

Land For Sale
5.3 Acres (231,469 SF)

1400 Old Conejo Rd.
Thousand Oaks, CA 91320



Possible RV Storage or Contractor's Yard

Exclusively Offered by:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW

Property Highlights

Conejo Valley Land for Sale

**Possible RV Storage
or Contractor's Yard**

Close Proximity to 101 Fwy

Zoning

M-1

Size

5.3 Acres (231,469 Square feet)

Useable Land Area

2 Acres

APN

235-0-250-025

Price

\$2.3M - REDUCED RATE

Seller Financing Available



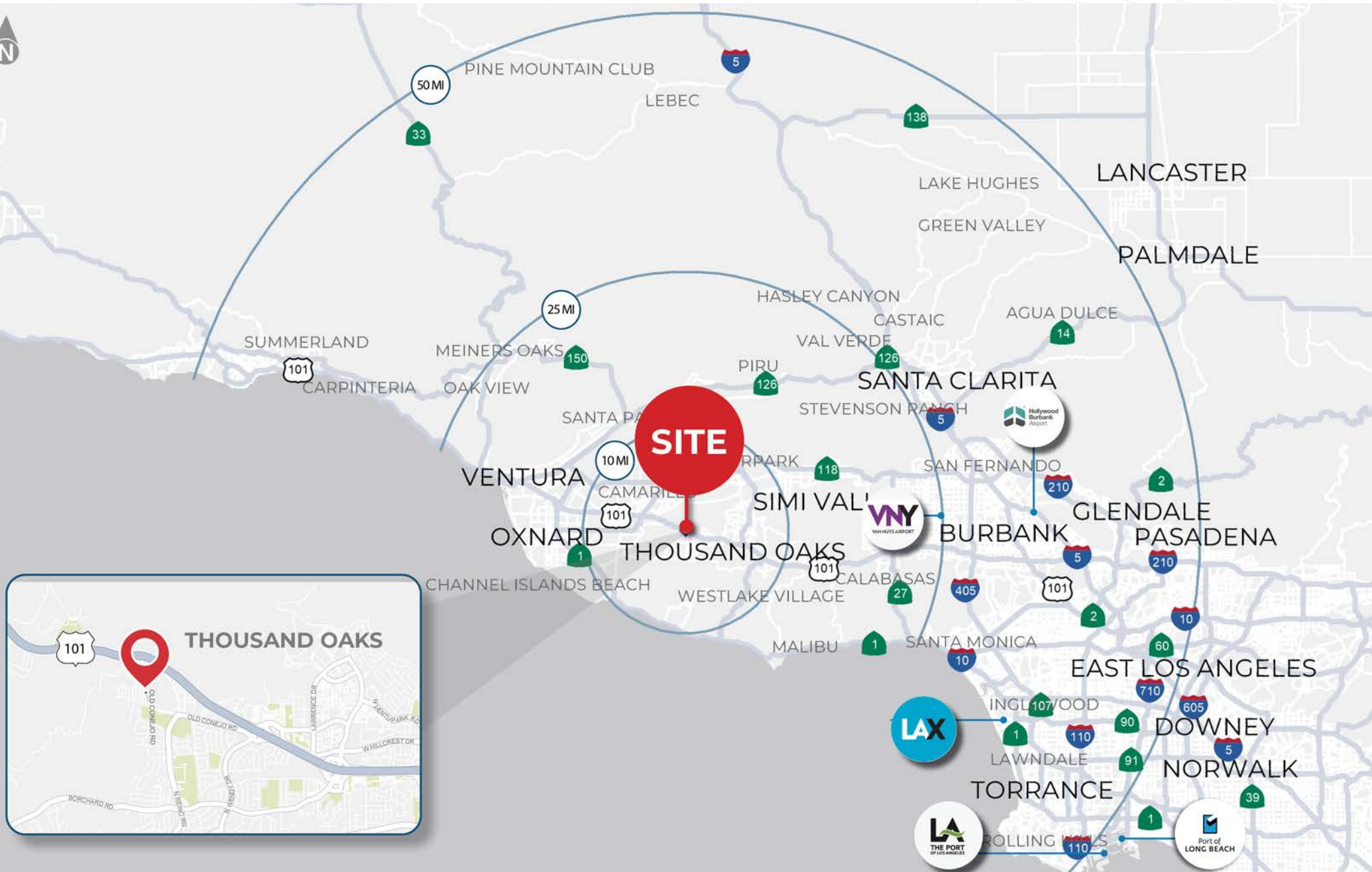
PROPERTY PHOTOS



AMENITIES MAP



LOCATION MAP



1400 OLD CONEJO RD, THOUSAND OAKS, CA

AREA OVERVIEW

Conejo Valley, CA


Conejo Valley, located in California, is a 900-foot-high valley nestled in the Santa Monica Mountains on an elevated terrain. It is surrounded by the San Fernando Valley and the city of Los Angeles to the east, Simi Hills to the north, Las Posas Hills, and the Santa Rosa Valley to the northwest, Conejo Mountain (also known as Conejo Hills) and Oxnard Plain to the west, and the Santa Monica Mountains to the south.


Encompassing both Southeastern Ventura County and a part of Northwest Los Angeles County in Southern California, the Conejo Valley comprises several cities and communities, including Thousand Oaks (an incorporated city within Ventura County), Newbury Park (primarily part of incorporated Thousand Oaks; partially within unincorporated Ventura County), Westlake (an unincorporated area within Los Angeles County), Westlake Village (an incorporated city within Los Angeles County), Oak Park (an unincorporated area within Ventura County), Agoura (an unincorporated area within Los Angeles County), and Agoura Hills (an incorporated city within Los Angeles County). This area also includes Lake Sherwood, Hidden Valley, and Dos Vientos.


The valley has evolved into one of Southern California's leading finance, technology, research, service, and light manufacturing centers, with biotechnology, software, insurance, mortgage, and other service industries driving its robust economy.


Among the major non-retail employers in Conejo Valley are Amgen, the Conejo Valley Unified School District, Los Robles Regional Medical Center, Anthem Blue Cross, California Lutheran University, Shire Biotechnology, Skyworks Solutions, PennyMac Mortgage, and Sage Publications. Notable employers in the region also include Jafra Cosmetics, Teledyne, J.D. Power, Dole Food Company, Guitar Center, Bank of America, and Teradyne.

Demographics

 Population	1 Mile	3 miles	5 Miles
Estimated Population (2023)	3,230	48,035	113,119
Projected Population (2028)	3,206	47,704	113,062
Census Population (2020)	3,259	48,538	113,700

 Households	1 Mile	3 miles	5 Miles
Estimated Households (2023)	1,218	17,901	41,115
Projected Households (2028)	1,245	18,361	42,407
Census Households (2020)	1,213	17,861	40,844

 Daytime Demos	1 Mile	3 miles	5 Miles
Total Businesses (2023)	285	2,332	5,396
Total Employees (2028)	1,562	27,262	54,738

 Income	1 Mile	3 miles	5 Miles
Estimated Average Household Income (2023)	\$184,013	\$176,884	\$174,628
Projected Average Household Income (2028)	\$191,695	\$184,480	\$181,162
Census Average Household Income (2010)	\$105,418	\$106,766	\$107,913
Estimated Per Capita Income (2023)	\$69,370	\$65,978	\$63,654
Projected Per Capita Income (2028)	\$74,454	\$71,064	\$68,132

Source: Applied Geographic Solutions

Why NAI Capital

At NAI Capital, our goal is to provide our clients with the information they need to make informed decisions, seize market opportunities and execute real estate strategies that make sense today as well as long-term. Our professionals are specialists, focusing on one or more of the following property types – office, industrial, retail, multifamily, medical and land. Buyers, sellers, lessors and lessees look to us for a comprehensive approach to transactions. In addition to site selection and sale negotiations, we also provide:

- **Comprehensive analysis of real estate needs**
- **Interpretations of market trends relevant to your initiatives**
- **Occupancy projections and budgeting**
- **Assist in identifying debt and/or equity sources**

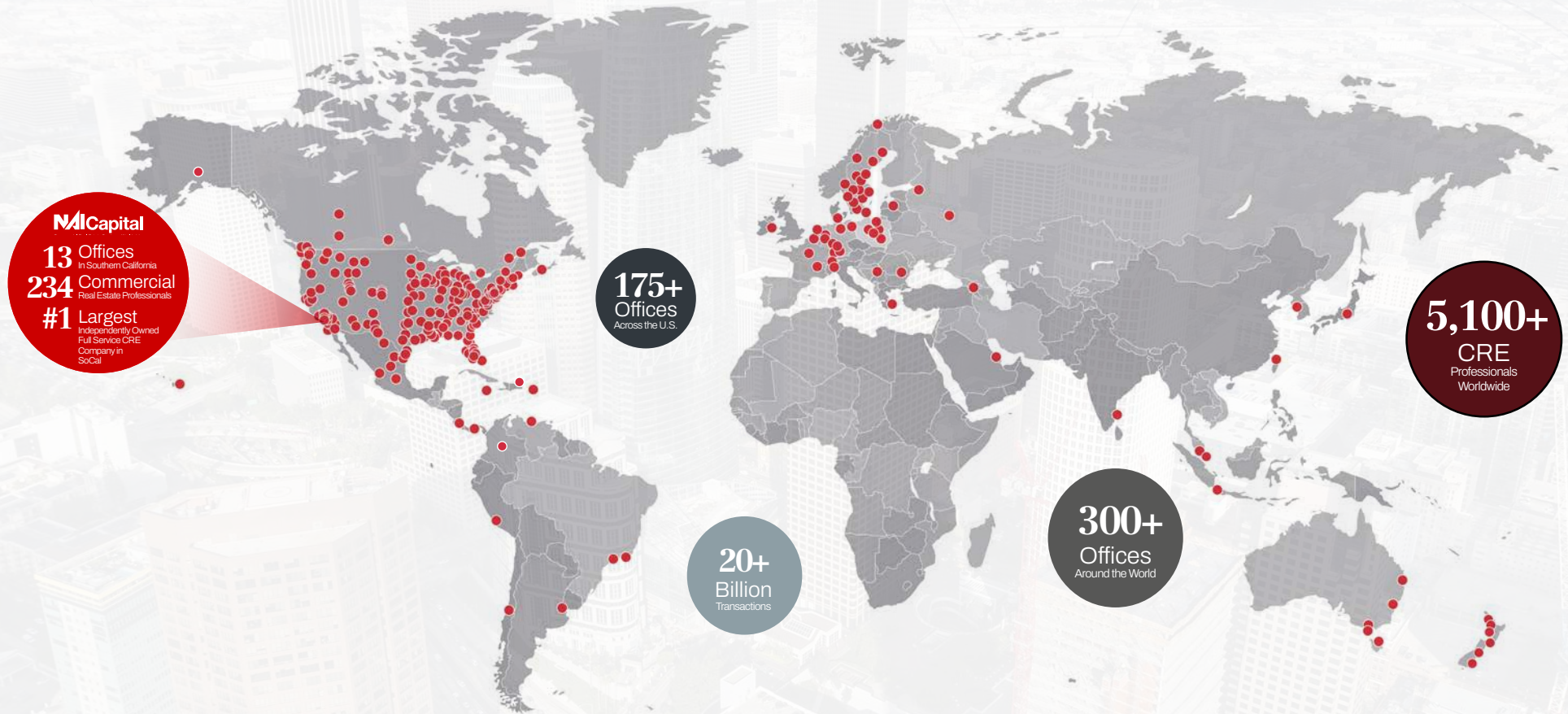
Owners and landlords rely on NAI Capital for value-added brokerage services, including:

- **Qualification of prospects**
- **Recommendations on pricing and positioning for long-term value**
- **Analysis of the competition and their affect on your business objectives**
- **Maximization of occupancy levels**
- **Demand based project leasing**

NAI Capital offers a full range of commercial real estate brokerage services to meet the needs of real estate owners, occupants and investors.

With coverage throughout the world, NAI Capital brokerage professionals provide local market knowledge whether you are looking to lease, acquire or dispose of a single property or a portfolio of properties.

Our professionals do more than simply facilitate a transaction. They work closely with clients to assess the ways in which real estate issues relate to—and can contribute to—an organization’s strategic business objectives. To achieve each client’s goals, we tap the experience of our local offices and specialty groups as well as our world-class market research. The unmatched combination of NAI Capital’s detailed analysis, specialty expertise, extensive properties database and local market knowledge allow our professionals to provide customized solutions that support business and real estate objectives.



The Power Of Our Global Network

NAI Capital leverages the power of NAI Global's network; the world's largest managed network of commercial brokerage firms, consisting of 5,100 professionals in 300 offices worldwide and over \$20 Billion in annual transactions. No two people or real estate assignments are alike. What makes NAI Capital different? It's the way we bring people and processes together within a collaborative and entrepreneurial network. It is a strategy that we use to exceed our clients' expectations. Whatever your real estate needs, we are ready to implement a powerful network, built around you.

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