

555
MARINST

FOR SALE

OWNER-USER MEDICAL/OFFICE CONDOMINIUM



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EXECUTIVE SUMMARY

Westcord, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 555 Marin St, Suite 108, Thousand Oaks, CA (“The Property”), a newly renovated Class-A medical condominium in Thousand Oaks and perfect for an owner/user.

The property, located 2.8 miles away from the Los Robles hospital, has continued to maintain high demand since its construction in 2009, as it offers medical professionals the opportunity to own their real estate, rather than lease it. The Thousand Oaks medical market has historically outperformed its neighboring markets and is the most established medical market in Ventura County, CA.



CONDOMINIUM OVERVIEW

555 Marin St, Suite 108, Thousand Oaks, CA

Welcome to an unparalleled opportunity to own a recently remodeled medical condominium set against the breathtaking backdrop of the Santa Monica Mountains.

This prestigious medical office offers not just a space for your practice, but a statement of success and dedication to patient care. Experience the perfect blend of modern facilities and serene views, providing both you and your patients an environment of tranquility and professionalism. Step into a space where your practice can thrive, surrounded by the natural beauty and prestige of one of the most sought-after locations.

- **ASKING PRICE**
\$2,100,000 (\$654/SF)
- **CONDO SIZE**
±3,211 RSF
- **BUILDING SIZE**
±43,072 RSF
- **USE TYPE**
MEDICAL/OFFICE
- **PARKING**
5/1,000 (SURFACE & COVERED)
- **YEAR BUILT**
2009
- **YEAR RENOVATED**
2019
- **PLUG AND PLAY
DENTAL SPACE**



PROPERTY OVERVIEW

555 Marin St, Suite 108, Thousand Oaks, CA

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Bella Vista Condominiums

The Bella Vista Condominiums at 555 Marin St. in Thousand Oaks offer state-of-the-art medical condominium units ideally situated in the heart of a thriving medical industry. Here are some key features and amenities of the property:

1. LOCATION

The property is conveniently located just 2.5 miles from Los Robles Regional Hospital, making it easily accessible for medical professionals and patients alike.

2. PARKING

Bella Vista Condominiums offer ample parking with a ratio of 5:1000, providing both surface and covered options for convenience.

3. SHARED AMENITIES

Owners at 555 Marin St. have access to shared amenities, including a ground-floor conference room for meetings and events.

4. ONSITE STORAGE CONTAINERS

The property offers onsite storage containers, providing additional storage space for owners.

5. NEARBY AMENITIES

The location of the property puts owners just minutes away from Janss Market Place, The Oaks Shopping Mall, and Los Robles Golf Course, offering easy access to high-end retail, dining, and recreational amenities.

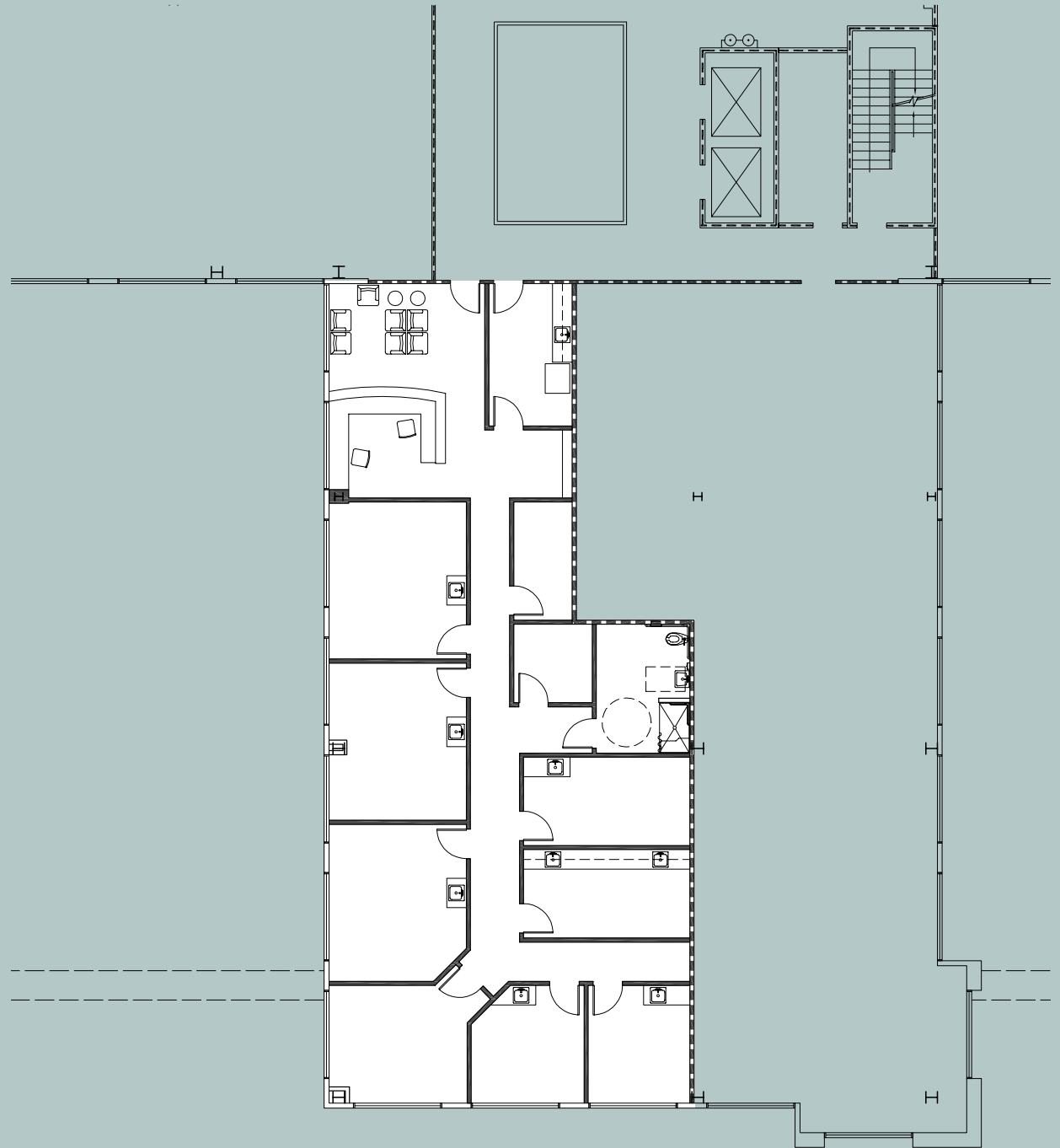
Overall, the Bella Vista Condominiums provide a convenient and attractive location for medical professionals looking for a modern and well-equipped workspace in Thousand Oaks. With its proximity to major medical facilities and amenities, it offers an ideal setting for conducting business in the medical industry.



FLOOR PLAN

± 3,211 RSF

555 Marin St
Suite 108
Thousand Oaks
CA 91301

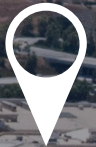


AERIAL OVERVIEW

Los Robles Golf Course



The Oaks Mall



101 Freeway

Janss Marketplace



Hillcrest Dr

Marin St

Wilbur Rd

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Thousand Oaks

Nestled within the picturesque landscapes of Southern California, Thousand Oaks emerges as a dynamic city that seamlessly blends natural beauty with urban convenience. Boasting a thriving economy and a welcoming community, Thousand Oaks stands as an ideal destination for commercial real estate investment. One of the notable strengths of this city lies in its robust medical industry, which flourishes at the forefront of innovation and care. With world-renowned institutions such as Los Robles Regional Hospital in close proximity, Thousand Oaks has become a hub for cutting-edge healthcare services. The city's commitment to fostering medical excellence is further enhanced by its range of medical research facilities, clinics, and specialized practices. For investors seeking prime commercial real estate opportunities within an environment that values health and well-being, Thousand Oaks stands as a beacon of potential and progress in the realm of the medical industry.



Market Drivers – Top Companies



Opportunity to Purchase Business

With over 70 Centres listed worldwide, The TMJ & Sleep Therapy Centre is part of a franchised medical-dental practice network. This specific location, recognized as Centre #3, has flourished for 17 years, serving as a testament to its dedication to exceptional care and expertise. Under the guidance of Dr. David Shirazi, the Centre's holistic approach is devoted to addressing the comprehensive well-being of patients. Serving the communities of Thousand Oaks, Brentwood, and nearby areas, the Centre is committed to assisting individuals grappling with sleep apnea disorder and headaches.

Dr. Shirazi, a board-certified specialist in Cranio-Facial Pain, leads the delivery of well-coordinated and efficient care to enhance the overall health and well-being of patients. The Centre's team of experienced TMJ experts specializes in providing conservative treatment methodologies, including oral appliances, acupuncture, cold lasers, medications, and a range of non-surgical approaches. At The TMJ Sleep and Therapy Centre, each case is meticulously evaluated, followed by the creation of a personalized care plan designed to effectively address and manage the specific condition at hand.

If interested in purchasing the business, please contact broker.

tmjandsleeptherapycentre.com



THE TMJ SLEEP & THERAPY CENTRE

555 MARINST

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This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.



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