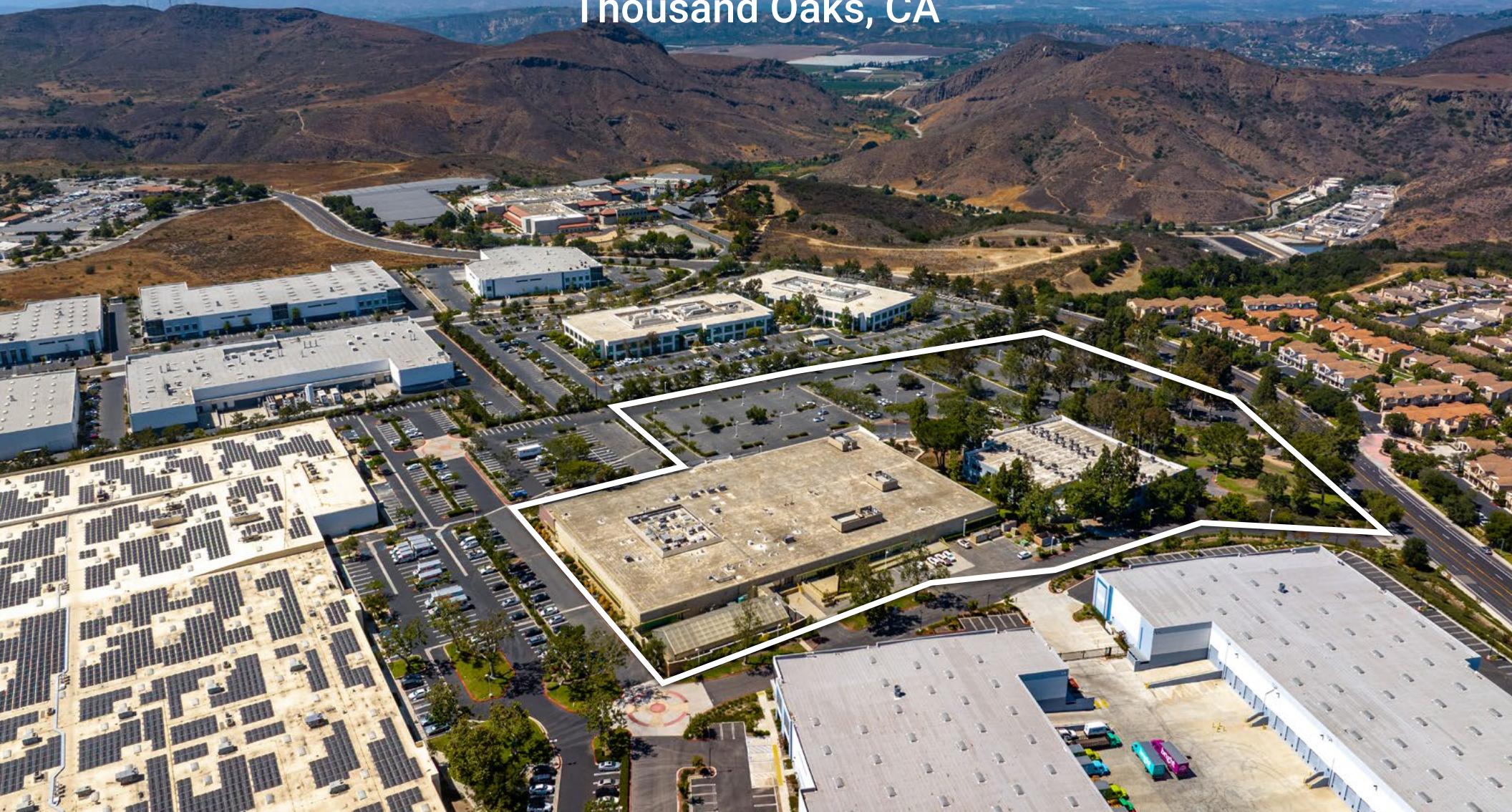


1525-1535 Rancho Conejo

Thousand Oaks, CA



14.15-Acre Covered Land Opportunity with \$15MM in Existing Lab & R&D Infrastructure



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Real Estate License #01223413

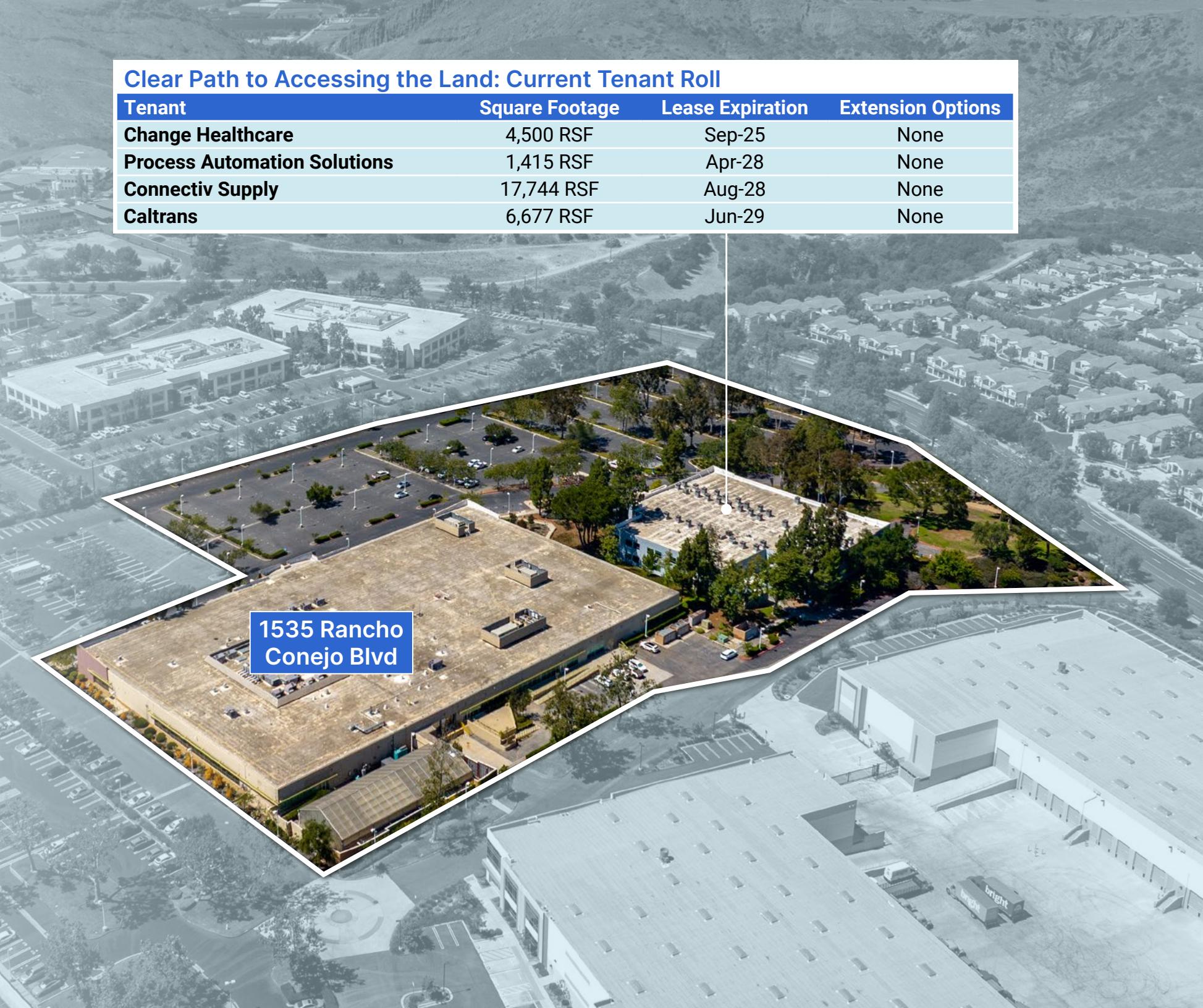
The Offering

JLL, as exclusive advisor, is pleased to offer qualified investors an opportunity to acquire the 100% fee simple interest in 1525-1535 Rancho Conejo ("HATCHcampus" or the "Property"); a distinctive, well-located, highly accessible Property in Thousand Oaks totaling 158,555 RSF with significant development optionality.

1525-1535 Rancho Conejo comprises a strategic office/life sciences complex on 14.15 acres. This campus presents a unique investment opportunity with in-place income sufficient to offset one year of carry costs. Strong sub-50,000 SF tenant fundamentals create a compelling redevelopment opportunity for industrial and small bay R&D business plans.

Beyond its development potential, the 1535 Building provides 47,000 SF of high-spec lab infrastructure renovated in 2022 with \$15MM in improvements. This turnkey facility includes fully built-out wet labs, tissue culture labs, QC labs, cold storage, cGMP warehouse space, and office areas with robust electrical and HVAC systems, offering immediate operational capability and substantial build-out savings for life science users.

Address	1525 - 1535 Rancho Conejo Blvd, Thousand Oaks, CA
Land Area (Acres)	14.15
Land Area (SF)	616,492
Existing Office (SF)	158,555
Occupancy	16.3%
WALT	2.9 Years



Clear Path to Accessing the Land: Current Tenant Roll

Tenant	Square Footage	Lease Expiration	Extension Options
Change Healthcare	4,500 RSF	Sep-25	None
Process Automation Solutions	1,415 RSF	Apr-28	None
Connectiv Supply	17,744 RSF	Aug-28	None
Caltrans	6,677 RSF	Jun-29	None

Investment Highlights



0% Vacancy of Small Industrial Buildings in the Surrounding Area



Light Industrial/R&D Flex
Redevelopment Potential with
Massing Study Completed



47,000 SF of existing high-spec
lab infrastructure in the 1535
Building with \$15MM in recent
improvements



In the Heart of a Thriving
Business Ecosystem with
World-Class Tenants and
Premium Amenities



60%+ Discount to Post-COVID
Competitive Set Trades



Amgen's \$60M expansion
creating hundreds of jobs
expected to drive demand for
secondary R&D sites in the area

Redevelopment Potential

- **Flexible M-1 zoning** supports diverse high-value industrial uses including R&D, technology, and life sciences
- **Rare large-scale site offering maximum repositioning flexibility** in constrained market
- Multiple business plans supported by **diverse permitted use categories**

Address	1525 Rancho Conejo Blvd	1535 Rancho Conejo Blvd	Total
Parcels	1, 4	2, 3, 5	
Zoning	M-1	M-1	
Current Building SF	62,946	95,609	158,555
Acres	7.7	6.45	14.15
APN	667-0-360-015 667-0-360-025 667-0-360-075	667-0-360-045 667-0-360-085	

1525 Rancho
Conejo Blvd

Rancho
jo Blvd

Sample Massing Study Completed by Ware Malcolm

Industrial/Flex R&D development
concept includes 5 buildings that range from
10,000 to 67,000 SF and can be subdivided
down to smaller, more efficient units



Conejo Spectrum Industrial Micro Market

Exceptional Market Fundamentals Drive Industrial Performance

14
Buildings

1.1M
Total SF

4.4%
Total Vacancy

15%
3-Year Compound
Annual Rent Growth Rate

Small Spaces Dominate

Small Spaces (Under 50,000 SF)

Total SF	281,000
Buildings	7
Current Vacancy	0%
3-Year Avg Vacancy	0%

Large Spaces (50,000+ SF)

Total SF	820,000
Buildings	7
Current Vacancy	6.8%
3-Year Avg Vacancy	4.62%

Sub-50,000 SF spaces have been 100% occupied since 2018

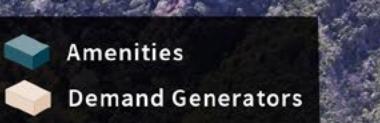
*Source: CoStar Analytics

6 | 1525-1535 Rancho Conejo Blvd

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AMGEN to invest \$600M in Thousand Oaks HQ

Amgen's major expansion of its Thousand Oaks R&D campus represents the largest single R&D investment in the area's history, creating hundreds of jobs and demonstrating sustained demand for research and development facilities.



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