

WESTLAKE

OAKS CAMPUS

4553 LA TIENDA ROAD
THOUSAND OAKS • CALIFORNIA

113,122 SF Flex Campus *on 9.18 Acres* Fronting the
101 Freeway at the Westlake Village Border



Marcus & Millichap

BRANDON MICHAELS GROUP

MDGLA

WESTLAKE

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4553 LA TIENDA ROAD
THOUSAND OAKS • CALIFORNIA

EXCLUSIVELY LISTED BY



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TABLE OF CONTENTS

04

Executive Summary

18

Nearby Amenities

08

Investment Highlights

20

Location Overview

12

Floor Plans

24

Demographics

EXECUTIVE SUMMARY

Turnkey 113,122 SF Flex Campus *Delivered Vacant on 9.18 Acres*

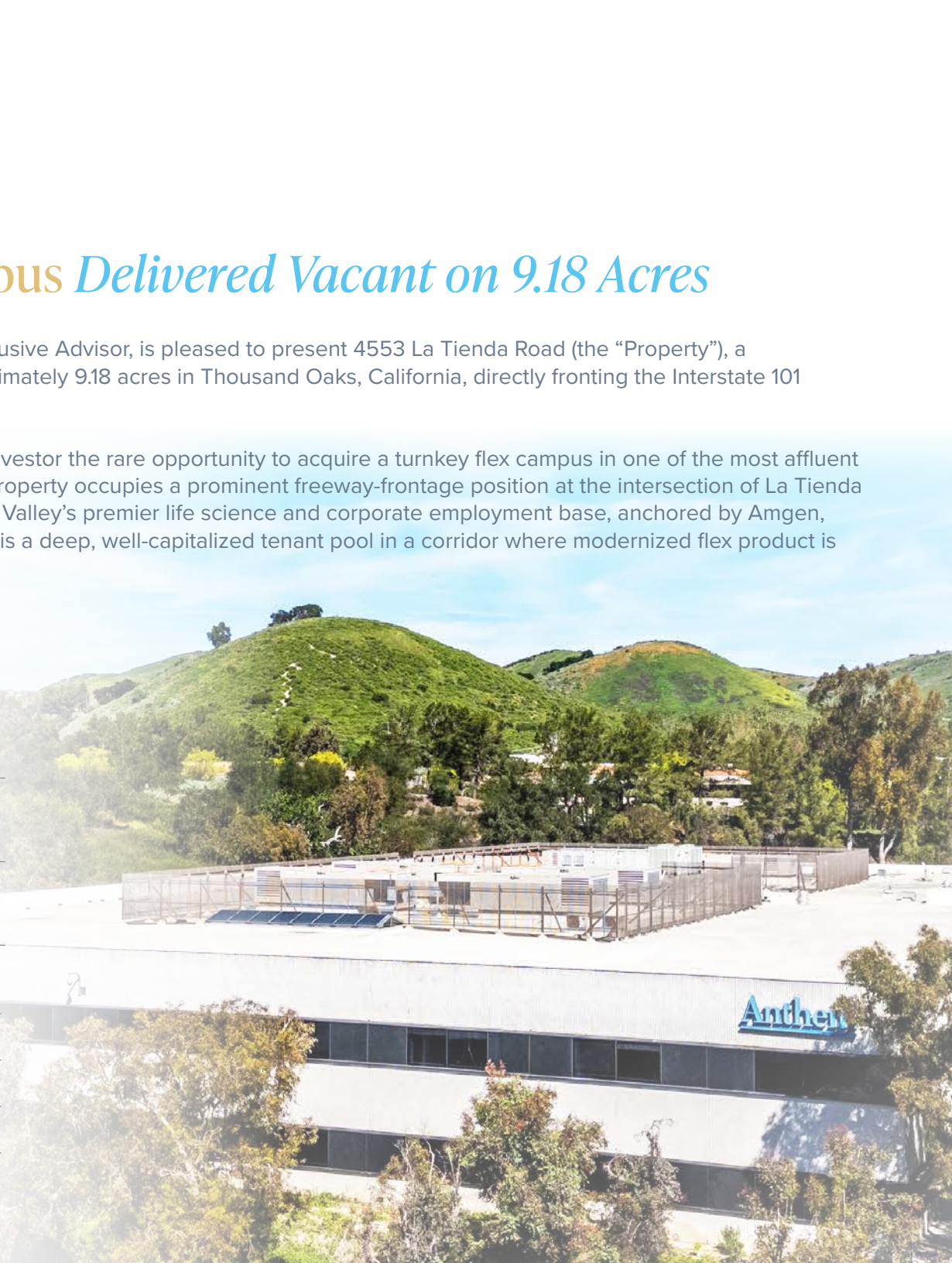
The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 4553 La Tienda Road (the “Property”), a 113,122-square-foot, two-story flex campus situated on approximately 9.18 acres in Thousand Oaks, California, directly fronting the Interstate 101 (Ventura Freeway) at the gateway to Westlake Village.

Delivered fully vacant, the Property offers an owner-user or investor the rare opportunity to acquire a turnkey flex campus in one of the most affluent and supply-constrained submarkets in Ventura County. The Property occupies a prominent freeway-frontage position at the intersection of La Tienda Road and Lakeview Canyon Road, surrounded by the Conejo Valley’s premier life science and corporate employment base, anchored by Amgen, Takeda, and more than 30 life science companies. The result is a deep, well-capitalized tenant pool in a corridor where modernized flex product is structurally difficult to replicate.

PROPERTY HIGHLIGHTS

Request for Offers

113,122 SF	Building Size
9.18 Acres	Lot Size
Year Built / Renovated	1986
Parking	265 Spaces (2.34 / 1,000)
APN	687-0-012-125
Zoning	M-1



EXECUTIVE SUMMARY

Recently Upgraded *with \$6.6M+ in Capital Improvements Across the Campus*

Delivered fully vacant, the Property has been comprehensively modernized through more than \$6.6 million in recent capital improvements. Between 2020 and 2021, the prior occupant invested \$2.6 million in base building work and an additional \$4 million in tenant improvements, including a new roof, replaced HVAC package units and air handlers, new boilers, re-glazed perimeter windows, full lobby and tenant-space renovations, EV charging stations, a solar-covered patio, and a re-striped parking lot. The result is a move-in-ready campus that eliminates the cost, time, and execution risk of a major capital program.

The Property is zoned M-1 (Light Industrial), which expressly permits manufacturing, technology, and life science uses. In 2023, the City of Thousand Oaks adopted a comprehensive General Plan update redesignating the site to Industrial Flex, broadening the range of permitted uses, with a complementary zoning code update anticipated in 2026 to further clarify development standards.

The Property is positioned in one of Southern California’s most desirable and affluent submarkets, where average household incomes exceed \$156,000 within one, three, and five miles. Located directly along the Interstate 101 (Ventura Freeway) at the gateway between Thousand Oaks and Westlake Village, the campus offers exceptional regional connectivity and is surrounded by the Conejo Valley’s premier corporate and life science employment base, anchored by Amgen, Takeda, and more than 30 life science companies. Immediate proximity to The Promenade at Westlake, The Shoppes at Westlake Village, and the Four Seasons Hotel Westlake Village provides tenants and ownership with access to a deep amenity base in a supply-constrained corridor where modernized flex product is structurally difficult to replicate.





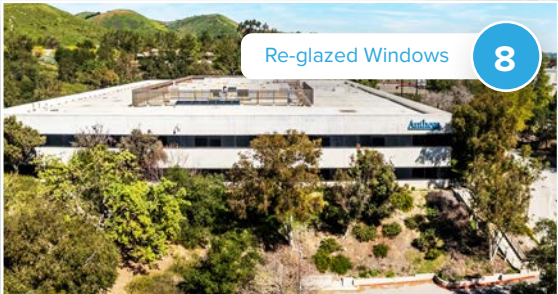
INVESTMENT HIGHLIGHTS

\$6.6M+ Recent *Capital Improvements*

Between 2020-2021, Anthem Executed a \$6.6 million capital upgrade project at 4553 La Tienda Rd including \$2.6 million of base building work, and another \$4 million for tenant improvements, including but not limited to:

Improvements & Upgrades

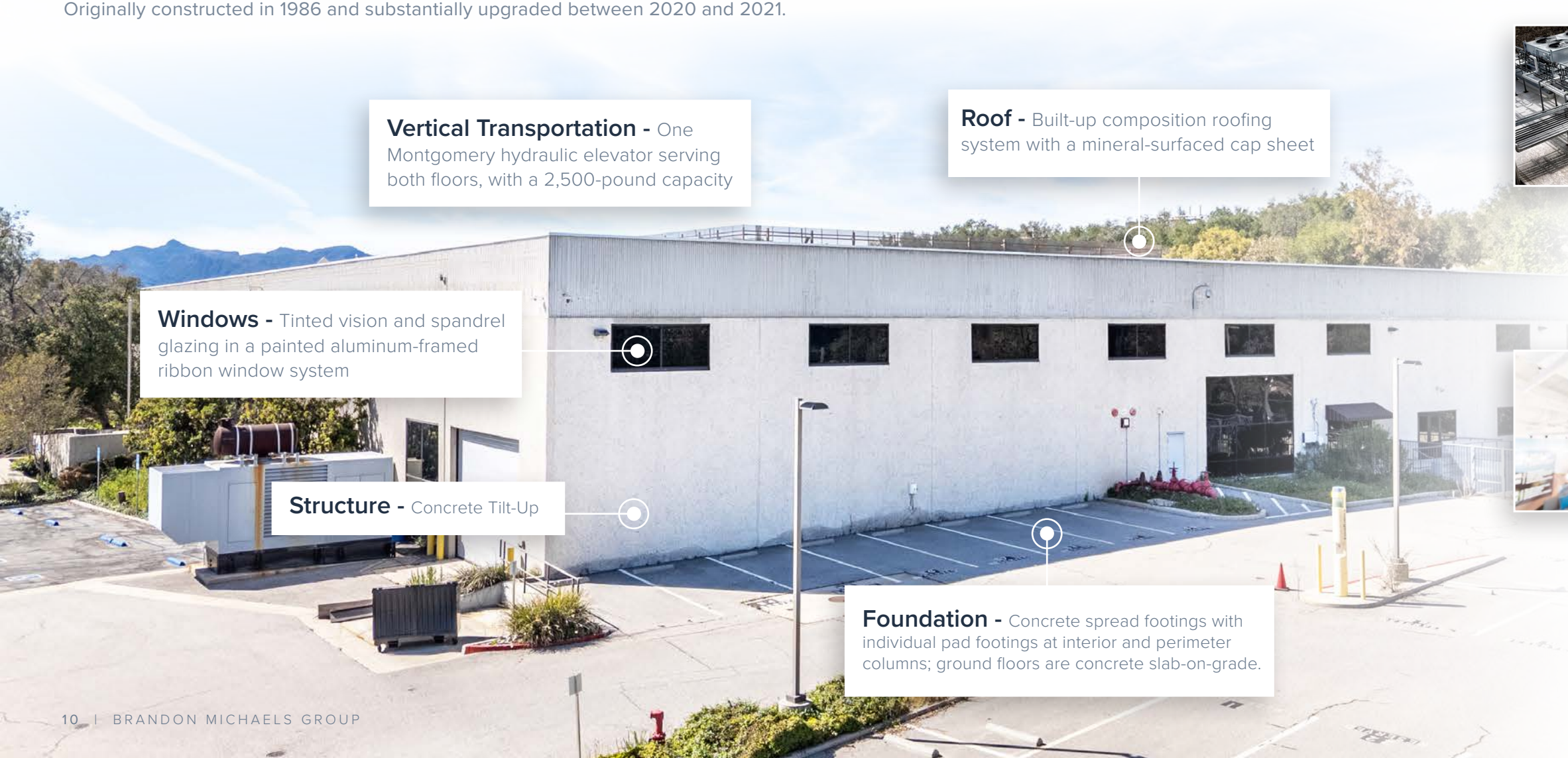
- 1 Replace 6 HVAC package units
- 2 Solar Covered Patio
- 3 Charging Stations
- 4 Landscaping
- 5 Fire Panel Upgrade
- 6 Security
- 7 Lobby Renovation and Tenent Spaces
- 8 Re-Glaze Perimeter Windows (West/South)
- 9 New Roof
- 10 HVAC Air Handlers
- 11 Replace Indoor & Outdoor LED Lighting
- 12 Patio Light Poles, Fencing & Handrails
- 13 Re-Stripe Parking Lot
- 14 Wiring & Cabling
- 15 New Boilers



Construction & *Building Specifications*

Construction:

Originally constructed in 1986 and substantially upgraded between 2020 and 2021.



Vertical Transportation - One Montgomery hydraulic elevator serving both floors, with a 2,500-pound capacity

Roof - Built-up composition roofing system with a mineral-surfaced cap sheet

Windows - Tinted vision and spandrel glazing in a painted aluminum-framed ribbon window system

Structure - Concrete Tilt-Up

Foundation - Concrete spread footings with individual pad footings at interior and perimeter columns; ground floors are concrete slab-on-grade.

Mechanical, Electrical & *Life Safety*

Mechanical:



Heating & Cooling - Cooling is provided by seven rooftop package units ducted to interior and perimeter VAVs with hydronic heating coils. Heating is provided by three gas-fired hot water boilers and two circulation pumps.

Electrical - 277/480-volt, 3-phase, 4-wire service with 2,000-ampere capacity. The building also features a solar array that doubles as a shade structure over the luncheon patio; the system is grid-tied with no battery storage.



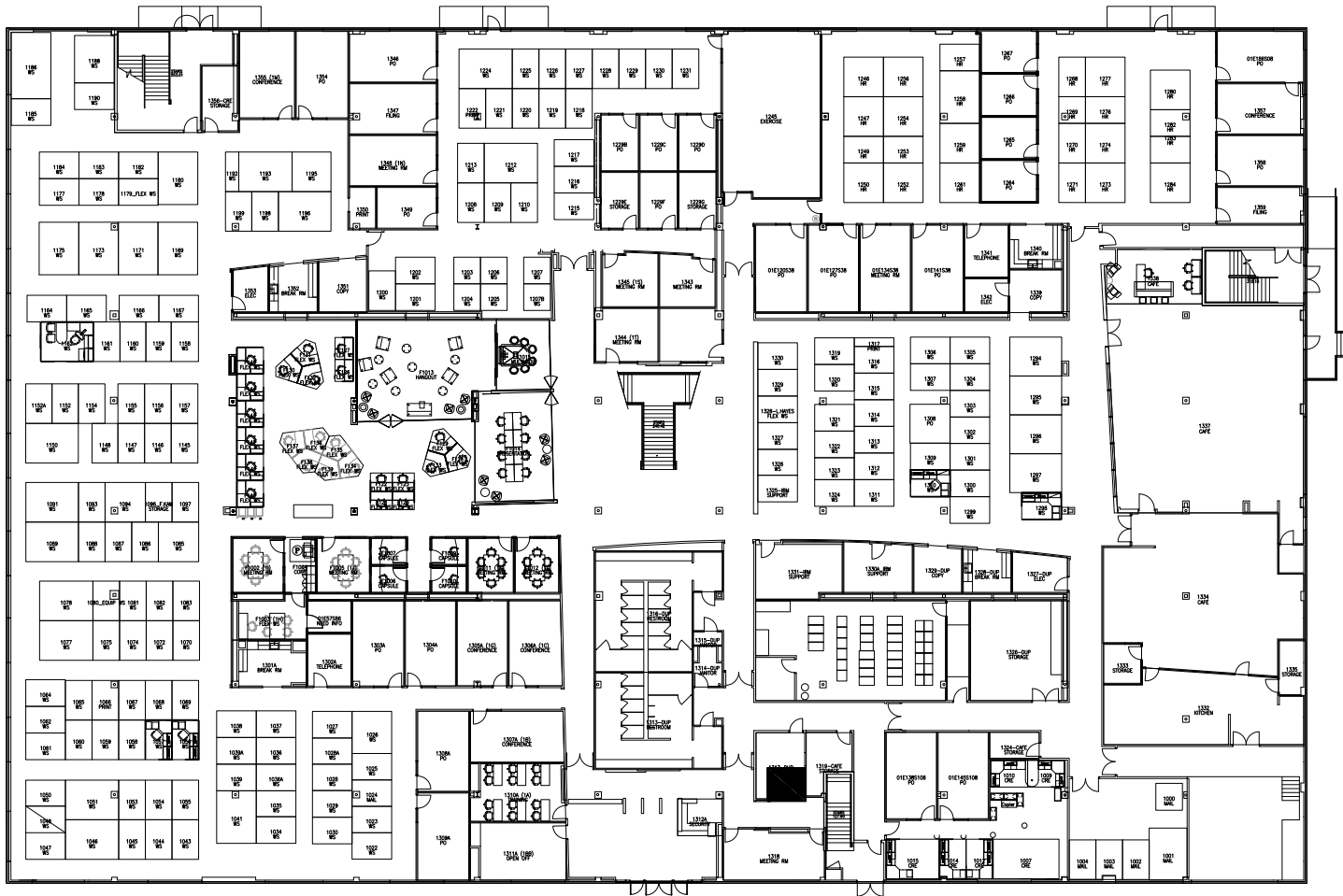
Fire Protection & Life Safety - Fully protected by an automatic fire sprinkler system, with separate fire alarm systems monitoring heat and smoke detection across elevator lobbies, common areas, the air distribution system, and the electrical room, as well as water flow and valve tamper for the sprinkler system.

Security - Anthem-installed card-reader access control governing the parking area, building, and secured interior areas, supported by site-wide security cameras with digital recording.



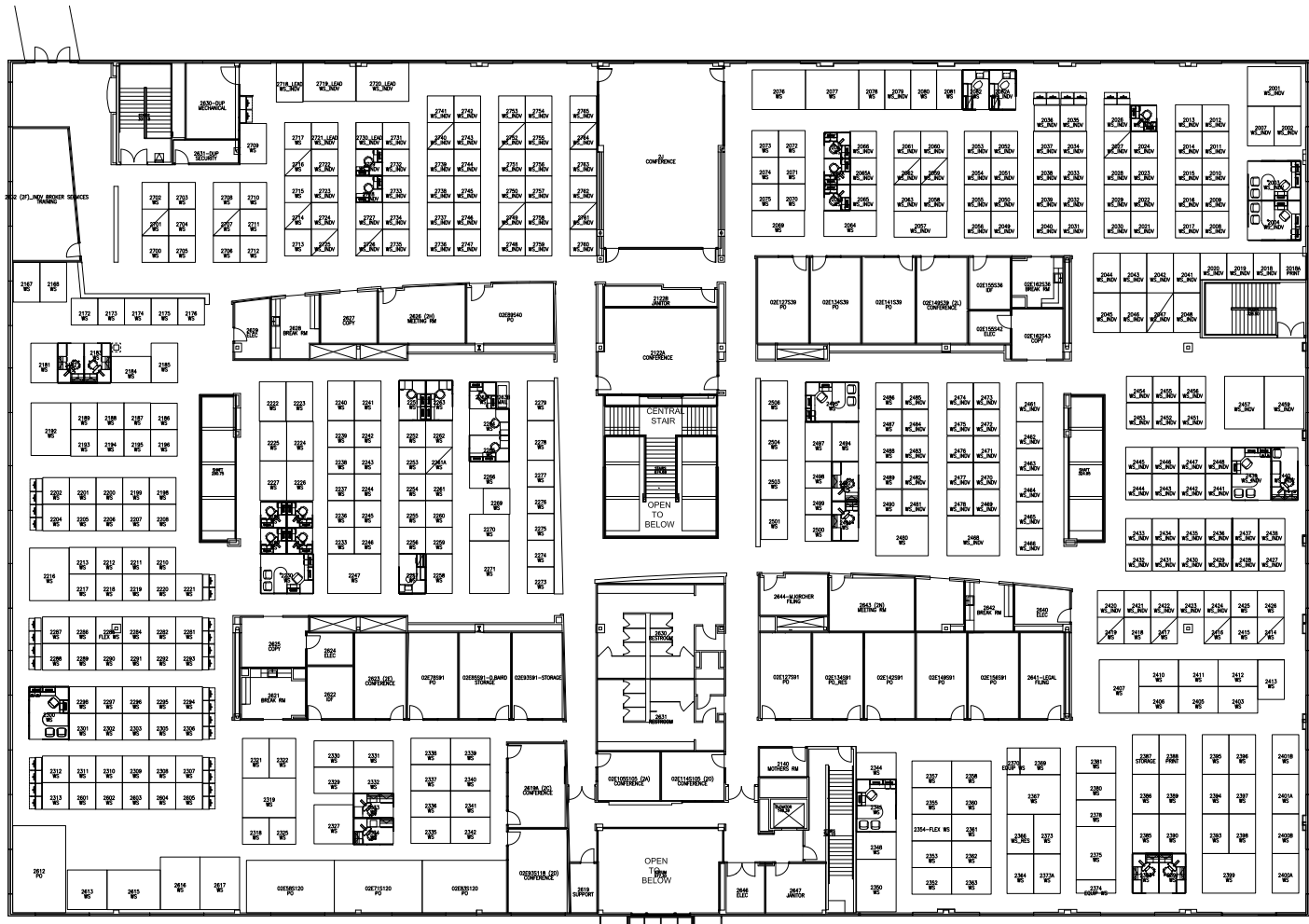
INVESTMENT HIGHLIGHTS

Floor Plan: *First Floor*



INVESTMENT HIGHLIGHTS

Floor Plan: *Second Floor*



Floor Legend

INVESTMENT HIGHLIGHTS

A Turnkey Campus in a *Supply-Constrained Submarket*

Rare Freeway-Frontage Position.

Positioned directly along the Interstate 101 (Ventura Freeway) with prominent visibility and direct access from La Tienda Road and Lakeview Canyon Road. Freeway-frontage flex product of this scale rarely becomes available in the Conejo Valley, where the established built environment and limited developable land make comparable infill sites structurally difficult to replicate.

Gateway to Westlake Village

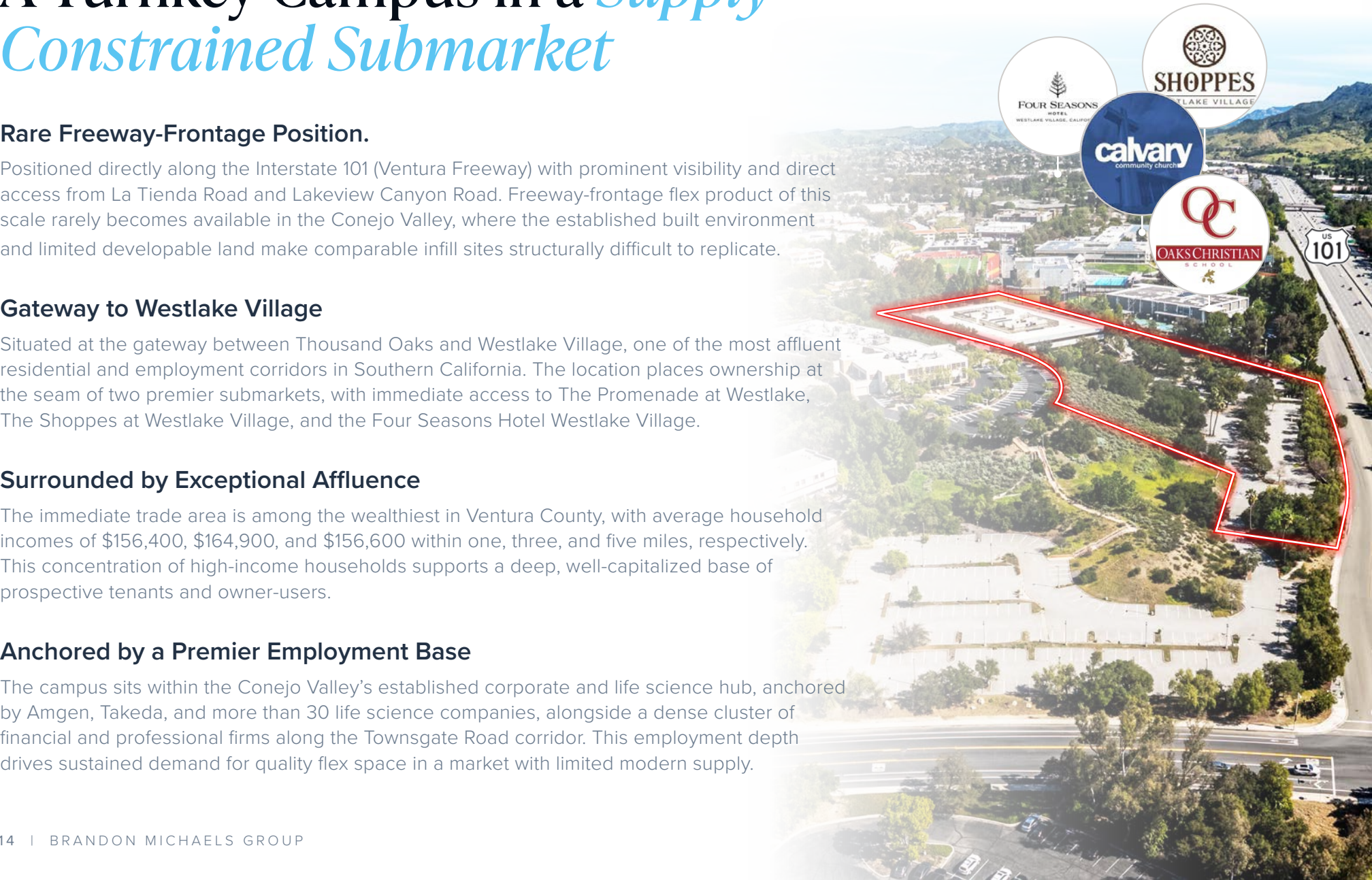
Situated at the gateway between Thousand Oaks and Westlake Village, one of the most affluent residential and employment corridors in Southern California. The location places ownership at the seam of two premier submarkets, with immediate access to The Promenade at Westlake, The Shoppes at Westlake Village, and the Four Seasons Hotel Westlake Village.

Surrounded by Exceptional Affluence

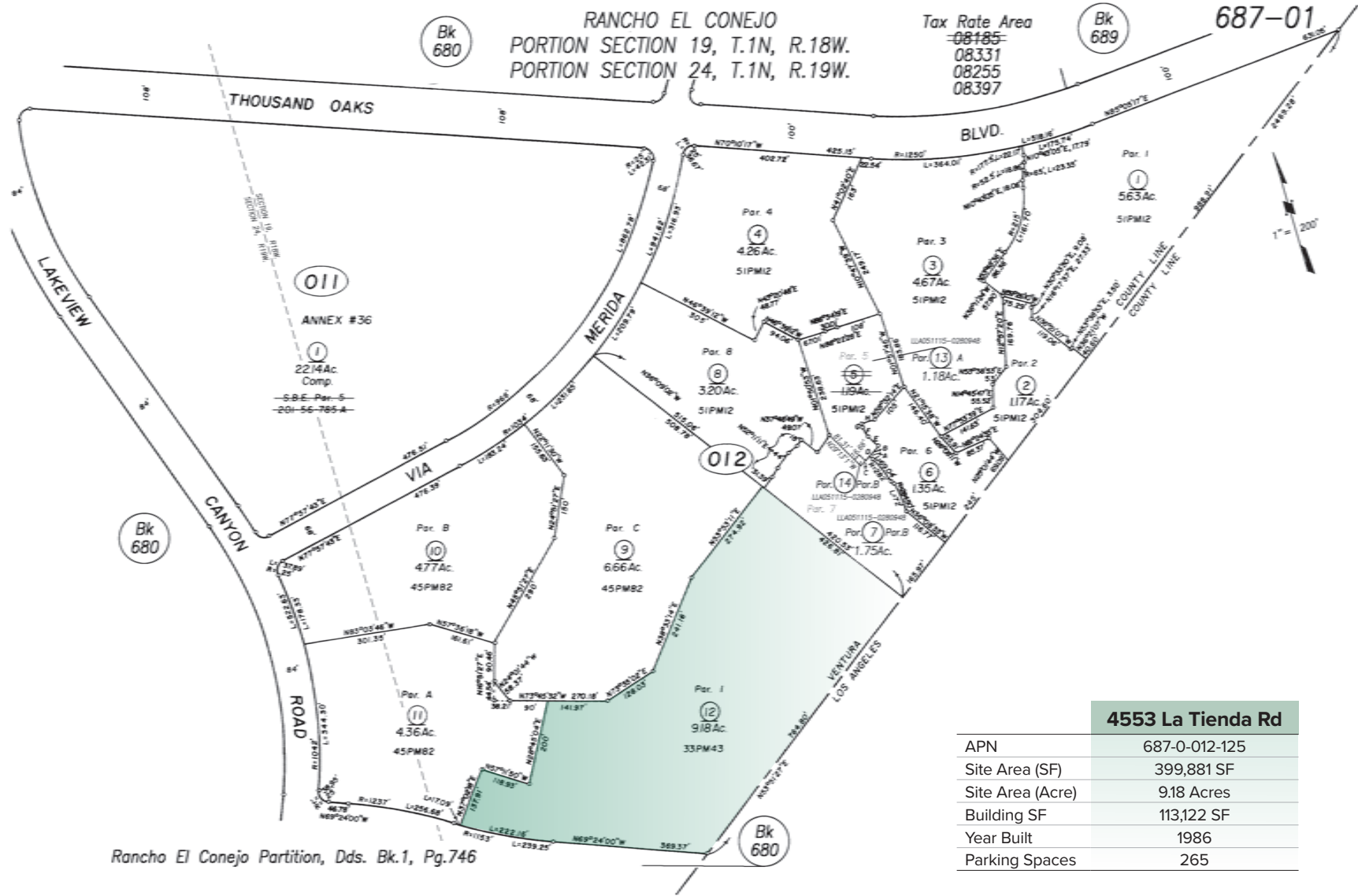
The immediate trade area is among the wealthiest in Ventura County, with average household incomes of \$156,400, \$164,900, and \$156,600 within one, three, and five miles, respectively. This concentration of high-income households supports a deep, well-capitalized base of prospective tenants and owner-users.

Anchored by a Premier Employment Base

The campus sits within the Conejo Valley’s established corporate and life science hub, anchored by Amgen, Takeda, and more than 30 life science companies, alongside a dense cluster of financial and professional firms along the Townsgate Road corridor. This employment depth drives sustained demand for quality flex space in a market with limited modern supply.

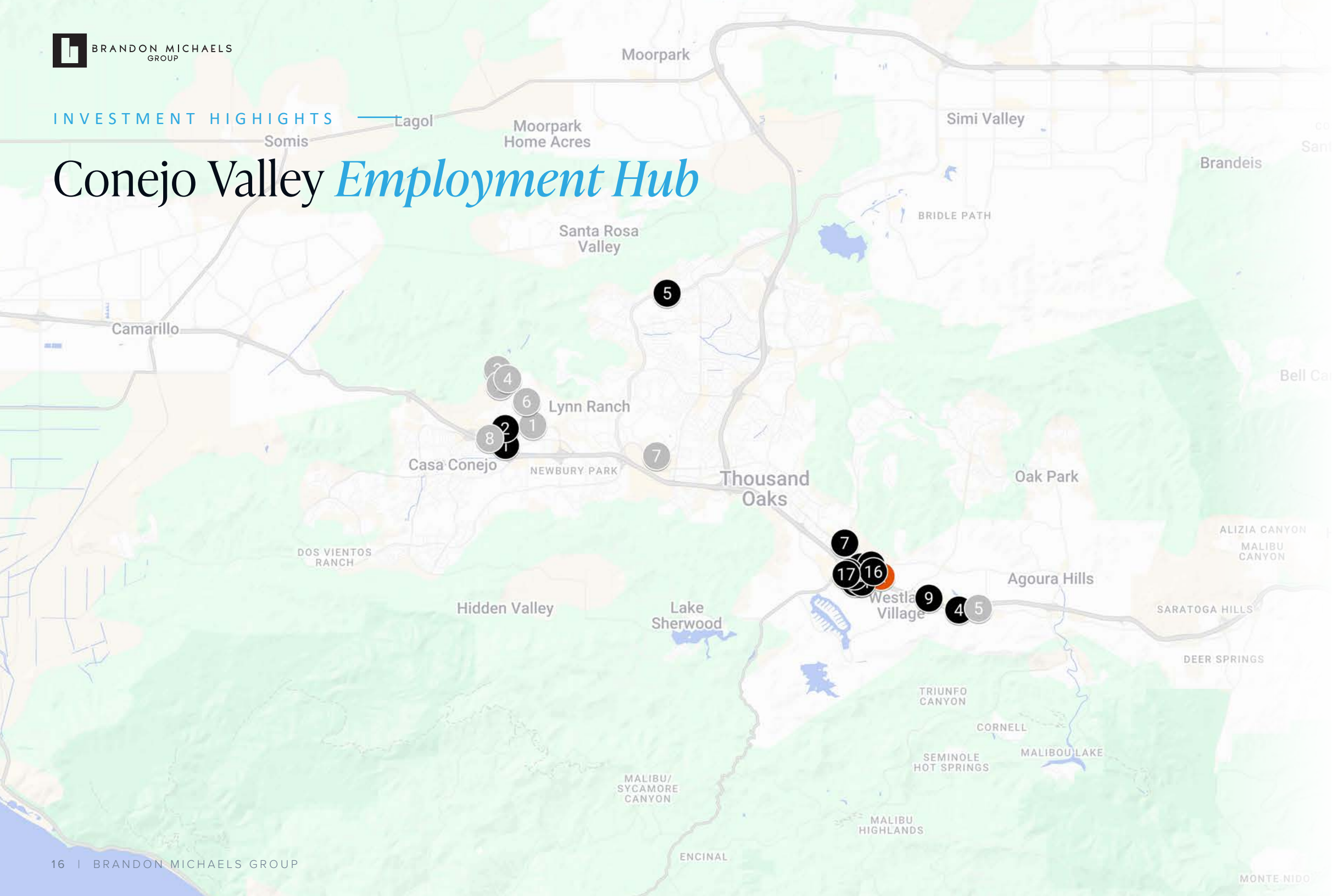


PARCEL MAP



INVESTMENT HIGHLIGHTS

Conejo Valley *Employment Hub*



INVESTMENT HIGHLIGHTS

Conejo Valley *Employment Hub Summary*

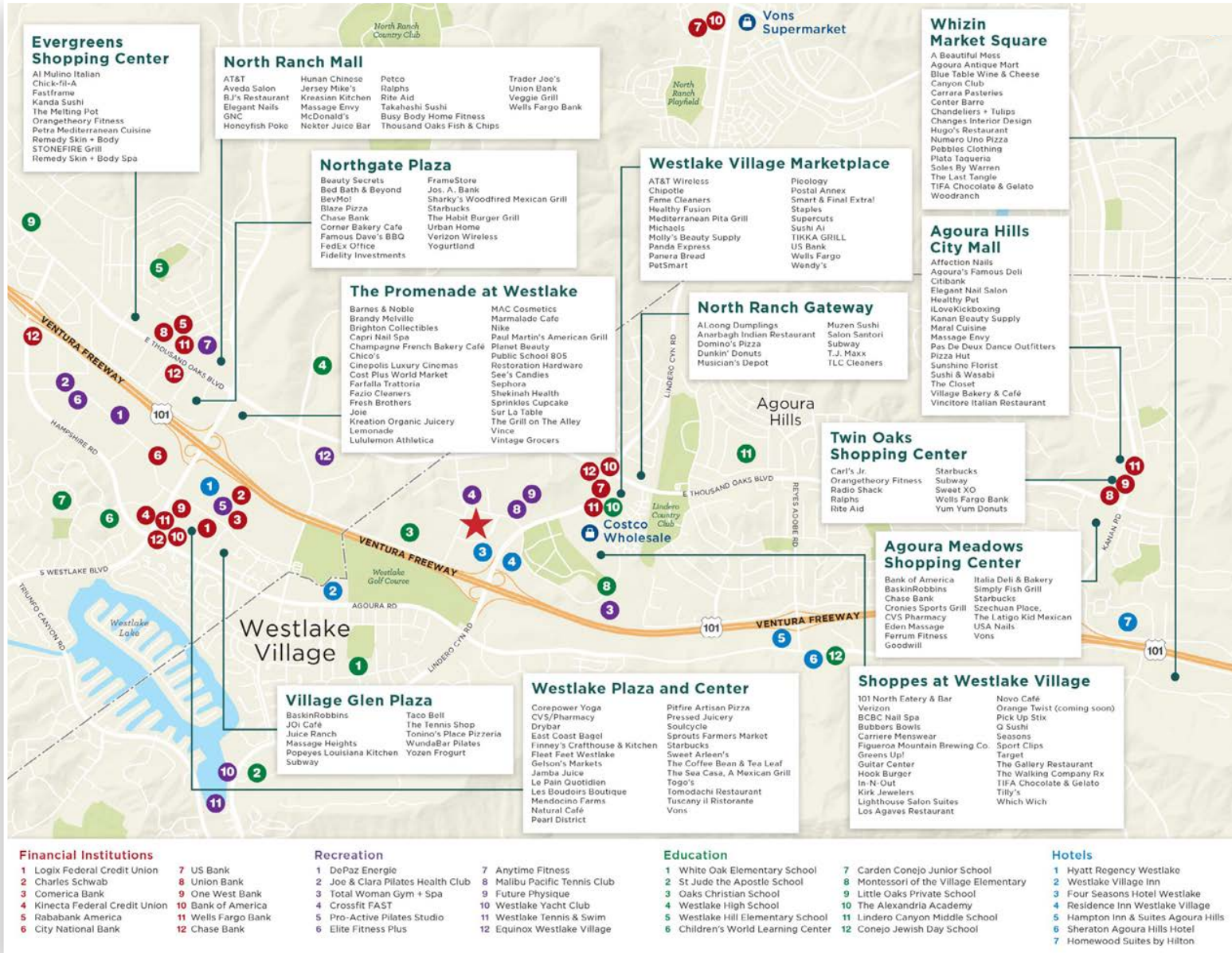
Life Science Cluster

Company	Street Address
Amgen	1 Amgen Center Dr, Thousand Oaks, CA
1 Takeda Pharmaceutical Company	1700 Rancho Conejo Blvd, Thousand Oaks, CA
2 FUJIFILM Diosynth Biotechnologies	2430 Conejo Spectrum St, Thousand Oaks, CA
3 Atara Biotherapeutics	2380 Conejo Spectrum St, Suite 200, Thousand Oaks, CA
4 A2 Biotherapeutics	30301 Agoura Rd, Suite 210, Agoura Hills, CA
5 Latigo Biotherapeutics	1300 Rancho Conejo Blvd, Suite 305, Thousand Oaks, CA 91320
6 ADRx, Inc.	515 Marin St, Thousand Oaks, CA 91360
7 LungLife AI	2545 W Hillcrest Dr #140, Thousand Oaks, CA 91320

Corporate Neighbors

Company	Street Address
1 Skyworks Solutions	2427 W Hillcrest Dr, Thousand Oaks, CA
2 SAGE Publishing	2455 Teller Rd, Thousand Oaks, CA
3 PennyMac Financial Services	3043 Townsgate Rd, Westlake Village, CA
4 Teradyne	30701 Agoura Rd, Agoura Hills, CA 91301
5 California Lutheran University	60 W Olsen Rd, Thousand Oaks, CA
6 UBS	3011 Townsgate Rd #300, Westlake Village, CA 91361
7 Wells Fargo	3965 E Thousand Oaks Blvd, Thousand Oaks, CA 91362
8 Dole	3059 Townsgate Rd Suite 400, Westlake Village, CA 91361
9 J.D. Power	30870 Russell Ranch Rd, Thousand Oaks, CA, 91362
10 Morgan Stanley	2829 Townsgate Rd STE 200, Westlake Village, CA 91361
11 Stifel	3075 Townsgate Rd Suite 300, Westlake Village, CA 91361
12 JP Morgan	2931 Townsgate Rd, Westlake Village, CA 91361
13 AmeriHome	1 Baxter Way Suite 300, Thousand Oaks, CA 91362
14 Marvell Semiconductor	112 Lakeview Canyon Rd, Thousand Oaks, CA 91362
15 Bank of America	2815 Townsgate Rd Suite 300, Westlake Village, CA 91361
16 Los Robles Health System	150 S Via Merida, Westlake Village, CA 91362
17 State Farm	2801 Townsgate Rd Ste 128, Westlake Village, CA 91361

NEARBY AMENITIES



Westlake Plaza and Center

- Corepower Yoga
- CVS/Pharmacy
- Drybar
- East Coast Bagel
- Finney's Crafthouse & Kitchen
- Fleet Feet Westlake
- Gelson's Markets
- Jamba Juice
- Le Pain Quotidien
- Les Boudoirs Boutique
- Mendocino Farms
- Natural Cafe
- Pearl District
- Pitfire Artisan Pizza
- Pressed Juicery
- Soulcycle
- Sprouts Farmers Market
- Starbucks
- Sweet Arleen's
- The Coffee Bean & Tea Leaf
- The Sea Casa, A Mexican Grill
- Togo's
- Tomodachi Restaurant
- Tuscany il Ristorante
- Vons

Evergreens Shopping Center

- Al Mulino Italian
- Chick-fil-A
- Fastframe
- Kanda Sushi
- The Melting Pot
- Orangetheory Fitness
- Petra Mediterranean Cuisine
- Remedy Skin + Body
- STONEFIRE Grill
- Remedy Skin + Body Spa

Northgate Plaza

- Beauty Secrets
- Bed Bath & Beyond
- BevMo!
- Blaze Pizza
- Chase Bank
- Corner Bakery Cafe
- Famous Dave's BBQ
- FedEx Office
- Fidelity Investments
- FrameStore
- Jos. A. Bank
- Sharky's Woodfired Mexican Grill
- Starbucks
- The Habit Burger Grill
- Urban Home
- Verizon Wireless
- Yogurtland

North Ranch Mall

- AT&T
- Aveda Salon
- BJ's Restaurant
- Elegant Nails
- GNC
- Honeyfish Poke
- Hunan Chinese
- Jersey Mike's
- Kreassan Kitchen
- Massage Envy
- McDonald's
- Nekter Juice Bar
- Petco
- Ralphs
- Rite Aid
- Takahashi Sushi
- Busy Body Home Fitness
- Thousand Oaks Fish & Chips
- Trader Joe's
- Union Bank
- Veggie Grill
- Wells Fargo Bank

The Promenade at Westlake

- Barnes & Noble
- Brandy Melville
- Brighton Collectibles
- Capri Nail Spa
- Champagne French Bakery Cafe
- Chico's
- Cinopolis Luxury Cinemas
- Cost Plus World Market
- Farfalla Trattoria
- Fazio Cleaners
- Fresh Brothers
- Joe
- Kreation Organic Juicery
- Lemonade
- Lululemon Athletica
- MAC Cosmetics
- Marmalade Cafe
- Nike
- Paul Martin's American Grill
- Planet Beauty
- Public School 905
- Restoration Hardware
- See's Candies
- Sephora
- Shokinah Health
- Sprinkles Cupcake
- Sur La Table
- The Grill on The Alley
- Vince
- Vintage Grocers

Village Glen Plaza

- BaskinRobbins
- JOI Cafe
- Juice Ranch
- Massage Heights
- Popeyes Louisiana Kitchen
- Subway
- Taco Bell
- The Tennis Shop
- Tonino's Place Pizzeria
- WundaBar Pilates
- Yozen Frogurt

LOCATION OVERVIEW

Luxurious *Lifestyle*



GARDENS OF THE WORLD

Thousand Oaks, CA

Located along the border of Thousand Oaks and Westlake Village in the affluent Conejo Valley, the area is one of Southern California's most desirable suburban markets, known for its strong employment base, high household incomes, and exceptional quality of life. The local economy is anchored by major employers including Amgen, one of the world's largest biotechnology companies headquartered in Thousand Oaks, as well as Teledyne Technologies, Baxter Healthcare, and Anthem Blue Cross. The healthcare sector is also supported by Los Robles Regional Medical Center and a large concentration of medical offices throughout the Conejo Valley.



FOUR SEASONS HOTEL



THE PROMENADE AT WESTLAKE VILLAGE



THE SHOPPES AT WESTLAKE VILLAGE

The area benefits from excellent regional connectivity via the Ventura (U.S. 101) Freeway, which links the Conejo Valley to the San Fernando Valley and Greater Los Angeles to the east and Ventura County's coastal communities to the west. Major arterial corridors including Moorpark Road, Lindero Canyon Road, and Westlake Boulevard provide direct access throughout Thousand Oaks and Westlake Village. The area is also within driving distance of both Los Angeles International Airport and Hollywood Burbank Airport.

Retail and dining amenities are anchored by several prominent shopping destinations including The Oaks Shopping Center, a regional mall anchored by Nordstrom and Macy's, The Promenade at Westlake, and The Shoppes at Westlake Village. Nearby hospitality and lifestyle destinations include the Four Seasons Hotel Westlake Village and Westlake Village Inn, while recreational attractions such as Wildwood Regional Park, Westlake Lake, and the Santa Monica Mountains National Recreation Area contribute to the area's strong residential appeal.



Thousand Oaks, California

Thousand Oaks is an affluent Ventura County community renowned for its sprawling open spaces and extensive trail systems like Wildwood Regional Park. The city's population of roughly 124,000 is characterized by high educational attainment and a median household income well above the national average. Residents benefit from premium amenities, including the Civic Arts Plaza and a consistently high safety ranking that defines its family-friendly appeal.



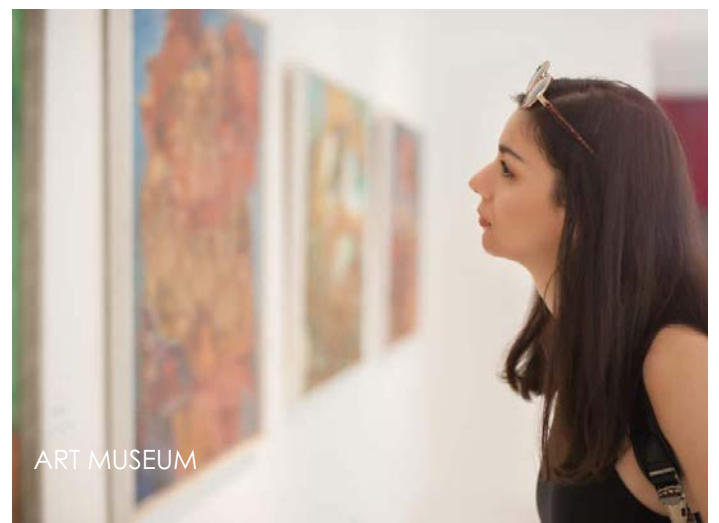
WILDWOOD REGIONAL PARK



“Thousand Oaks offers a high-end suburban lifestyle defined by its seamless blend of safe, quiet neighborhoods and rugged natural beauty.”



GARDENS OF THE WORLD



ART MUSEUM



THE SHOPS AT WESTLAKE VILLAGE

DEMOGRAPHICS

Affluent Thousand Oaks Demographics, *Strong Homeownership & Established Business Base*

Affluent Residential Base

The surrounding trade area is characterized by a highly affluent population, with average household incomes ranging from \$156,400 to \$164,900 within a five-mile radius. Median household incomes exceed \$128,000 across all distances, reflecting strong purchasing power and consumer spending potential.

Established Homeownership

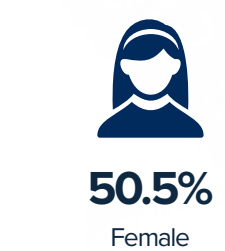
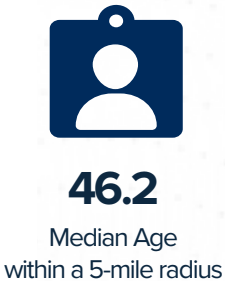
The area benefits from a stable residential base with a high concentration of owner-occupied households. Within five miles, there are approximately 26,800 owner-occupied households compared to 12,300 renter households, demonstrating long-term community investment and neighborhood stability.

Growing Population & Business Presence

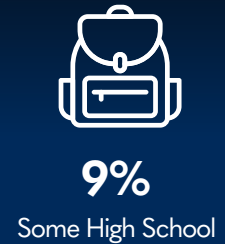
More than 104,800 residents and 39,800 households reside within a five-mile radius, providing a substantial customer and workforce base. The area is further supported by approximately 11,700 businesses, creating a strong employment hub and driving consistent economic activity.

Demographics			
	1 Mile	3 Mile	5 Mile
Population	5,200	47,100	104,800
Households	2,400	18,500	39,800
Average Household Size	2.2	2.5	2.6
Median Age	54.2	48.1	46.2
Owner Occupied Households	1,700	13,000	26,800
Renter Occupied Households	600	5,100	12,300
Average Household Income	\$156,400	\$164,900	\$156,600
Median Household Income	\$130,000	\$136,500	\$128,100
Businesses	3,000	7,000	11,700

Population



Education





SANTA MONICA

29.1 MILES FROM THE SUBJECT PROPERTY

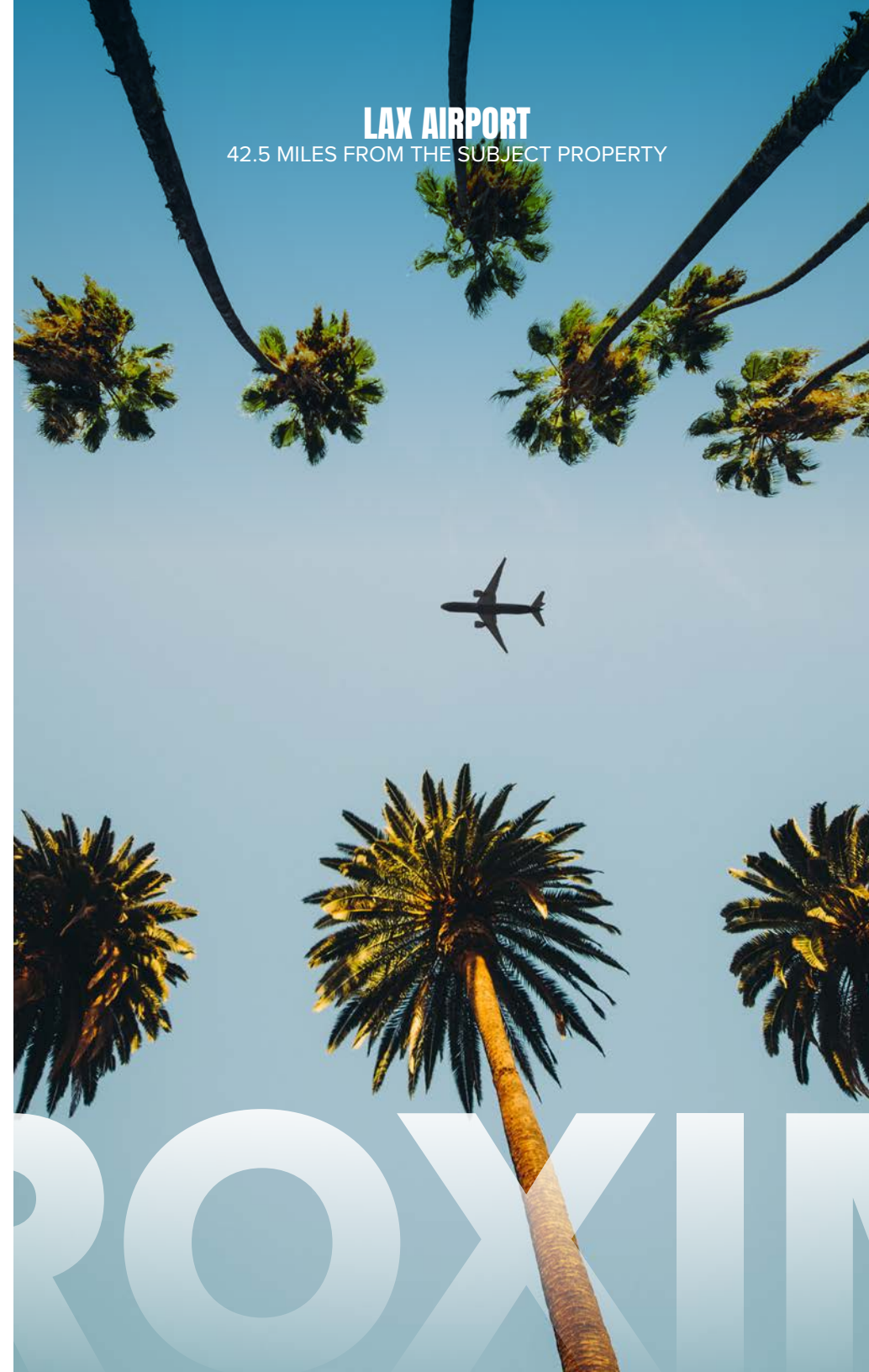
CLOS



CALABASAS

11.1 MILES FROM THE SUBJECT PROPERTY

SEPR



LAX AIRPORT

42.5 MILES FROM THE SUBJECT PROPERTY

ROXIN



MALIBU

16.6 MILES FROM THE SUBJECT PROPERTY

ALITY

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