

FOR SALE

386-398 LOMBARD ST

THOUSAND OAKS, CA 91360

FLAGSHIP INVESTMENT OPPORTUNITY

MULTI-TENANT IN THE HEART
OF THOUSAND OAKS

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386-398 LOMBARD ST | THOUSAND OAKS

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386-398 LOMBARD ST | THOUSAND OAKS

EXECUTIVE SUMMARY

Compass Commercial is proud to bring to market 386-398 Lombard St. On the market for the first time in over 20 years. Centrally located in Thousand Oaks, just off of Thousand Oaks Blvd and in close proximity to multiple assisted living facilities. Long term tenants costing of medical and dental. Well maintained property. The 1.09 AC lot has 4 individual buildings and boasts approximately 8,474 SF of primely located space. The property has a total of 40 parking spots for a 5:1 parking ratio. Easy management. Tenants pay majority of cam charges, property taxes and are individually metered for electricity. Great investment opportunity for holding a medical building asset. Great for 1031 exchange clients.

Showings By Appointment Only — Please Contact Listing Agents.



386-398 LOMBARD ST | THOUSAND OAKS

FINANCIAL SUMMARY

PROPERTY DATA

8,474 SF

BUILDING SIZE

47,480 SF

LAND AREA

1976

YEAR BUILT

40

PARKING SPACES

INVESTMENT DATA

\$4.2M

ASKING PRICE

\$495.63

BUILDING PRICE / SF

\$88.46

LAND PRICE / SF



386-398 LOMBARD ST | THOUSAND OAKS

INVESTMENT HIGHLIGHTS

Prime Location

On the Market for the First Time in over 20 Years

Great for 1031 Exchange

1.09 AC Lot

Easy Management

40 Parking Spots



DEMOGRAPHICS

2 MILES 5 MILES 10 MILES

POPULATION

	2 MILES	5 MILES	10 MILES
2020 Population	30,865	138,138	343,484
2024 Population	30,168	135,430	334,970
2029 Population Projection	29,741	133,458	329,535
Annual Growth 2020-2024	-0.6%	-0.5%	-0.6%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.3%

HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2020 Households	11,990	51,146	122,343
2024 Households	11,707	49,983	118,924
2029 Household Proection	11,536	49,204	116,858
Annual Growth 2020-2024	0.2%	0.4%	0.4%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.3%
Avg. Household Size	2.5	2.6	2.7
Avg. Household Vehicles	2	2	2

HOUSING INCOME

	2 MILES	5 MILES	10 MILES
Avg. Household Income	\$119,009	\$149,981	\$148,042
Median Household Income	\$93,275	\$121,699	\$120,805
\$25,000 - \$50,000	1,530	4,980	12,266
\$75,000 - \$100,000	1,225	4,705	12,588
\$125,000 - \$150,000	1,003	4,094	17,109
\$200,000+	1,858	13,017	29,360

2 MILES 5 MILES 10 MILES

PLACE OF WORK

	2 MILES	5 MILES	10 MILES
2023 Businesses	18,843	80,735	149,306
2023 Employees	2,950	11,110	20,469



THE AREA























EXIT







386-398 LOMBARD ST

THOUSAND OAKS, CA



VENTURA FWY (US 101)



Lombard St

FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:



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The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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