

3255

THOUSAND OAKS BLVD



FOR SALE / FOR LEASE

 WESTCORD



As the exclusive advisor, Westcord is delighted to present you with the unique opportunity to either lease or acquire the fee simple interest in 3255 E Thousand Oaks Blvd, Thousand Oaks, CA. Perfectly positioned on one of the highest traffic portions of The Boulevard in Thousand Oaks, this gem welcomes owner-users and visionary investors to a market on the brink of significant expansion. Its prime location ensures easy access to renowned amenities such as The Lakes by Caruso, the Civic Arts Center, and the unparalleled Thousand Oaks Auto Mall – the nation’s largest.

Nestled within the Thousand Oaks SP20 downtown sphere, the property stands out as a golden opportunity for business ventures and forward-thinking investors. Those with an investor’s eye will recognize the potential through market-rate leasing. Businesses, on the other hand, will be drawn to its premium placement on Thousand Oaks Blvd and a generous 10,000 square feet of rentable space, adaptable for a single occupant or divisible into its original three units. The SP20 zoning offers unparalleled versatility, catering to an extensive range of retail, restaurant, office, medical and more. This property’s ability to effortlessly adapt to diverse business models is a game-changer. Additionally, its prime location in relation to current and upcoming mixed-use Developments gives it an undeniable competitive advantage. Businesses can tap into this area’s burgeoning energy, fostering growth and connecting with an ever-evolving clientele in this vibrant hub. In summation, 3255 E Thousand Oaks Blvd stands as a beacon of potential and prosperity, painting a promising picture for both businesses and investors. Here’s your ticket to a flourishing future in a community buzz with excitement. Don’t let this golden opportunity slip away!

THE OFFERING

3255 E Thousand Oaks Blvd

FOR LEASE & FOR SALE



SQUARE FOOTAGE
10,000 RSF



LOT SIZE
0.82 AC



LEASE RATE
\$2.85 NNN (NNN= +/- \$0.50)



PURCHASE PRICE
\$5,850,000 (\$585/RSF)



SALE TYPE
Owner/User, Investment



PROPERTY

Details

1 Square Footage: 10,000 RSF

2 Lot Size: 0.83 A (36,136 SF)

3 Tenancy: Single

4 Opportunity Zone

5 Zoning: C2

6 Year Built: 2007

7 Soaring Ceilings - 20'+



AREA

Overview 1

Future 6 Story
Multifamily Dev.

Civic Arts Plaza

1710 on the Blvd

The Lakes
by Caruso

Hampshire Village

198,058 CPD



TO Downtown

Hampshire Rd
21,270 CPD

3255

THOUSAND OAKS BLVD

Thousand Oaks Blvd
29,905 CPD

North Ranch Plaza

Paseo Marketplace

Auto Mall

Westlake Village

Lake Sherwood



Thousand Oaks Blvd
29,905 CPD

3255
THOUSAND OAKS BLVD

Area

Overview 2



3255
THOUSAND OAKS BLVD



Thousand Oaks



TENANT Map

1. Downtown Thousand Oaks & Civic Arts Plaza

- ### 2. Caruso's The Lakes
- Fogo De Chao
 - California Pizza Kitchen
 - Sunlife Organics
 - Lassen's Grocery Store
 - More Restaurants TBA
 - Apartment Project Approved

3. Caruso's Westlake Promenade

- Red O Coming Soon
- Amazon Fresh
- Barnes and Noble
- Cinepolis Dine-In Movie Theater
- Farfalla Trattoria
- Paul Martin's American Grill
- Marmalade Cafe
- See's Candies
- Social Monk
- Sea Butter
- Sweetfin
- Sweetgreen
- Lululemon Active
- Vuori
- Sephora
- Restoration Hardware
- Williams Sonoma
- Brandy Melville

4. Paseo Marketplace

- Orangetheory Fitness
- Chick fil a
- Decker Kitchen
- Patron Mexican Grill
- Melting Pot
- Stonefire Grill

5. North Ranch Shopping Center

- Trader Joes
- Ralph's
- Made in Italy Bistro
- BJ's Brewhouse
- Nick the Greek
- McDonald's
- Trek
- Honeyfish Poke
- Jersey Mike's
- Western Bagel
- Freda's Pizza
- Azuki Tea
- AT&T Store

6. Thousand Oaks Auto Mall

7. Post Office

8. 24 Hour Fitness

Bars and Restaurants

- Mastro's Steakhouse
- Phil's Restaurant
- Basta Coming Soon
- Go Fish Coming Soon
- Joi Birds Cafe Coming Soon
- Tarantula Hill Brewery
- Slice House New York Pizza
- La Esquina Mexican Grill
- West Tasting Room
- Moqueca Brazilian
- Leone's Italian Ice
- Denino's Pizza
- Cafe Ficelle Comine Soon
- Badass Tacos
- Oak and Iron
- Mouthful Eatery
- Starbucks

Financial Institutions

- Montecito Bank and Trust
- Wells Fargo
- Citi Bank

29. Gardens of the World

30. DIY Center

AUTO Mall



3255 is located immediately adjacent to the Thousand Oaks Auto Mall. This sprawling auto mall, located on 50 acres along the Ventura Freeway, proudly advertises itself as the largest in the nation and boasts an extensive selection of vehicles. The presence of such a prominent automotive hub in the vicinity offers the convenience of a diverse range of vehicles.

Dealers





Thousand Oaks City, in collaboration with prominent local real estate enthusiasts and developers, envisioned an ambitious blueprint for the rejuvenation of Thousand Oaks and its vicinity.

This vision birthed the SP20 zoning. The essence of this zoning initiative was to infuse the Boulevard with higher density and a medley of functionalities, making it a magnet for businesses and developers alike. Years later, that vision is now a reality with the unveiling of numerous premium mixed-use projects, and several more on the horizon. With around 1,200 projected units spread across 8 distinctive developments, the community is set to experience increased density and footfall. These additions not only elevate already aesthetic appeal of the Thousand Oaks vicinity but also invigorate its flourishing retail sector.

A cornerstone of this bright future is the upcoming „TO Downtown“ centered around the Civic Center hub. Spearheaded by the City, this endeavor aims to establish a pedestrian-friendly downtown corridor, extending from the famed Caruso’s The Lakes to the newly introduced 1710 on the Blvd mixed-use project. Envisaged features include a fire road paralleling Thousand Oaks Blvd, fresh dining and retail spaces, event venues, sprawling park zones, and much more. The future beckons with promise, and Thousand Oaks is poised to answer the call.

TO DOWNTOWN

Civic Center

PROJECTS

178

Number of Units Added Since 2020

8

Proposed Projects

1,148

Number of Proposed Units

2

Projects Under Construction

433

Number of Units Under Construction

The City of Thousand Oaks has had many major development opportunities, and most have been centered around Thousand Oaks Blvd, the city's budding Downtown.



1710 on the Blvd



299 E Thousand Oaks Blvd - Santal

Delivered Projects

- 1710 On the Blvd (Mixed Use)
36 multi-family
- 299 Thousand Oaks Blvd (Mixed Use)
142 multi-family

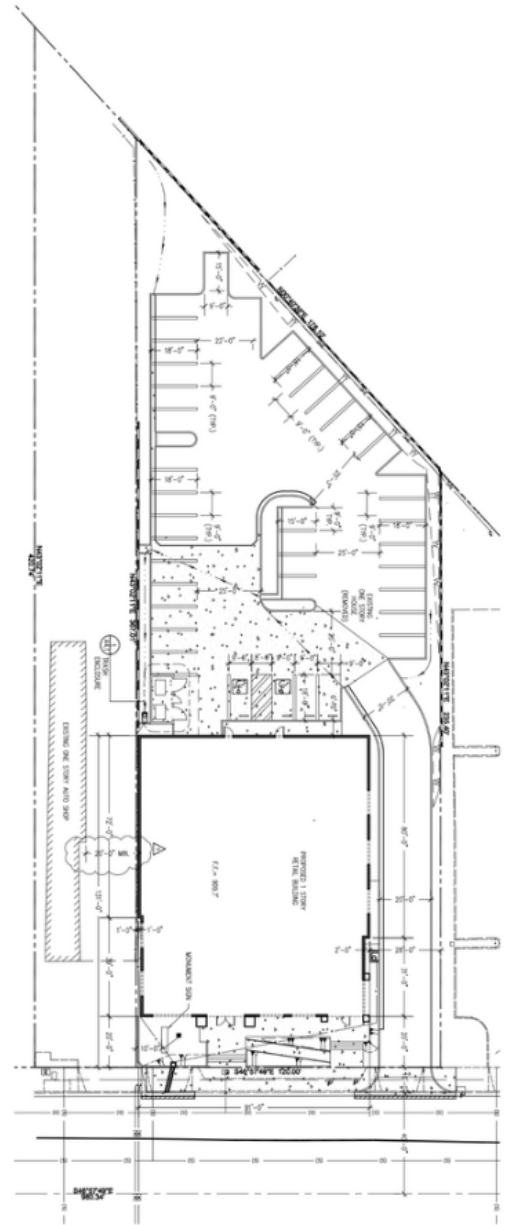
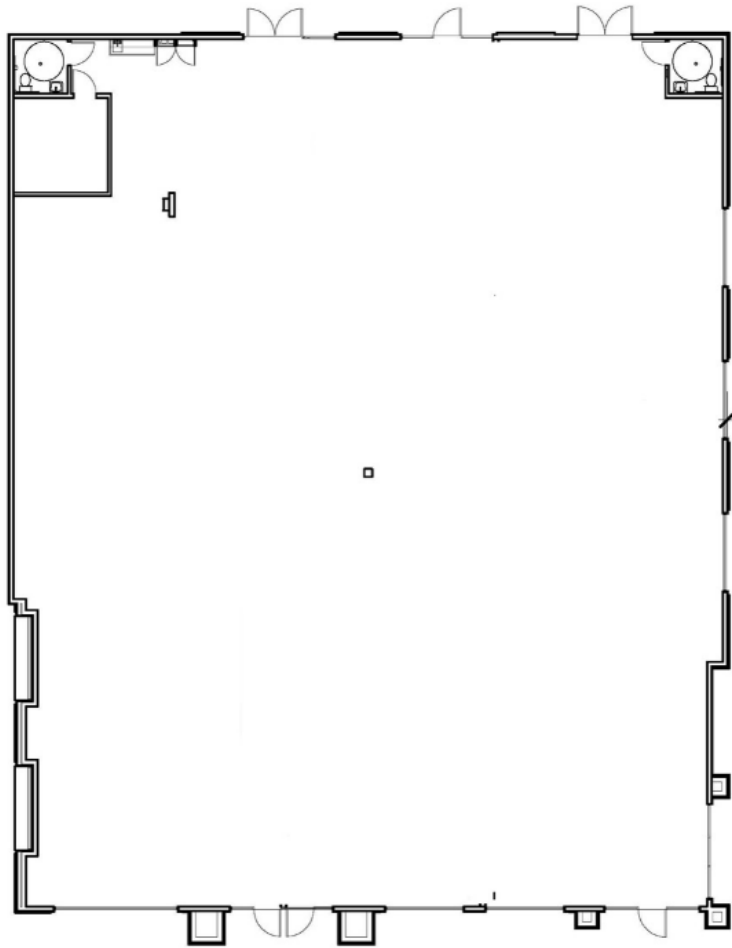
Under Construction

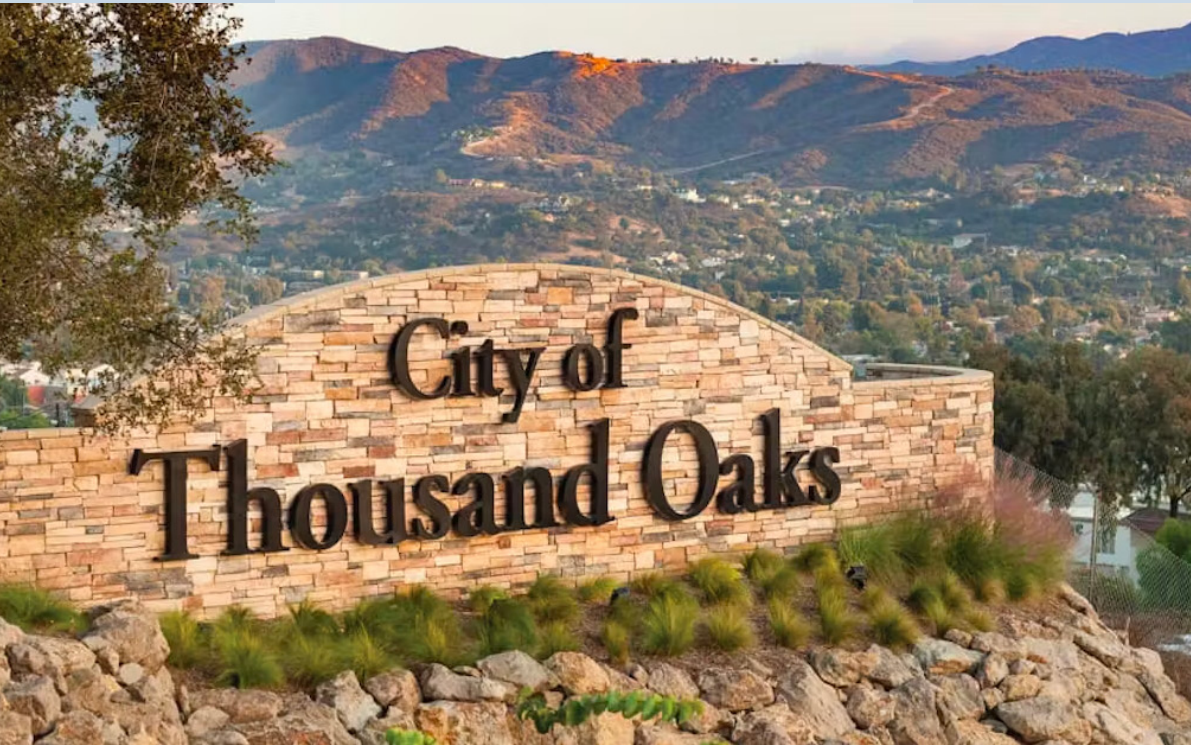
- 325 Hampshire Rd "TO Ranch" (Mixed Use) 420 multi-family
- 2000 Upper Ranch Rd
13 Single Family

Approved

- 2200 Thousand Oaks Blvd (Residential) 126 multi-family
 - 2150 W Hillcrest Dr (Residential)
333 multi-family
 - 1 Baxter Way (Residential)
264 multi-family
 - 1872 Newbury Rd (Residential)
218 multi-family
 - Shapell (Residential)
27 multi-family
 - 88 Long Court (Residential)
73 multi-family
- +371 more units pending approval**

FLOOR Plan





Thousand Oaks is known for its picturesque natural surroundings. It is nestled in the Conejo Valley, which is characterized by rolling hills, beautiful open spaces, and a Mediterranean climate. The city is approximately 40 miles northwest of downtown Los Angeles.

Thousand Oaks has a population of around 130,000 residents and counting. It is known for being a family-friendly community with a relatively high median income and a well-educated population. The city is home to California Lutheran University, a private liberal arts institution. There are also several well-regarded public and private K-12 schools in the area. Thousand Oaks has a diverse economy with industries such as biotechnology, healthcare, finance, and retail playing a significant role. The city is also home to numerous corporate headquarters and research institutions.

Thousand Oaks boasts several cultural and entertainment attractions, including the Civic Arts Plaza, a performing arts venue featuring concerts, theater productions, and other events. The city also has a number of shopping centers, dining options, and movie theaters. This city has been recognized for its low crime rates and is considered one of the safest cities in the United States. The area is known for its diverse wildlife, including native plants and animals. Efforts are made to preserve the natural beauty of the region, and there are many conservation areas and wildlife habitats in and around Thousand Oaks. Thousand Oaks is surrounded by other cities and communities in Ventura County, including Westlake Village, Agoura Hills, Newbury Park, and Simi Valley. These areas share similar suburban characteristics and access to natural beauty.

THOUSAND OAKS

Surrounding Area

Demographics



44.4

122,965 Median Age

Households



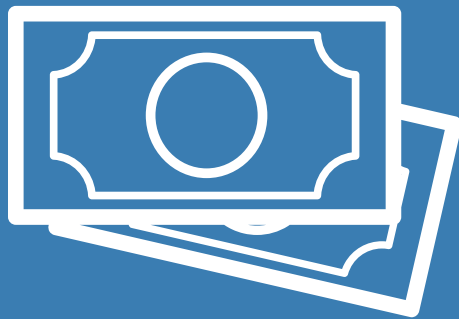
2.7

Avg. Household Size

46,270

69.2%
Owner Occupied

High Disposable Incomes



\$113,942

Med. HH Income

Thousand Oaks

High Educational Attainment

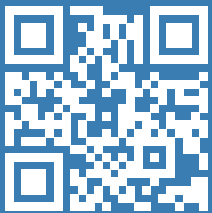


49%

Bachelor's Degree or Higher

20%

Graduate or Professional Degree



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