



**\$550,000  
PRICE  
REDUCTION**

OFFERING MEMORANDUM

# MEDICAL/OFFICE BUILDING

**OWNER USER OPPORTUNITY**

Ability For A Buyer To Occupy 51% Of The Property At Closing  
(\*Subject to Standard Closing Timelines)

468 Pennsfield Place, Thousand Oaks, CA 91360

 **LEE &  
ASSOCIATES**

# CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and 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 Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

## OFFERED EXCLUSIVELY BY:

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**Brett Saunders**  
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# THE OFFERING

## Property Summary

|                     |                                         |
|---------------------|-----------------------------------------|
| Location            | 468 Pennsfield Place, Thousand Oaks, CA |
| Property Type       | Medical/Office                          |
| Gross Building Area | ±15,119 SF                              |
| Parcel Size         | ±43,996 SF                              |
| Zoning              | C2                                      |
| Year Built          | 1981                                    |
| Construction        | Wood Frame                              |
| Number of Stories   | 2                                       |
| Parking             | 4.2/1,000 SF                            |

## Estimated Operating Expenses

### Based on Current Owner's Expenses

|                      |                     |
|----------------------|---------------------|
| Taxes*               | \$68,750.00         |
| Insurance            | \$25,000.00         |
| Utilities            | \$53,000.00         |
| General & Admin.     | \$29,000.00         |
| Repair & Maintenance | \$18,000.00         |
| Security             | \$2,500.00          |
| Landscape & Grounds  | \$7,750.00          |
| Janitorial           | \$25,000.00         |
| <b>TOTAL OPEX</b>    | <b>\$229,000.00</b> |

\*Based on a \$4,950,000 Sales Price



**\$4,950,000**  
SALES PRICE



**±\$327**  
PRICE/SF

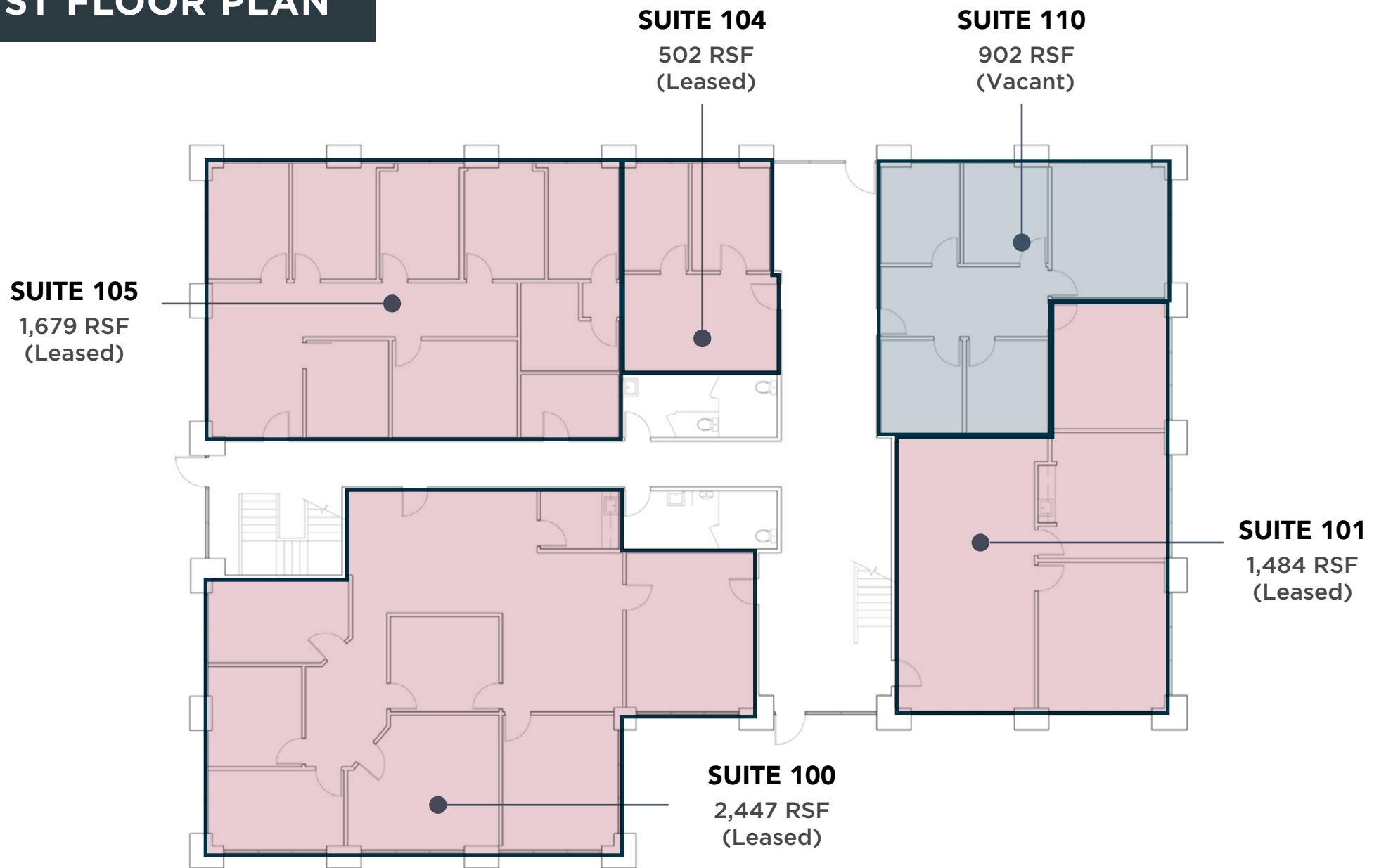


## Rent Roll

| SUITE    | SIZE (SF) | TERM             |
|----------|-----------|------------------|
| 100      | 2,447 RSF | Through 12/31/28 |
| 101      | 1,484 RSF | Through 1/31/28  |
| 104      | 502 RSF   | Through 6/1/28   |
| 110*     | 902 RSF   | Vacant           |
| 105      | 1,679 RSF | Through 12/6/26  |
| 200/201* | 4,087 RSF | Vacant @ COE     |
| 202*     | 1,273 RSF | Vacant           |
| 203      | 1,412 RSF | Month to Month   |
| 204*     | 1,339 RSF | Month to Month   |

\*Ability to provide approx. 6,699 SF vacant on second floor and 902 SF on the first floor at COE - eligible for SBA financing

# 1ST FLOOR PLAN



## 2ND FLOOR PLAN

### SUITE 203

1,412 RSF  
(Leased)

### SUITE 200/201

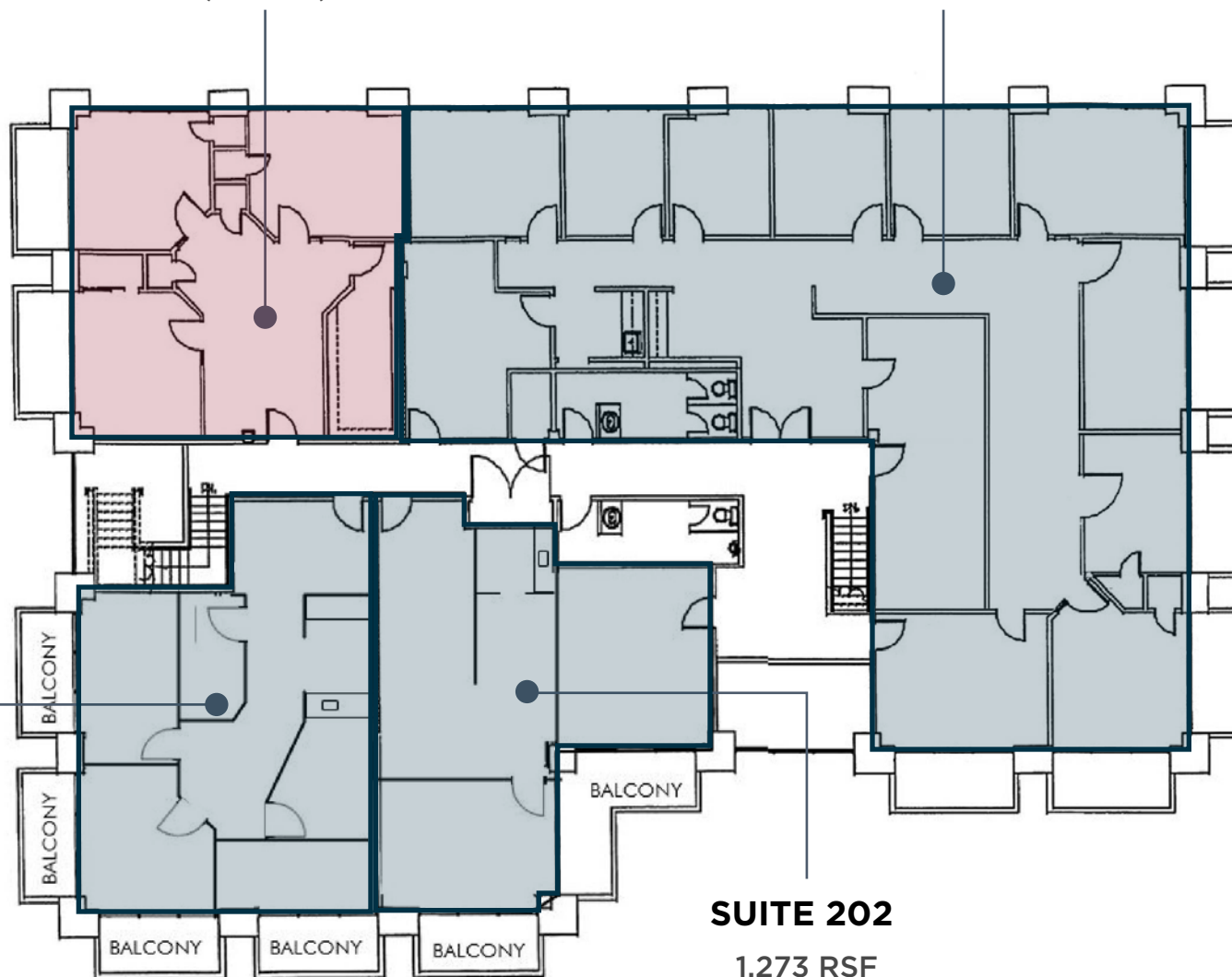
4,087 RSF  
(Vacant @ COE)

### SUITE 204

1,339 RSF  
(Vacant)

### SUITE 202

1,273 RSF  
(Vacant)





## PROPERTY PHOTOS



# AERIAL PHOTO

468 PENNSFIELD PL

THOUSAND OAKS, CALIFORNIA

PENNSFIELD PL

N MOORPARK RD

E WILBUR RD

# LOCATION OVERVIEW

**Moorpark Road** serves as a **central commercial spine** through the heart of Thousand Oaks. Connecting **U.S. Highway 101 (Ventura Freeway)** directly into the city's core business districts, it provides exceptional visibility, accessibility, and daily traffic exposure.

As a primary freeway interchange for the 101, Moorpark Road captures consistent commuter flow and serves as a gateway to major **retail, medical, and office destinations**. The corridor offers immediate access to **The Oaks Mall, Janss Marketplace, Los Robles Regional Medical Center**, and numerous established professional and medical office buildings.

Located just minutes from **Los Robles Regional Medical Center**, properties along Moorpark Road offer unmatched convenience for **healthcare providers**. This proximity allows **medical professionals** to be close to one of the region's leading hospitals, providing easy access for patients, colleagues, and staff. Being near Los Robles also enhances referral opportunities and positions practices within a **thriving medical hub**, making it an ideal location for **physicians, specialists, and medical office tenants** seeking visibility, accessibility, and connection to the local healthcare community.

Strategically positioned in southeastern Ventura County, Thousand Oaks is recognized for its economic stability, affluent demographics, and business-friendly environment. Properties located along Moorpark Road benefit from strong surrounding amenities, **convenient freeway connectivity**, and proximity to residential neighborhoods and major employment centers.

With its **high visibility, established infrastructure**, and **central location**, Moorpark Road remains one of the most desirable commercial corridors in the Conejo Valley.



# CREATING A NEW DOWNTOWN THOUSAND OAKS

**AS THE CIVIC ARTS PLAZA TURNS 30 YEARS OLD, THE CITY HAS AN OPPORTUNITY TO RE-ENVISION THE SPACE TO CREATE THE NUCLEUS OF ITS DOWNTOWN AND SPUR REINVESTMENT ALONG THOUSAND OAKS BOULEVARD.**

The City of Thousand Oaks is embarking on a bold new phase of Downtown revitalization as the Civic Arts Plaza celebrates its 30th anniversary. This landmark initiative re-envisioned the area as the thriving nucleus of a modern, mixed-use Downtown – an economic catalyst designed to attract new businesses, investment, and visitors along Thousand Oaks Boulevard.

## **KEY STRENGTHS OF THE THOUSAND OAKS DOWNTOWN CORE MASTER PLAN**

- A bold revitalization centered around the Civic Arts Plaza's 30th anniversary—creating a vibrant, mixed-use district along Thousand Oaks Boulevard.
- Guided by the Downtown Core Master Plan, the project delivers a walkable, experience-driven destination designed to attract investment, visitors, and sustained economic activity.
- New public plazas and gathering spaces
- Food hall or public market as a central anchor
- Three-acre parcel west of Dallas Drive ready for mixed-use development
- New City Hall enabling adaptive reuse of the current facility for retail and dining
- A pedestrian-oriented Main Street will link civic, commercial, and cultural zones—building a true downtown identity.

With a prime location, strong City backing, and a clear long-term plan, the Civic Arts Plaza District offers one of the most attractive redevelopment opportunities in the region.

Information and images courtesy of: <https://toaks.gov/downtown>



# DEMOGRAPHICS

## 468 PENNSFIELD PLACE | THOUSAND OAKS, CA



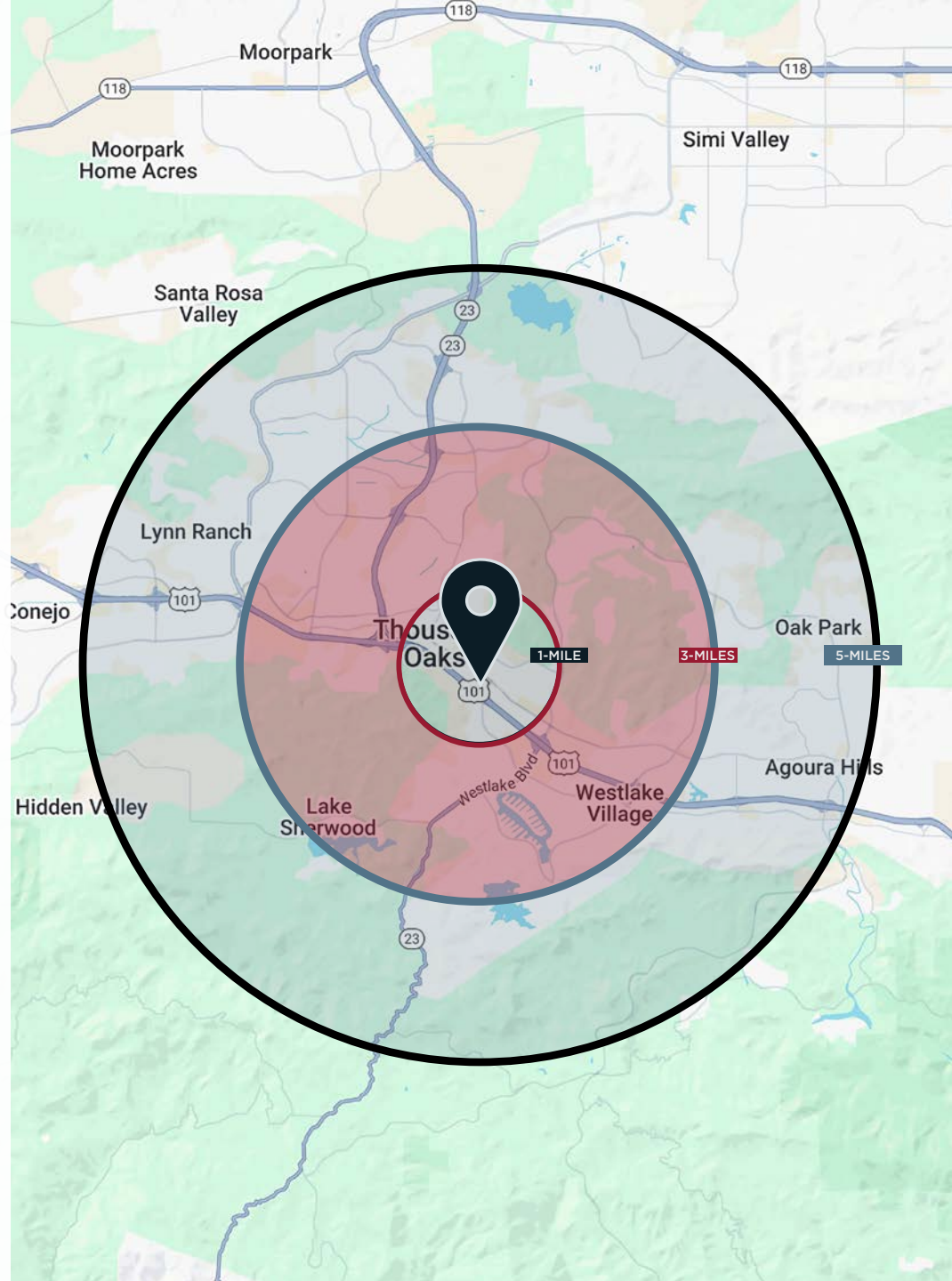
| POPULATION      | 1-MILE | 3-MILES | 5-MILES |
|-----------------|--------|---------|---------|
| 2024 Population | 9,642  | 57,521  | 144,479 |
| % Female        | 48.7%  | 48.8%   | 49.1%   |
| % Male          | 51.3%  | 51.2%   | 50.9%   |
| 2029 Population | 9,654  | 57,947  | 145,139 |



| HOUSEHOLDS                | 1-MILE   | 3-MILES | 5-MILES  |
|---------------------------|----------|---------|----------|
| 2024 Total Households     | 4,024    | 23,188  | 54,468   |
| 2025 Median Housing Value | \$1.01 M | \$1.1 M | \$1.07 M |
| 2029 Total Households     | 4,051    | 23,395  | 54,832   |



| HOUSEHOLD INCOME       | 1-MILE    | 3-MILES   | 5-MILES   |
|------------------------|-----------|-----------|-----------|
| 2024 Average HH Income | \$133,698 | \$157,291 | \$168,190 |
| 2024 Per Capita Income | \$54,873  | \$62,785  | \$63,451  |
| 2029 Average HH Income | \$151,747 | \$175,888 | \$187,102 |



# AMENITIES MAP



# REGIONAL MAP



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Terms of sale or lease and availability are subject to change or withdrawal without notice.