

OWNER/USER/INVESTMENT OPPORTUNITY

**FIRST CLASS
FACILITY**



3050 Hillcrest Drive

OFFERING MEMORANDUM

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Introduction

Lee and Associates is pleased to present 3050 E. Hillcrest Drive, a highly improved 45,262 SF flex/industrial building located in the upscale community of Westlake Village, CA.

Hillcrest Drive features ground level and **dock high loading, 24-foot warehouse clearance height, abundant parking and heavy power** comprised of 3,000 AMPs. The building is an impeccably maintained, first-class, property.

The existing tenant, Implant Direct Sybron International has invested over \$3M in improvements since taking occupancy in 2011. Implant Direct is a part of Envista (Nasdaq: NVST), a global family of more than 30 trusted dental brands.



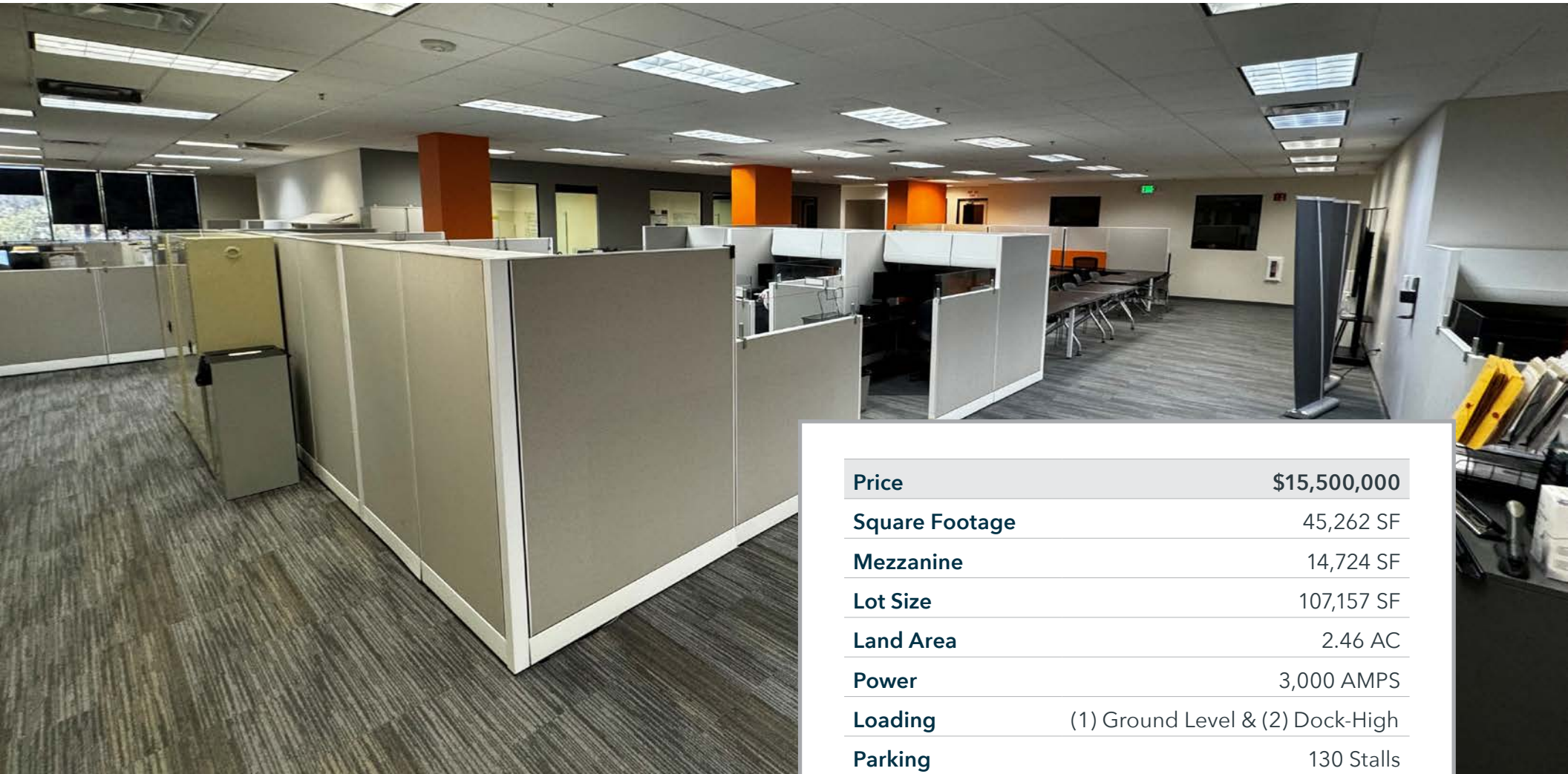
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Executive Summary

3050 Hillcrest Drive, Westlake Village, CA 91362



Price	\$15,500,000
Square Footage	45,262 SF
Mezzanine	14,724 SF
Lot Size	107,157 SF
Land Area	2.46 AC
Power	3,000 AMPS
Loading	(1) Ground Level & (2) Dock-High
Parking	130 Stalls
Zoning	M2 (Manufacturing)
APN	671-2-060-200

Building Highlights



**First-Class
Facility**



**Strong Market
Dynamics**



**Strong Credit
Tenant**



**Favorable Cost of
Doing Business County**



**Well Below
Replacement Costs**



**Substantial
Improvements**



**Close Proximity to
Retail Amenities**



Heavy Power



**Abundant
Parking**



**Dock High & Ground
Level Loading**



**Impressive
Clearance Heights**

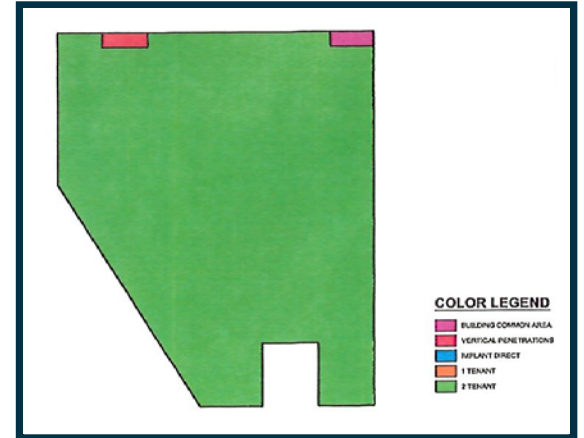
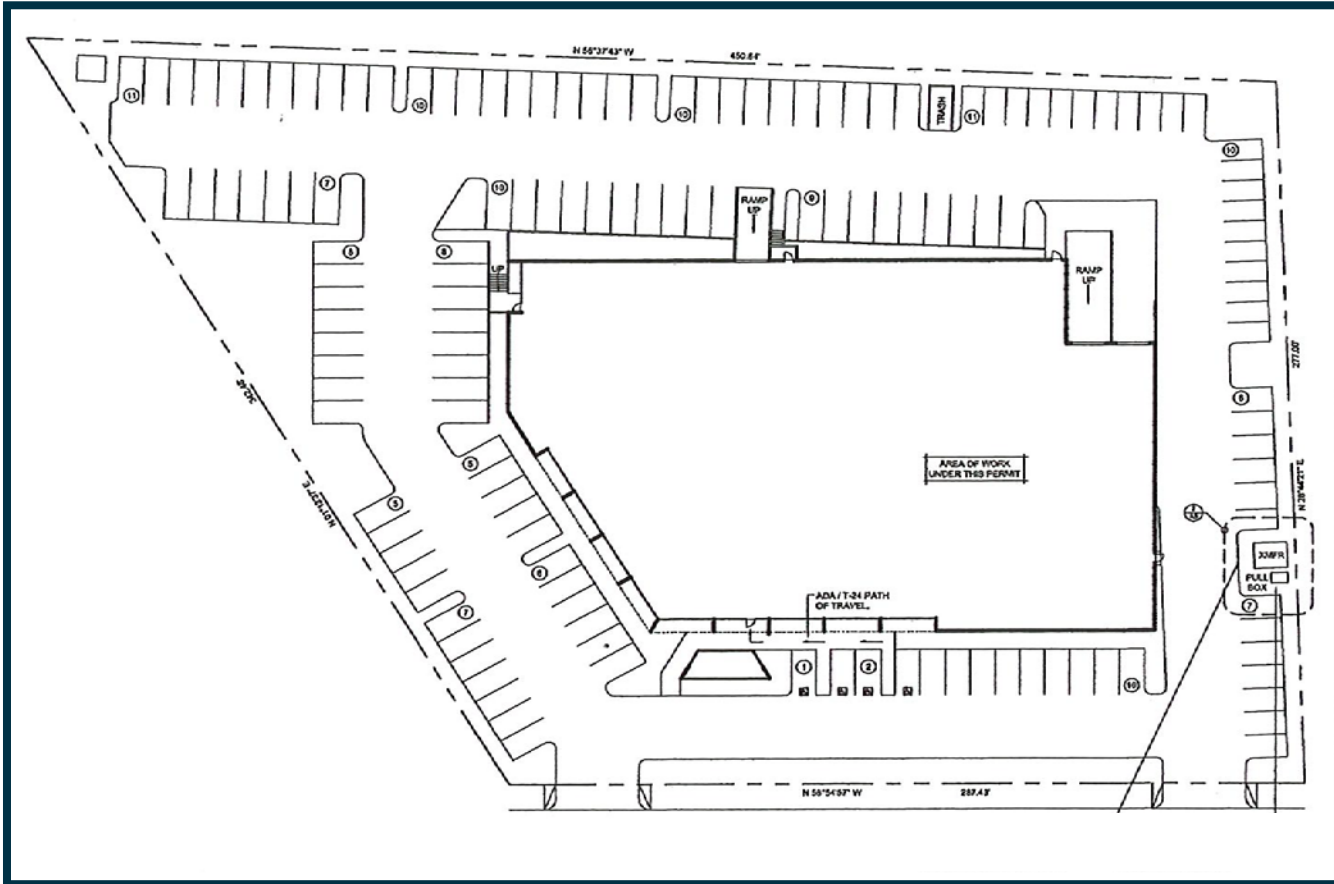


M2 Zoning

Property Photos



Site & Floor Plans



FIRST FLOOR



SECOND FLOOR

Aerial & Amenities Maps



DEMOGRAPHICS

Location Information

The subject property is ideally situated along the south side of Hillcrest Avenue in Westlake Village. It is located on the far western border of Westlake Village adjacent to the city of Thousand Oaks, in the upscale community of Westlake Village, CA, part of the "Technology Corridor" along US 101 in the Conejo Valley. 3050 E. Hillcrest Drive offers a quiet setting with hill views. Freeway access to the subject property is also convenient. US Highway 101 (Ventura Freeway) is located 0.60 miles south of the subject and State Route 23 (Thousand Oaks Freeway) is located 1.75 miles west.



152,603
Total Population



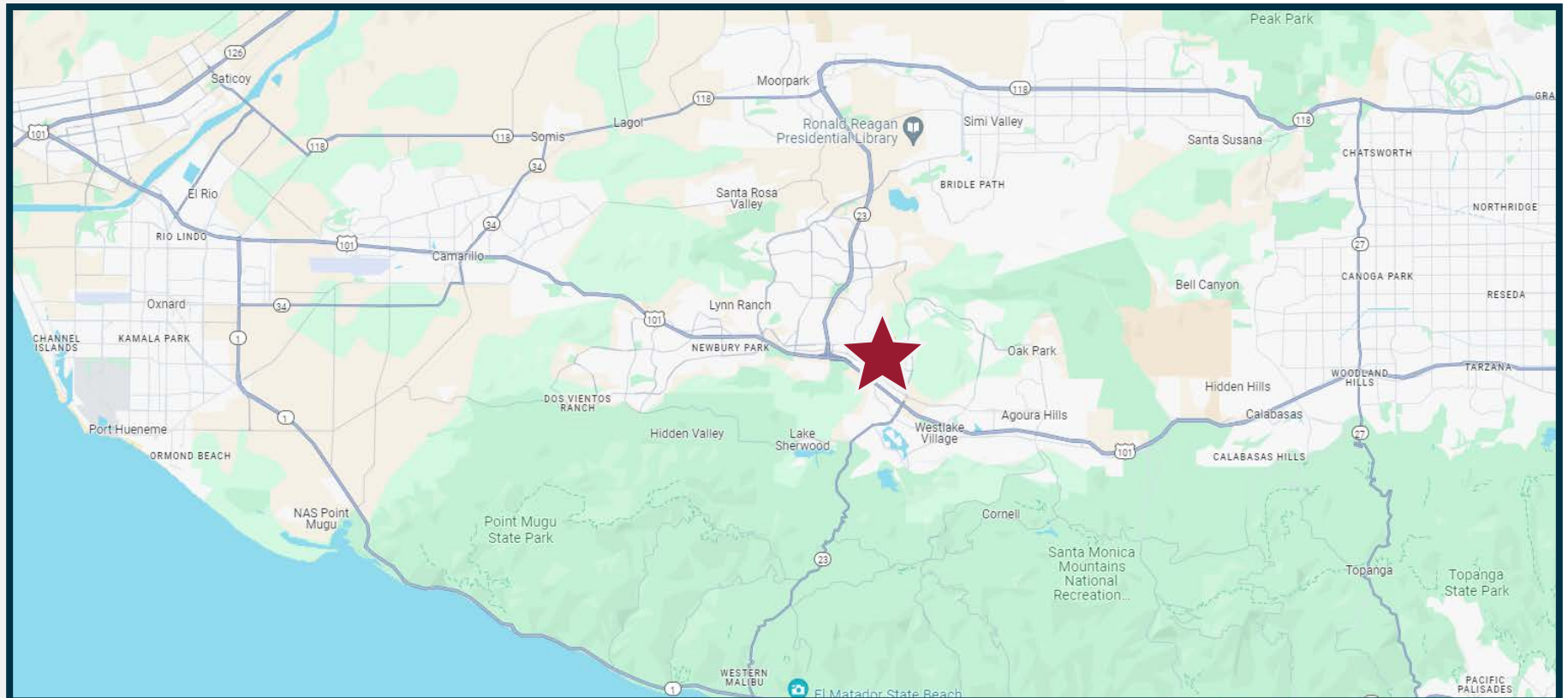
\$170,211
Avg. HH Income



139,781
Employees









81.6%
College Educated



Financial Analysis

Building Size	45,622
Lease Type	NNN
Lease Form	AIR/CRE Standard Industrial/Commercial Lease
Lease Commencement	7/1/2011
Lease Expiration	6/11/2026
Current Monthly Rent	\$55,025.00
Additional Cell Tower Income (Annual)	\$25,701.84
NOI	\$686,001.84
Option 1	8-Years @ CPI or 3% Increase
Option 2	10-Years @ CPI or 3% Increase
Tenant:	Implant Direct Sybron International, LLC
Parent Company:	Envista (Nasdaq: NVST)

Sales Comparables

	ADDRESS	SALE PRICE	PRICE PER SF	CAP RATE	SALE DATE	PROPERTY SIZE
	31113 Via Colinas Westlake Village	\$5,600,000.00	\$493.31	N/A	12/6/2023	11,352 SF
	3500 Willow Lane Westlake Village	\$39,750,000.00	\$381.23	N/A	11/17/2022	104,267 SF
	14399 Princeton Moorpark	\$13,700,000.00	\$298.37	5.25% (projected)	9/15/2023	45,916 SF
	5456 Endeavour Court Moorpark	\$6,702,500.00	\$300.01	4.75%	9/8/2023	22,341 SF
	2401 N Chain Dr. Simi Valley	\$50,600,000.00	\$360.12	N/A	4/4/2024	140,508 SF
	4353 Park Terrace Dr. Westlake Village	\$6,001,000.00	\$410.00	N/A	3/18/2024	14,638 SF



COMMERCIAL REAL ESTATE SERVICES

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