

# 3275 THOUSAND OAKS BLVD

THOUSAND OAKS, CA



OFFICE BUILDING MID SIZE

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## MARKET EXPERTS



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## PROPERTY OVERVIEW

LISTING PRICE: \$2,899,000

This 2-story office/retail building has outstanding exposure on Thousand Oaks Blvd.; excellent opportunities for an investor or an owner user; possibilities with the broker owner to consider a joint venture and seller carryback financing. Features include: French windows; used brick accents; fabulous signage; current square footage availability is approximately 110 to 2,310-SF (subject to change); located centrally in the community, near to both the 101 & 23 freeways with easy access. A wonderful working and living environment with excellent demographics; close proximity to restaurants, recreation, and entertainment. A very short distance to the Post Office and public transportation which includes a covered bus stop.



8.250 PER SELLER  
BUILDING SIZE



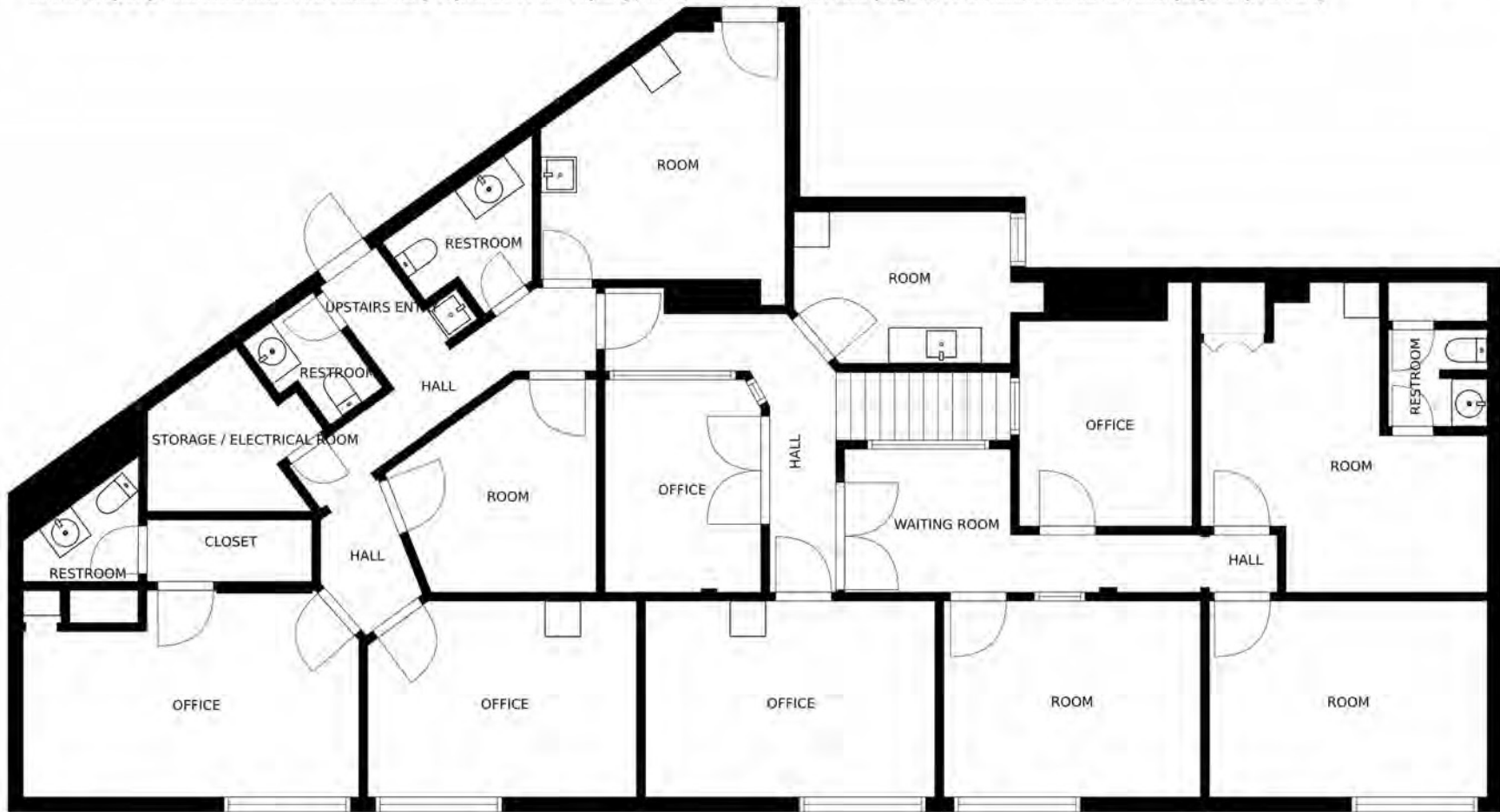
±20,341 SF  
LOT



OFC BLDG



*This floor plan is a partial section of the Second Floor page 1 of 2 (or sometimes abbreviated as "2ND-FLR-P1") of 3275 E. Thousand Oaks Blvd., Thousand Oaks, CA ("Property"); diagram(s), drawings, floor plan(s), and measurement(s), if provided, are only estimates and are not to scale, all "Parties" interested are to make all their own independent investigations (including all measurements of Property); to further paraphrase from the disclaimer below, this is only intended to represent the flow of the Property and does not in fact accurately represent the Property; note, this is Second Floor page 1, refer also to Second Floor page 2. (R 9-22/1)*





PHOTOS - EXTERIOR

3275 THOUSAND OAKS BLVD



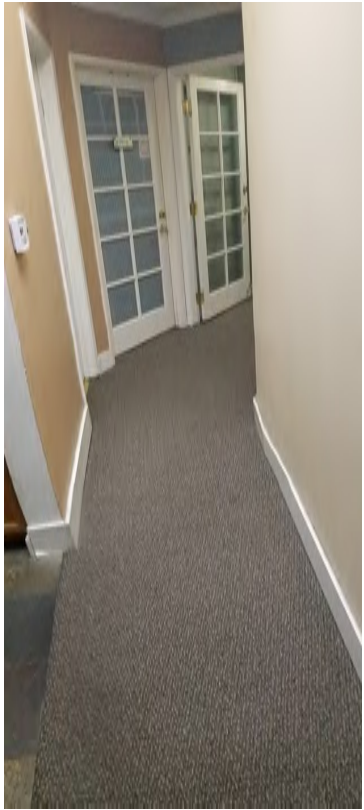
PHOTOS - GROUND FLOOR

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PHOTOS - SECOND FLOOR

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## LOCAL AMMENITIES

1. FedEx, 24 Hour Fitness, O'Reilly Auto Parts, Starbucks.
2. USPS, KFC, McDonalds, Chickfil-a, Stonefire, Orange-theory, The Melting Pot, Ralphs, Trader Joes and more.
3. Vons, CVS, Mendocino Farms, Finney's Craffhouse, Gelson's, Westlake Plaza Shopping Center.



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