

OFFERING MEMORANDUM

1400 OLD CONEJO RD

NEWBURY PARK, CA 91320



KIDDER.COM

km Kidder
Mathews

5.31 AC OF INDUSTRIAL ZONED LAND

Kidder Mathews, as exclusive advisor, is pleased to present the opportunity to acquire 5.31 AC of industrial zoned land.

| | |
|---------|--|
| ADDRESS | 1400 Old Conejo Rd Newbury Park, CA 91320 |
|---------|--|

| | |
|-----|---------------|
| APN | 235-0-250-025 |
|-----|---------------|

| | |
|----------|----------------------|
| LOT SIZE | 5.31 AC (231,303 SF) |
|----------|----------------------|

| | |
|-------------|------------------|
| USABLE LAND | 2 AC (87,120 SF) |
|-------------|------------------|

| | |
|--------|----|
| ZONING | M1 |
|--------|----|

| | |
|------------|-------------|
| SALE PRICE | \$2,100,000 |
|------------|-------------|

| | |
|---------------------|---------|
| PPSF ON USABLE LAND | \$24.10 |
|---------------------|---------|



PROPERTY HIGHLIGHTS

Rare IOS Site

Secure Gated Entry

Two Points of Ingress/Egress

Adjacent to the 101 Fwy

Water, Electricity, and Sewer Available at Site

EXECUTIVE SUMMARY



PROPERTY INFORMATION

| | |
|---------------------|--|
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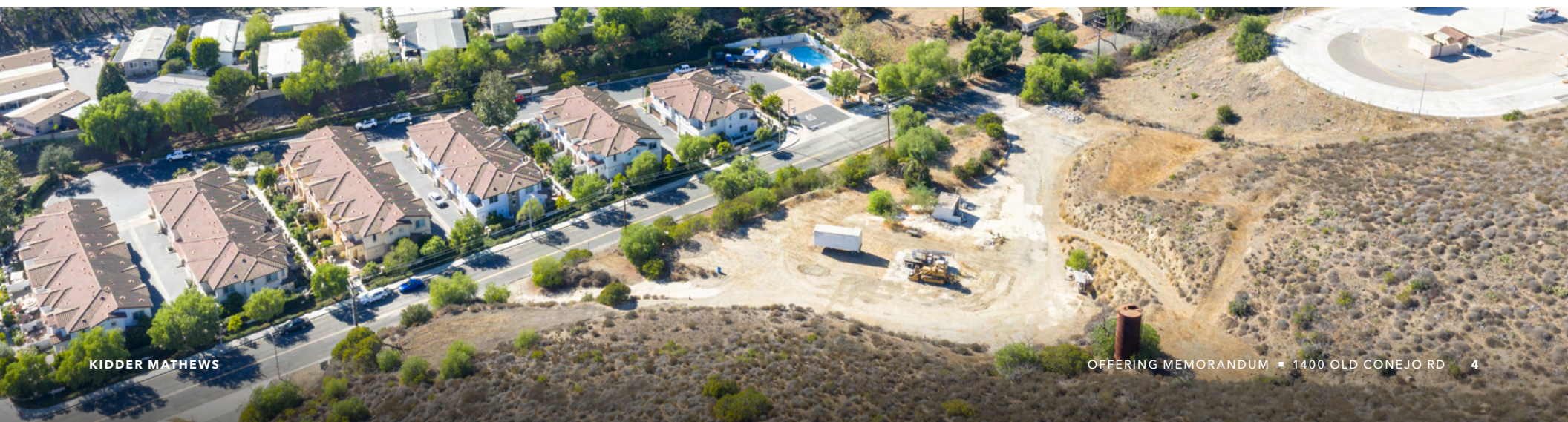
M1 – INDUSTRIAL PARK

The M-1 Zones are established to provide areas for the development of planned manufacturing, technology, and life science uses. Therefore, a detailed investigation and review shall be necessary to assure that the purposes of this article are met.

A Special Use permit is required for the following potential uses:

- Building materials storage and sales yards
- Contractor storage yards
- Equipment rental, repair, and storage businesses, per limitation in Sec. 9-4.2106(dd)
- Storage yards for transit and transportation equipment

→ [CLICK TO VIEW PERMITTED USE MATRIX](#)



THOUSAND OAKS' INDUSTRIAL MARKET

Thousand Oaks, California, positioned in the heart of the Conejo Valley, offers one of Southern California's most stable and desirable industrial submarkets, only 40 miles from the Greater Los Angeles area.

With some of the region's highest household incomes and a highly educated workforce, Thousand Oaks continues to attract leading companies in biotech, advanced manufacturing, technology, and life sciences. Limited land availability and high barriers to entry create strong fundamentals, ensuring long-term stability and value growth.

Direct access to U.S. Highway 101 connects the city seamlessly to Los Angeles, the nation's second-largest metro, as well as the San Fernando Valley, and coastal trade routes—providing a strategic advantage for logistics and distribution.

Blending affluence, accessibility, and economic momentum, Thousand Oaks stands out as a premier destination for businesses, investors, and developers seeking opportunity in a resilient and thriving industrial market.

LOCATION OVERVIEW







Exclusively listed by

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