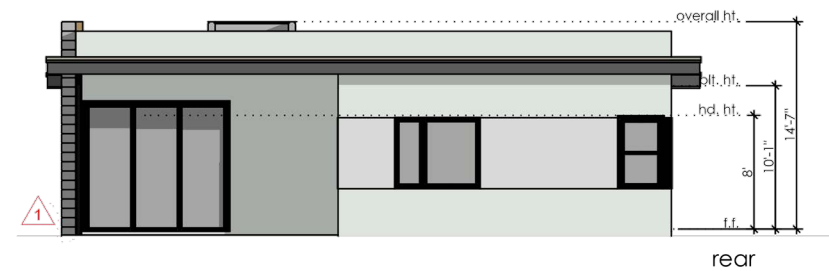
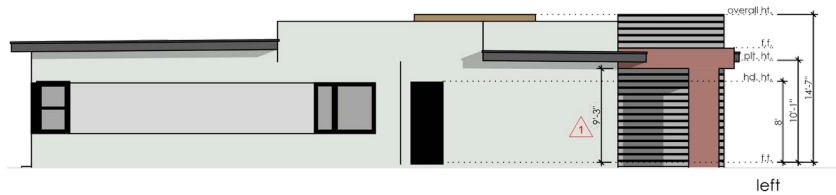
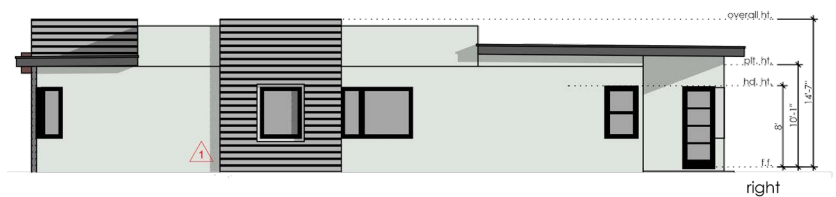
MATERIAL BOARD

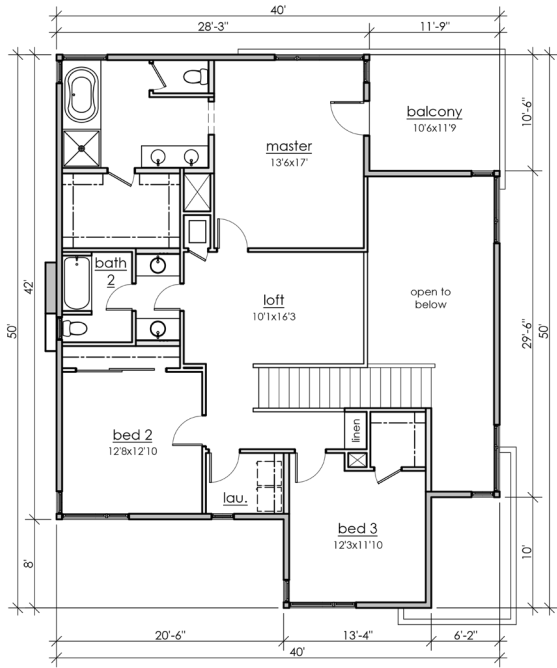
| | | | | | |
|--|--|--|---|--|--|
| |  certainteed colonial slate built-up roofing |  certainteed resawn shake built-up roofing |  clopay - avante black aluminum & glass garage door | |  certainteed white built-up roofing |
|  bedrosian tile & stone celine - matte porcelain siding |  therma tru wood w/ divided lites entry door |  therma tru wood w/ divided lites entry door |  sherwin williams sw 6257 - gibraltar accent color |  clopay - avante black aluminum & glass garage door |  therma tru wood w/ divided lites entry door |
|  sherwin williams sw 7593 - rustic red siding |  sherwin williams sw 6993 - black of night accent / metal trim |  bedrosian tile & stone tahoe - barrel siding |  sherwin williams sw 6993 - black of night metal trim |  farrow & ball hague blue no. 30 siding |  sherwin williams sw 6993 - black of night accent / metal trim |
|  milgard vinyl - black window |  merlex P-100 glacier white stucco |  milgard vinyl - black window |  merlex P-100 glacier white stucco |  milgard vinyl - black window |  merlex P-100 glacier white stucco |
| | Plan 1 | | Plan 3 | | Plan 2 |
| | all materials to be as noted or equal | | | | |



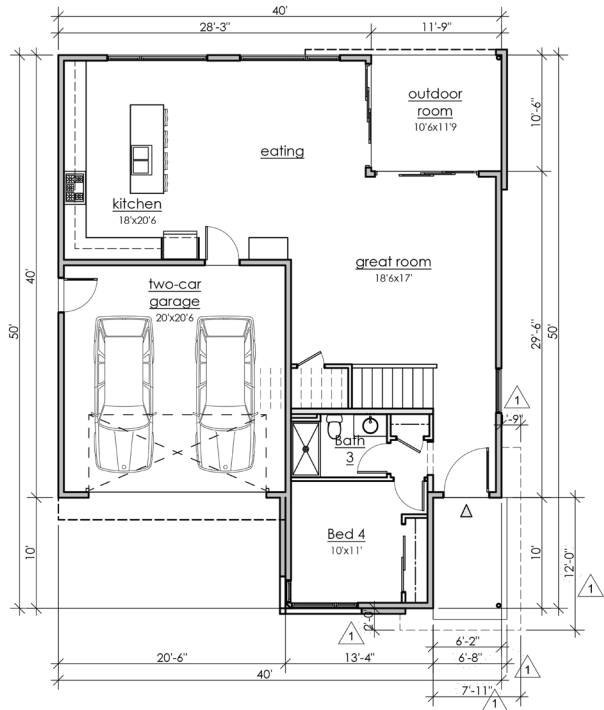
FLOOR PLAN 1

WITH ELEVATIONS / 2011 SF / 3+3 / ONE-STORY

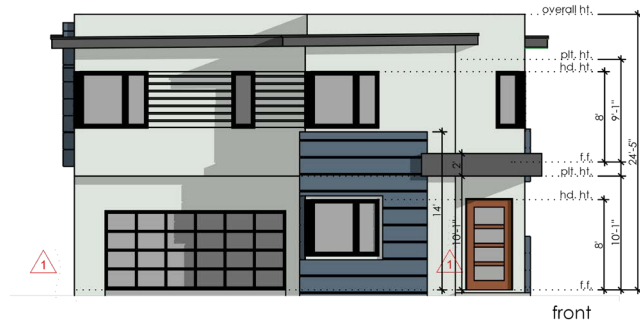




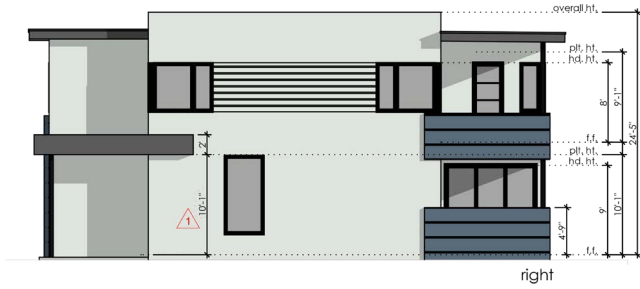
second floor



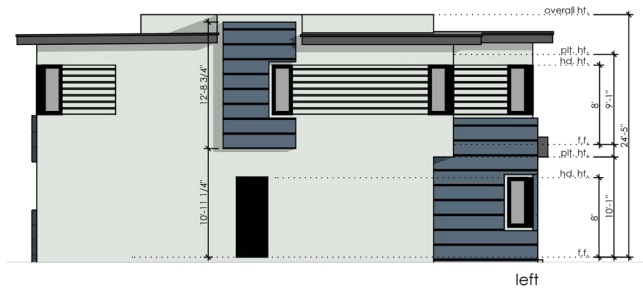
first floor



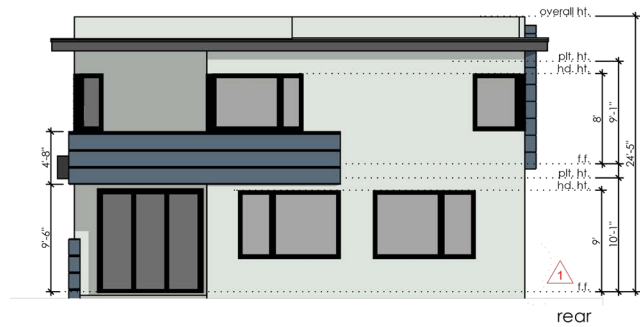
front



right



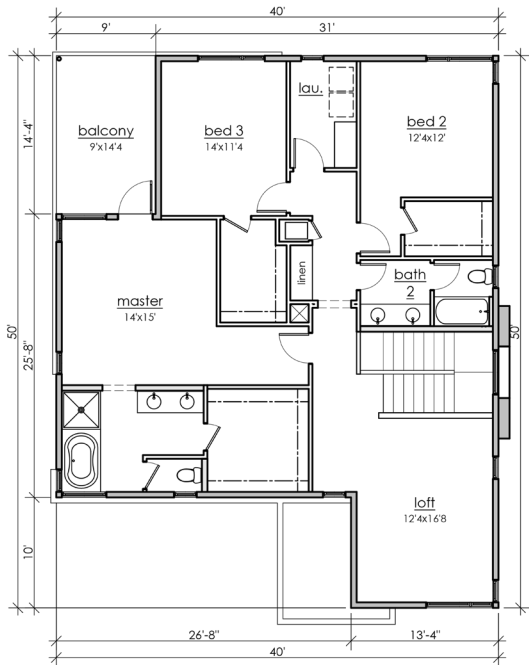
left



rear

FLOOR PLAN 2

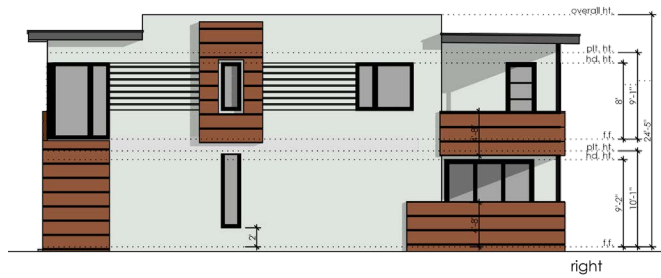
WITH ELEVATIONS / 2488 SF / 4+3 / TWO-STORY



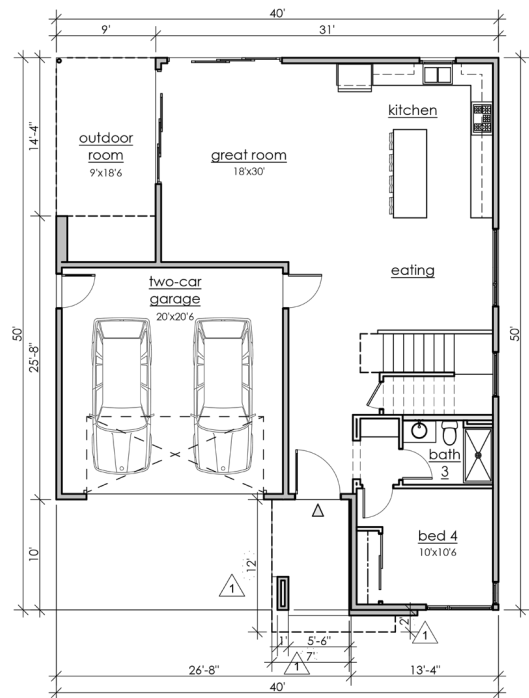
second floor



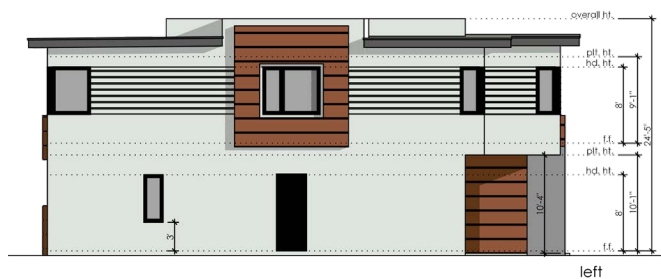
front



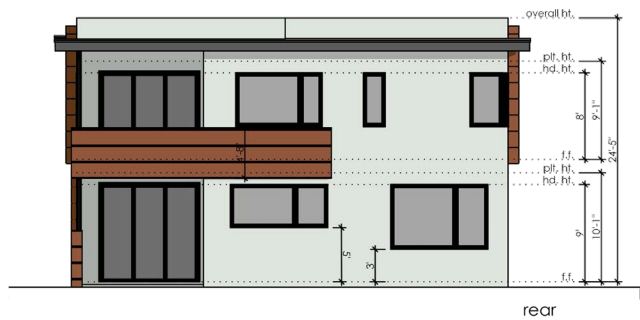
right



first floor



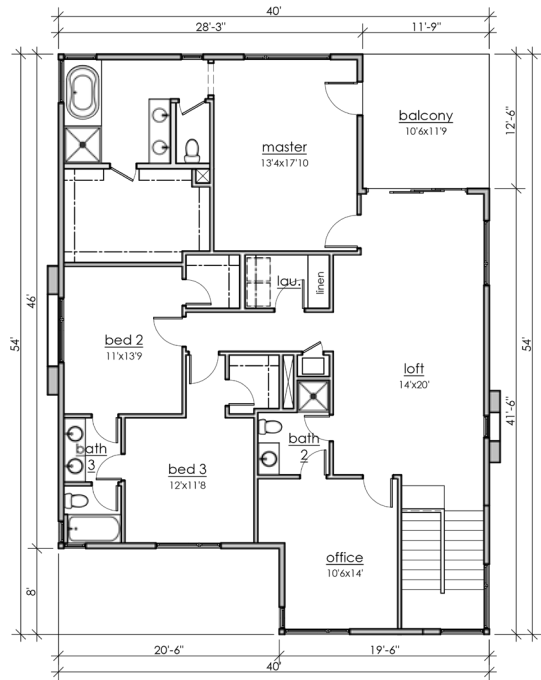
left



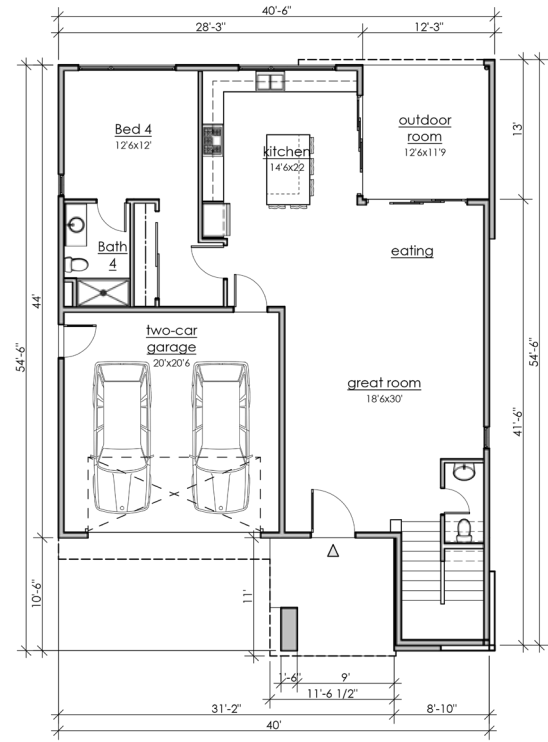
rear

FLOOR PLAN 3

WITH ELEVATIONS / 2651 SF / 4+3 / TWO-STORY



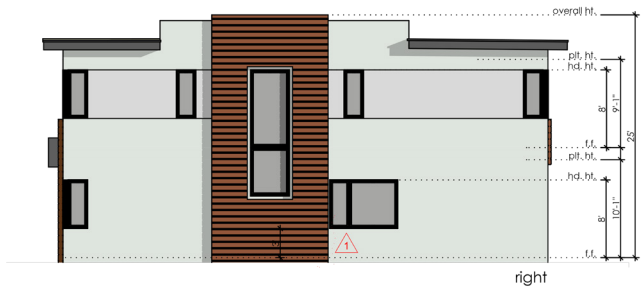
second floor



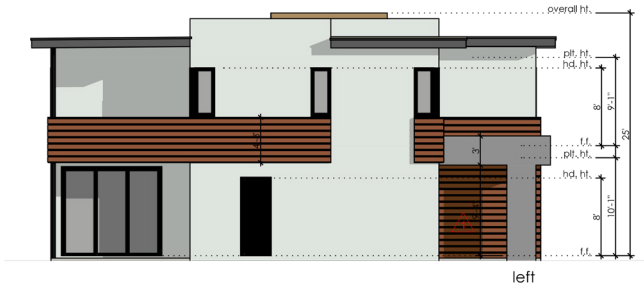
first floor



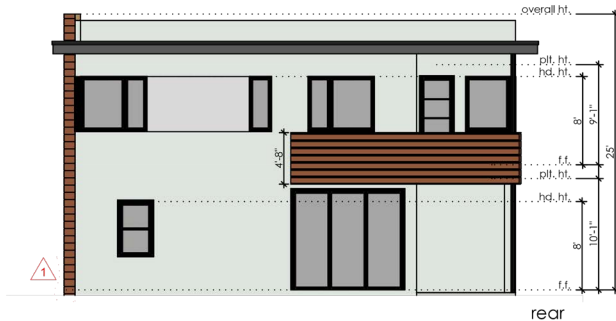
front



right



left



rear

FLOOR PLAN 4

WITH ELEVATIONS / 3056 SF / 4 W/DEN +4.5 / TWO-STORY

3D VIEWS



3D VIEWS



north aerial

3D VIEWS



3D VIEWS



west aerial

3D VIEWS



east aerial



TRACT MAP



NEARBY EMPLOYERS



THOUSAND OAKS

Nestled against the Santa Monica Mountains, Thousand Oaks is surrounded by 15,000 acres of natural publicly owned open space. This open space contains 120 miles of trails for hiking, biking, or just leisurely walking. While this natural acreage gives our community the best of nature, another source of pride is the Thousand Oaks Civic Arts Plaza and City Hall.

Opened in 1994, this center of cultural arts has become a beacon for the region featuring world-class entertainment, musicals, concerts, children's shows, ballets, and much more. Thousand Oaks, a family oriented community of approximately 129,000, is home to excellent schools, outstanding parks, and a myriad of shopping opportunities, including the largest auto mall in the nation. The City is ranked each year as one of the safest cities in the nation and is served by an outstanding Police Department and Fire District. The City is business-friendly and a member of the Greater Conejo Valley Chamber of Commerce.

VENTURA COUNTY

Ventura County is located along the coast of Southern California between Malibu and Santa Barbara, stretching across nearly 43 miles of coastline. Executive housing, excellent public schools, open space, and a wide range of recreational activities that include horseback riding, surfing, sailing, scuba and golf contribute to its quality of life. An educated workforce, the 101 Tech Corridor, a deep-water port and Naval Base, Ventura County draw business and residents to the market, while high barriers to entry to push valuations higher.



CIVIC ARTS PLAZA



THE OAKS MALL



CAL LUTHERAN UNIVERSITY



JANSS MARKETPLACE



THE LAKES



STAGECOACH MUSEUM

POINTS OF INTEREST

LOCAL ECONOMY

Ventura County's economy is supported by the agriculture, agricultural-related industries, health services, biomedicine, tourism and financial services sectors. Due to Ventura County's proximity to Los Angeles, local businesses can capitalize on major air, ground, rail and port-served transportation networks, drawing businesses. Naval Base Ventura County (NBVC), which is composed of Port Hueneme, Point Mugu and San Nicolas Island (60 miles offshore), is a major aviation shore command and naval construction force mobilization site. Port Hueneme has five berths and is the only deep-water port between Los Angeles and San Francisco, connecting Ventura County to markets around the world.

SKILLED LABOR

California State University, Channel Islands, California Lutheran University and Ventura County Community College attract and retain top talent. Roughly 33 percent of people age 25 and older hold a bachelor's degree or higher.

101 TECH CORRIDOR

The 101 Corridor from Calabasas to Camarillo is a center for high-tech companies, especially biotechnology, healthcare, telecommunications and clean energy firms. Amgen's world headquarters are in Thousand Oaks.

NAVAL BASE VENTURA COUNTY

NBVC generates large revenues for the local economy, supporting jobs in the government sector as well as at defense contractors serving the base. More than 19,000 people are housed at the base.

Biotechnology is a major employer in Thousand Oaks, with two international leaders in the field, Amgen Inc., and Baxter Healthcare Corporation's Biosciences Division, located in the area. Other notable companies include: Verizon's Regional Office, General Motors Regional Office, WellPoint Health Networks, Inc., and General Dynamics Corporation. Along with a diverse amount of corporate businesses, retail and industrial companies, provide a multitude of local employment as well.

FINE DINING

- Maestro's Steakhouse
- The Stonehaus
- Tuscany II Ristorante
- ONYX
- Grill on the Alley
- The Melting Pot
- Q Sushi
- Hampton's
- Pearl District
- Nori Japanese Grill
- Sabor Cocina Mexicana
- Choclatine French Café
- Marcello Ristorante
- Blue Stove
- Paul Martin's
- Moqueca Brazilian
- Camboni Restaurant
- Pearl District
- Holdren's Steak & Seafood

ENTERTAINMENT

- Civic Arts Plaza
- Cinépolis Luxury Cinema
- AMC Dine-In Theatre
- Fred Kavli Theatre
- Stagecoach Inn Museum
- Paradise Falls
- Wildwood Park
- Sunset Hills Country Club
- Nodus 805 Escape Rooms
- Pinot's Palette
- MB2 Raceway
- Gardens of the World



JEB ADAMS
COMMERCIAL REALTOR®

818.338.9296 Office
818.681.4179 Cell

Jeb@Jeadams.com
www.JebAdams.com

30699 Russell Ranch Road, Suite 100
Westlake Village, California 91362

RE/MAX ONE
COMMERCIAL
DRE# 1391620

© 2024 RE/MAX ONE. All rights reserved. RE/MAX ONE is an Equal Opportunity Employer and supports the Fair Housing Act and Equal Opportunity Housing. The information in this brochure has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. All Buyer(s) should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.