

OFFERING MEMORANDUM

4510 E. THOUSAND OAKS BLVD.
THOUSAND OAKS/WESTLAKE VILLAGE, CA

4510



FREE-STANDING OWNER/USER OFFICE BUILDING FOR SALE

DISCLAIMER

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Acceptance of this offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except legal counsel and financial advisors, without the specific written authorization of the Seller or Lee & Associates.

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No broker or agent, other than Lee & Associates Seller's exclusive representative, is authorized to present this investment opportunity.

Interested buyers should be aware that the owner (the "Seller") of the property known as **4510 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362** ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing.

Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as the (i) the quality, nature, adequacy and physical condition of the Property including, but not limited to the structural element, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances. (ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vii) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. Although Seller's predecessors may have performed work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties.

The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Seller and executed by both parties; and (iii) approved by Seller, and such other parties who may have an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties.

The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker other than as set forth in Seller's commission agreement with Lee & Associates-LA North/Ventura, Inc.

SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.



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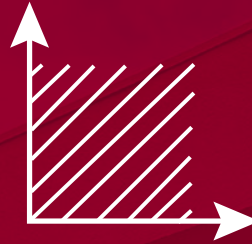


OFFERING SUMMARY

4510 E. Thousand Oaks is situated in the heart of Thousand Oaks/Westlake Village and within the prestigious North Ranch Corporate Center. The property is a 2-story, freestanding, single or multi-tenant office building, currently vacant and featuring a raw shell interior ready for an investor's or user's vision. This is a rare opportunity to acquire a freestanding building in a private and quiet environment located in the heart of the Conejo Valley. The generous window line provides ample natural light and views. An owner/user who occupies up to 51% of the building can take advantage of attractive SBA financing programs. The property includes a generous parking ratio of 4/1000 with easy access to the building. Monument signage is available to provide building identity.



BUILDING SIZE:
9,926 SF



PARCEL SIZE:
76,246 SF



PARKING:
4/1,000



YEAR BUILT:
1997



**MONUMENT
SIGNAGE AVAILABLE**



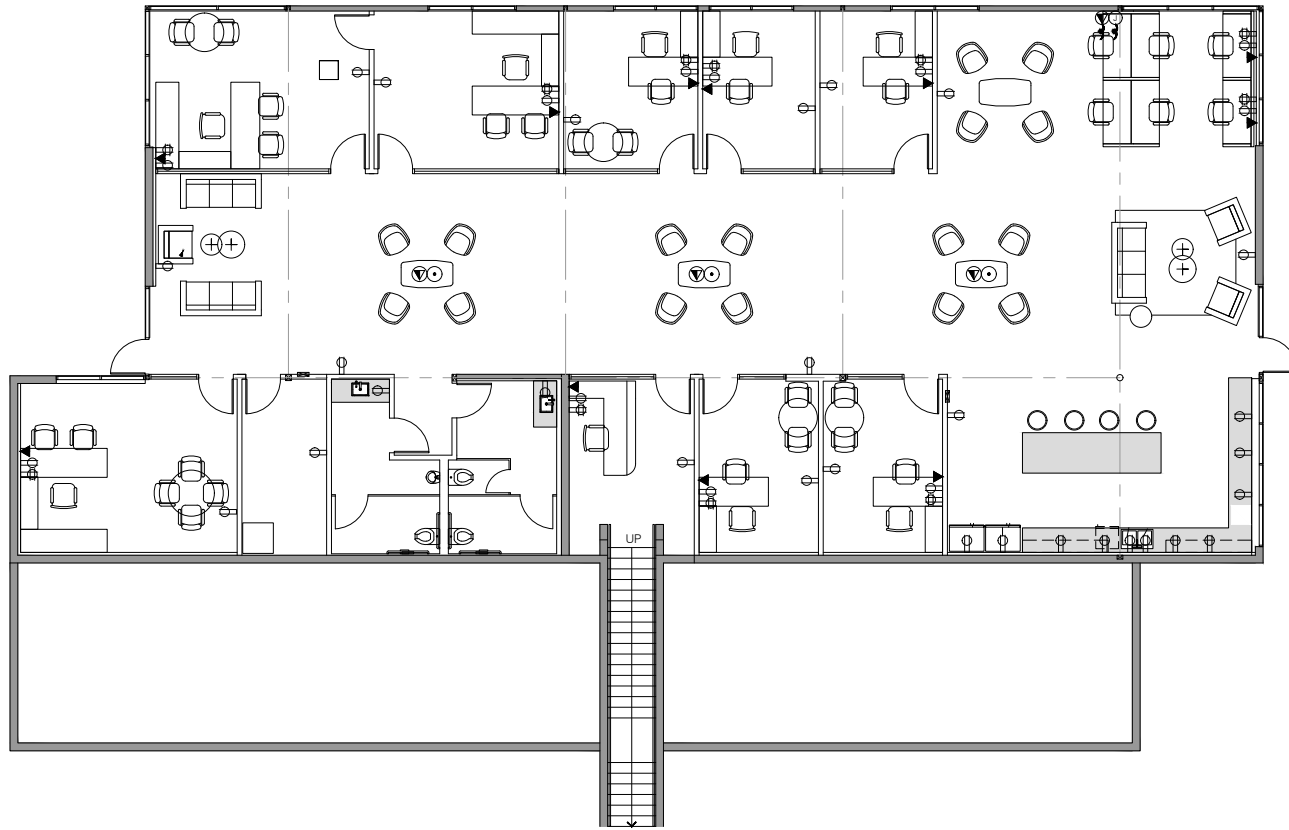
**CORPORATE
HEADQUARTERS**

PROPERTY OVERVIEW

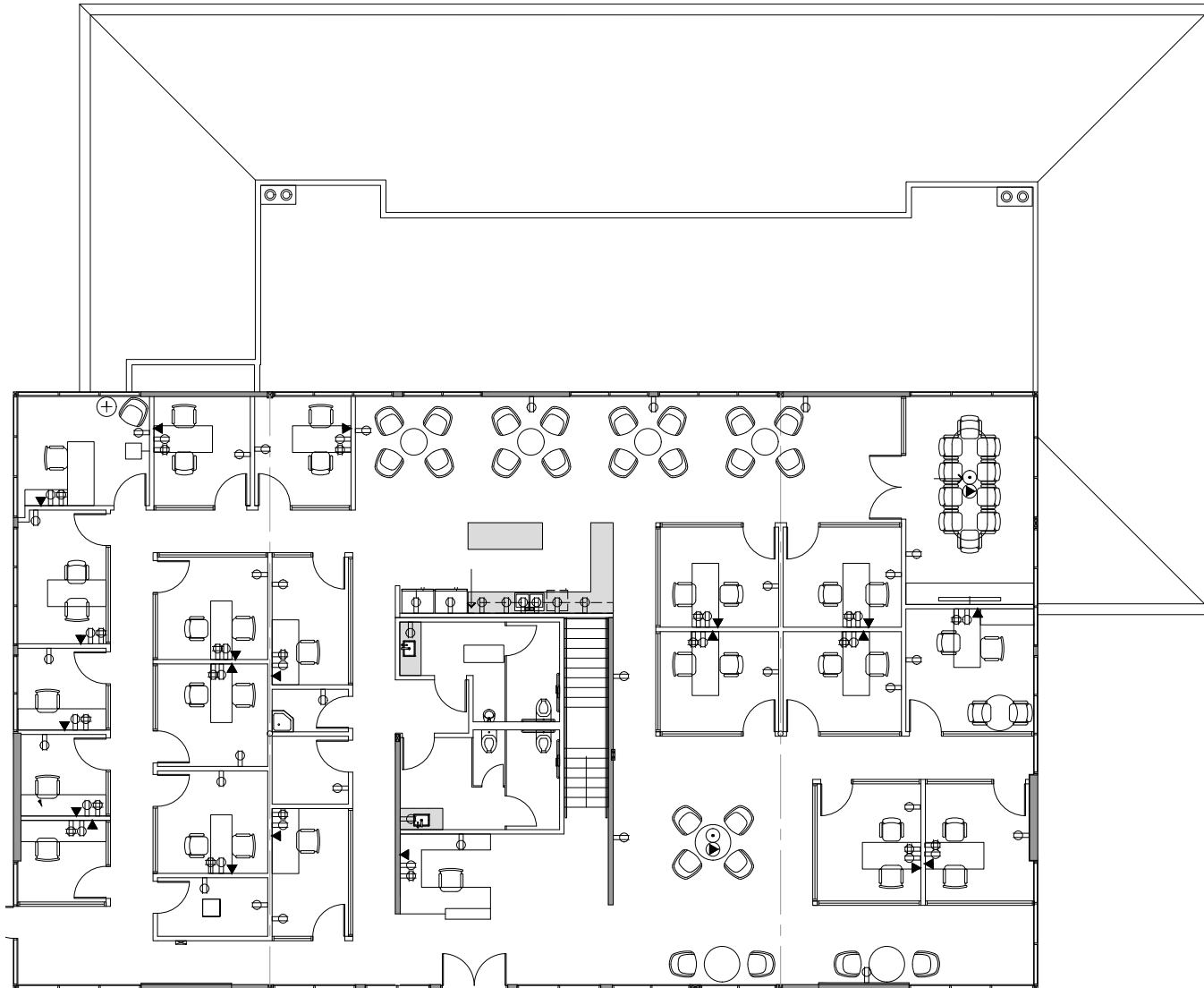
ADDRESS:	4510 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362
PROPERTY TYPE:	Free-standing owner/user office buildings
ASSESSOR'S PARCEL NUMBER:	687-0-012-075
GROSS BUILDING AREA:	9,926 Square Feet
PARCEL SIZE:	76,246 Square Feet
ZONING / USE CODE:	M1
PARKING:	4/1,000
YEAR BUILT:	1997
EXTERIOR CONSTRUCTION:	Masonry
NUMBER OF FLOORS:	2
SALE PRICE:	\$3,650,000.00/ (Per Sq Ft \$367.72)



FLOOR PLANS | LOWER LEVEL



FLOOR PLANS | UPPER LEVEL



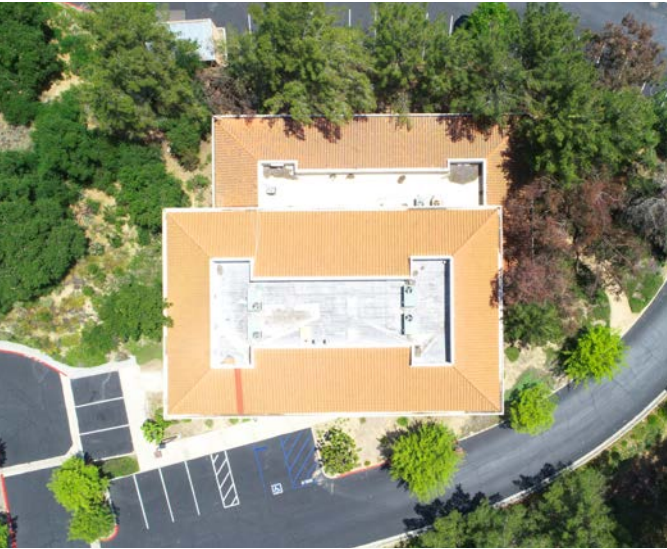
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



SALE COMPARABLES

**4353 Park Terrace Dr, Westlake Village, CA****SOLD**

Property Type: Office	Size (RBA): 14,650 SF	Sale Price: \$6,001,000
Year Built: 1990	Land SF: 50,530 SF	Price PSF: \$409.62
Sale Date: 03/18/2024	Land Acres: 1.16 Ac	APN: 2057-022-025
Buyer: 4353 Park Terrace LLC	Zoning: BP	

**24011 Ventura Blvd, Calabasas, CA****SOLD**

Property Type: Office	Size (RBA): 8,567 SF	Sale Price: \$3,780,000
Year Built: 1987	Land SF: 7,405 SF	Price PSF: \$441.23
Sale Date: 07/25/2023	Land Acres: 0.17 Ac	APN: 2049-021-057
Buyer: Fred F Mashian	Zoning: M1	

**31330 Oak Crest Dr, Westlake Village, CA****SOLD**

Property Type: Office	Size (RBA): 21,107 SF	Sale Price: \$5,000,050
Year Built: 1994	Land SF: 125,888 SF	Price PSF: \$236.89
Sale Date: 12/12/2023	Land Acres: 2.89 Ac	APN: 2057-022-016
Buyer: Barrett Building Company	Zoning: RPD	

SALE COMPARABLES

**30440-30500 Agoura Rd, Agoura Hills, CA****SOLD**

Property Type: Office	Size (RBA): 22,256 SF	Sale Price: \$9,750,000
Year Built: 2012	Land SF: 554,519 SF	Price PSF: \$438.08
Sale Date: 07/05/2023	Land Acres: 12.73 Ac	APN: 2061-002-095
Buyer: BendPack Inc	Zoning: AH SP	

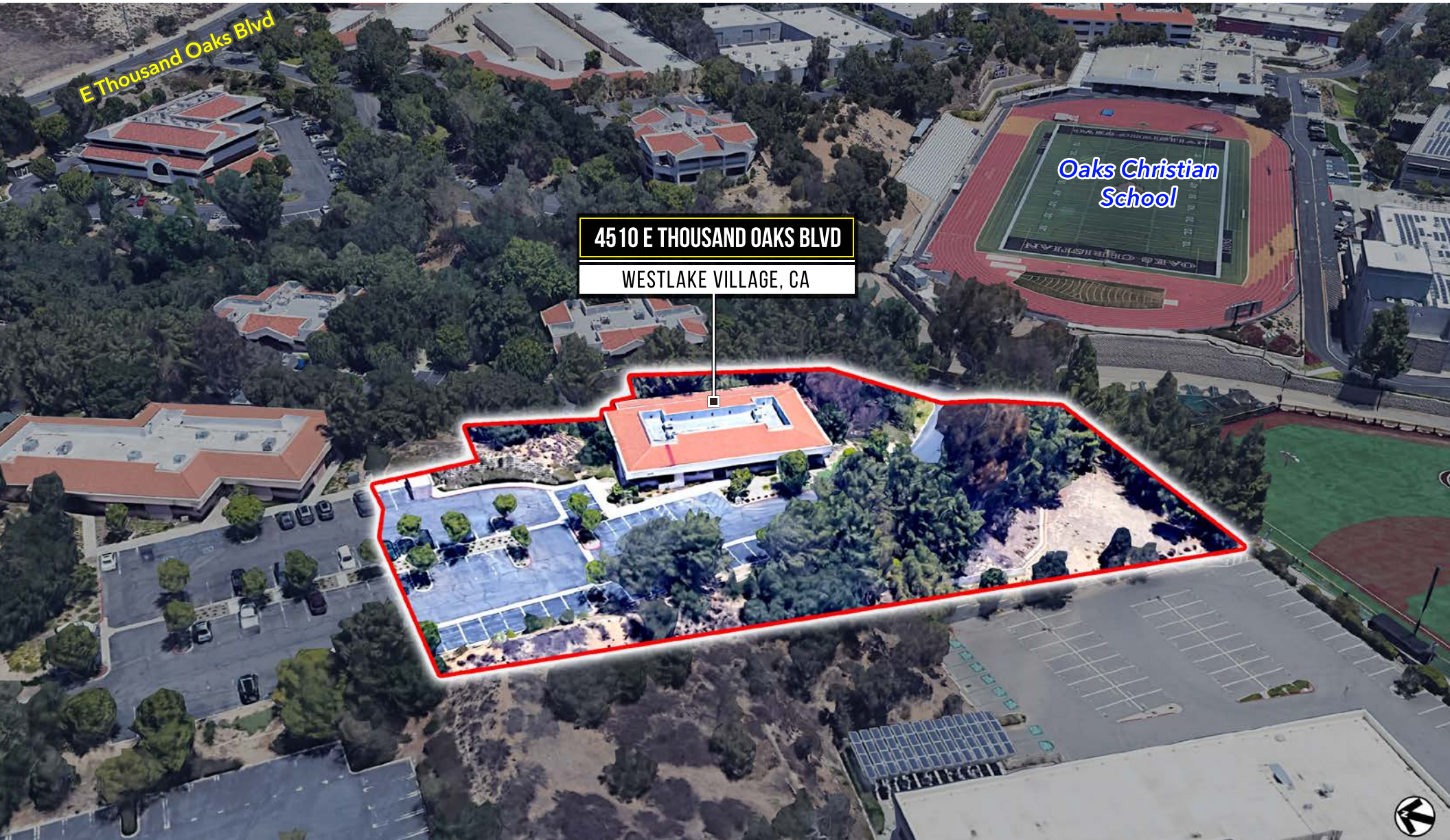
**5008 Chesebro Rd, Bldg 1, Agoura Hills, CA****SOLD**

Property Type: Office	Size (RBA): 13,005 SF	Sale Price: \$4,990,000
Year Built: 2008	Land SF: 22,294 SF	Price PSF: \$383.70
Sale Date: 06/17/2022	Land Acres: 0.51 Ac	APN: 2061-036-001
Buyer: Beaumont Tashjian	Zoning: BP-OR-F	

**2860 E Thousand Oaks Blvd, Thousand Oaks, CA****Under Contract**

Property Type: Office	Size (RBA): 12,060 SF	Sale Price: \$4,250,000
Year Built: 1986	Land SF: 27,007 SF	Price PSF: \$352.41
Sale Date: N/A	Land Acres: 0.62 Ac	APN: 671-0-222-100
Buyer: N/A	Zoning: C2	

AERIAL OVERVIEW



AMENITIES



- BARNES & NOBLE BOOKSELLERS
- Cinépolis
- WORLD MARKET
- Warmade CAFE
- lululemon
- RESTORATION HARDWARE
- farfalla
- See's CANDIES
- SEPHORA
- SOCIAL MONK
- Paul Martin's
- FRESH BROTHERS
- sweetgreen
- amazon fresh
- BRANDY MELVILLE
- Planet Beauty
- SHAKE SHACK
- Sprinkles

- COSTCO WHOLESALE
- Michaels
- Smart & Final extra!
- STAPLES
- usbank
- PET SMART
- Target
- Tanera
- Mediterranean PITA GRILL
- e loong Dumplings
- CHIPOTLE MEXICAN GRILL
- POSTALANNEX
- TJ-maxx
- Hikari
- CHASE
- Wendy's
- DOLLAR TREE
- DUNKIN' DONUTS
- Anarbagh INDIAN RESTAURANT
- BAJA FRESH MEXICAN GRILL
- WESTLAKE VILLAGE HAND CAR WASH
- MUZEN SUSHI
- OX BONE RAMEN

4510
E Thousand Oaks Blvd
Westlake Village, CA

- SHOPPES WESTLAKE VILLAGE
- TARGET
- TIFA CHOCOLATE & GELATO
- TILLY'S
- SportClips
- Guitar Center
- verizon
- KIRK
- ACIC NAIL SPA
- RUERY
- IN-N-OUT BURGER
- crumbl cookies
- Hummus Lali
- CVS pharmacy
- Grand's Brew
- CARRIERE
- FIGERON
- IOI NORTH EATERY & BAR
- BBQ HOT
- STARBUCKS COFFEE
- Los Agaves restaurant
- novo cafe
- lighthouse

- HYATT HARVEST
- Comerica Bank
- BANK OF AMERICA

mediterraneo
STONEHAUS

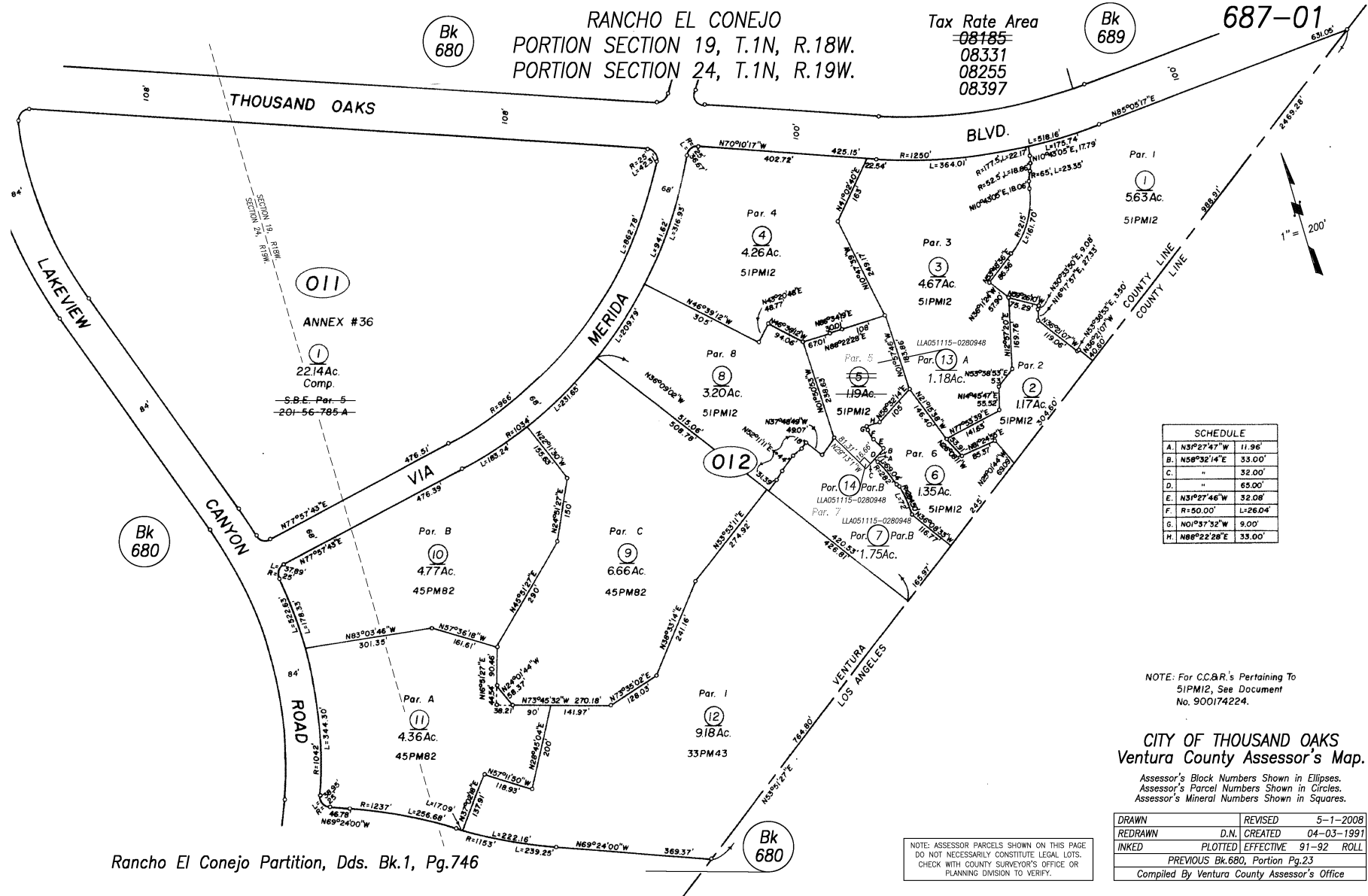
- Residence Inn by Marriott
- Lure FISH HOUSE
- CICI'S cafe



LOCATOR MAP



PARCEL MAP



AREA DEMOGRAPHICS

