

# 1525-1535 Rancho Conejo

Thousand Oaks, CA



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



Jones Lang LaSalle Americas, Inc. ("JLL"),  
Real Estate License #01223413



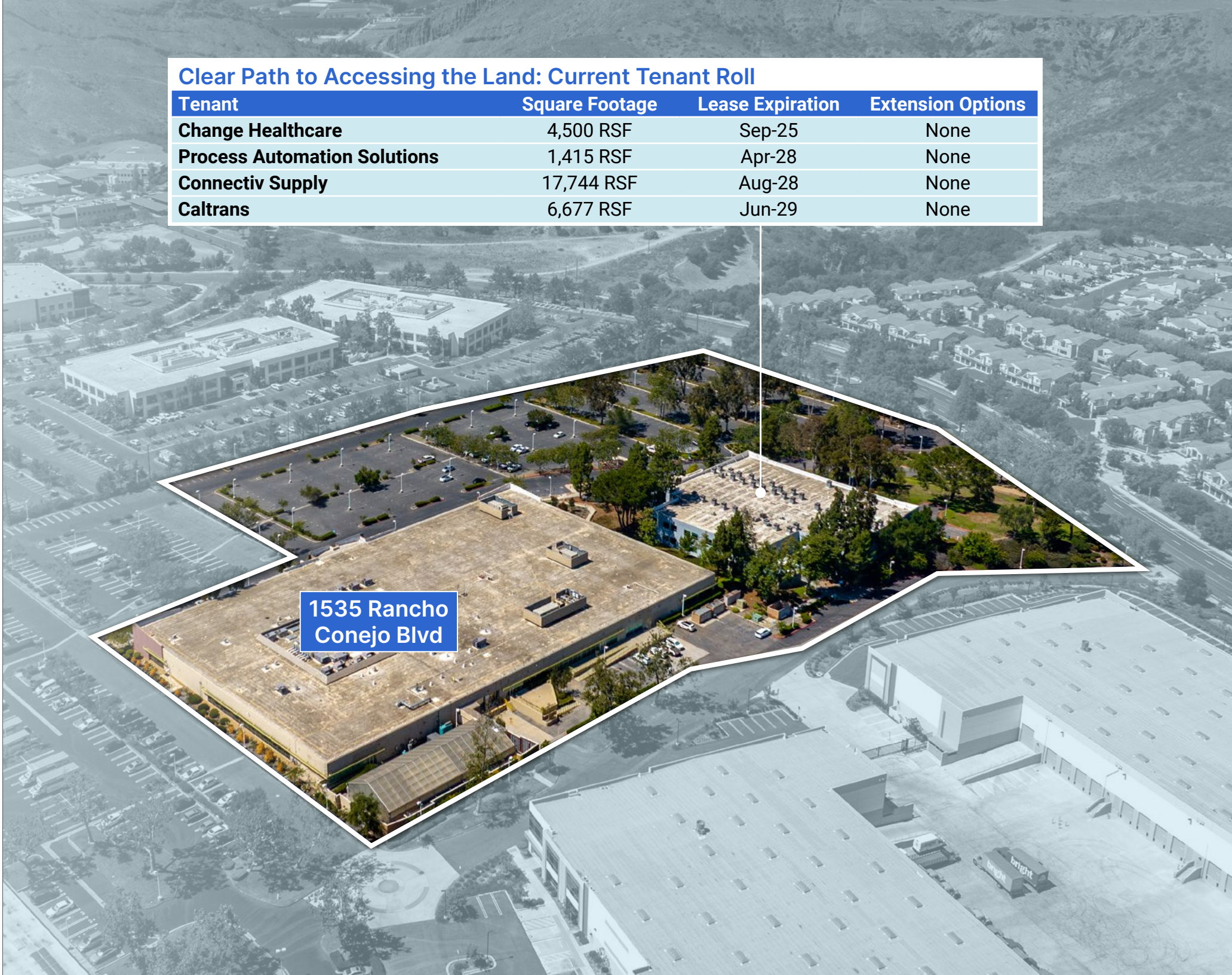
# The Offering

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 \$600M 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	

4 | 1525-1535 Rancho Conejo Blvd

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- | 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   |
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**Sample Massing Study**  
**Completed by Ware Malcolm**

Light Industrial/Flex R&D development concept includes 5 buildings that range from 30,000 to 67,000 SF and can be subdivided down to smaller, more efficient units

**INDUSTRIAL BLDG 2**  
 FOOTPRINT: ±63,742 SF  
 MEZZ: ±3,187 SF  
 GFA: ±66,929 SF  
 CLR. HGT: 32'

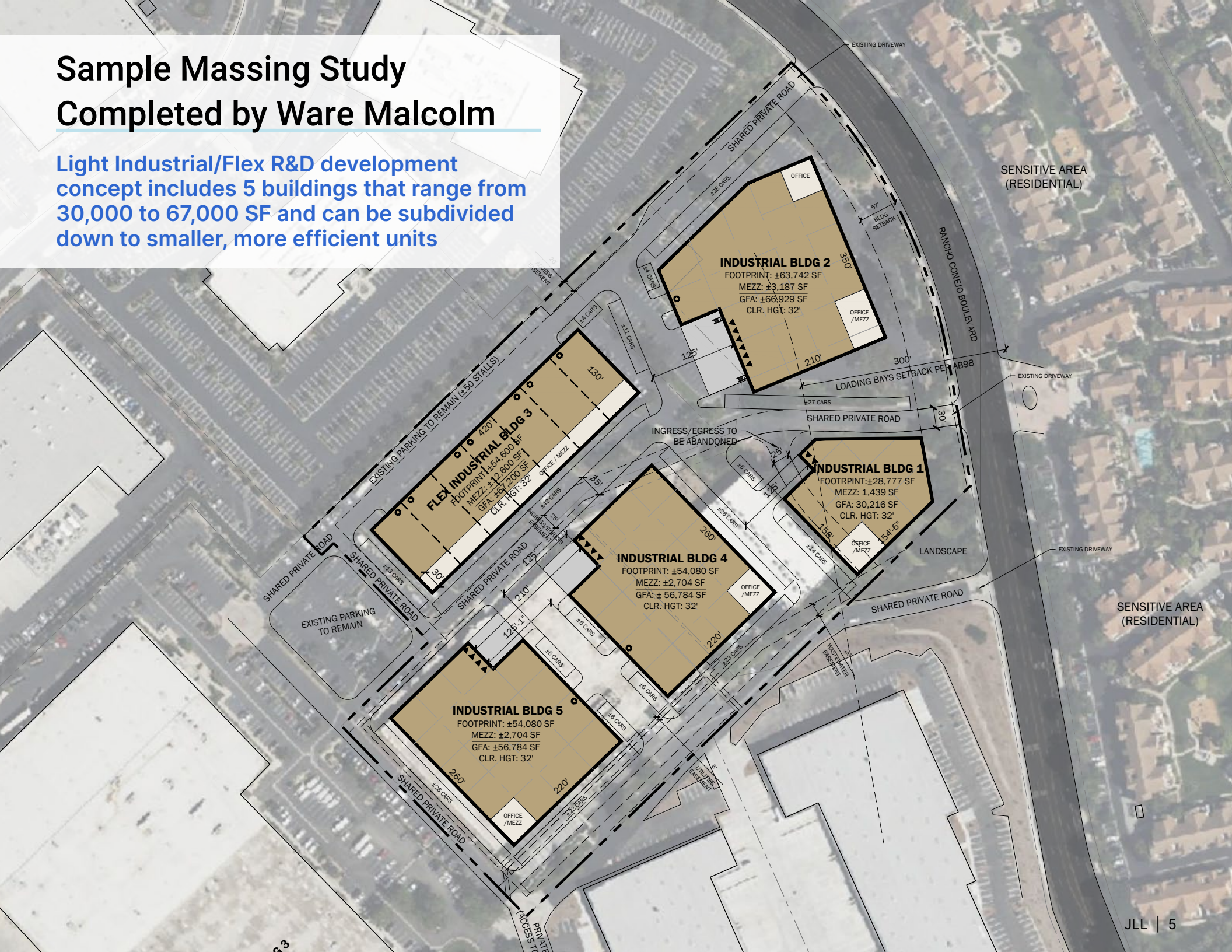
**INDUSTRIAL BLDG 1**  
 FOOTPRINT: ±28,777 SF  
 MEZZ: 1,439 SF  
 GFA: 30,216 SF  
 CLR. HGT: 32'

**INDUSTRIAL BLDG 4**  
 FOOTPRINT: ±54,080 SF  
 MEZZ: ±2,704 SF  
 GFA: ±56,784 SF  
 CLR. HGT: 32'

**INDUSTRIAL BLDG 5**  
 FOOTPRINT: ±54,080 SF  
 MEZZ: ±2,704 SF  
 GFA: ±56,784 SF  
 CLR. HGT: 32'

**FLEX INDUSTRIAL BLDG 3**  
 FOOTPRINT: ±54,800 SF  
 MEZZ: ±2,800 SF  
 GFA: ±57,600 SF  
 CLR. HGT: 32'

EXISTING PARKING TO REMAIN (±50 STALLS)  
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 SHARED PRIVATE ROAD  
 RANCHO CONEJO BOULEVARD  
 SENSITIVE AREA (RESIDENTIAL)  
 EXISTING DRIVEWAY  
 LOADING BAYS SETBACK PER AB98  
 SHARED PRIVATE ROAD  
 INGRESS/EGRESS TO BE ABANDONED  
 LANDSCAPE  
 EXISTING DRIVEWAY  
 SENSITIVE AREA (RESIDENTIAL)  
 SHARED PRIVATE ROAD  
 EXISTING DRIVEWAY  
 SENSITIVE AREA (RESIDENTIAL)  
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# 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)	Large Spaces (50,000+ SF)
Total SF	281,000	820,000
Buildings	7	7
Current Vacancy	0%	6.8%
3-Year Avg Vacancy	0%	4.62%

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

\*Source: CoStar Analytics





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