



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL/R&D FOR LEASE

290 CONEJO RIDGE AVE., THOUSAND OAKS, CA

GRANT FULKERSON, SIOR

Principal
818.304.4956
gfulkerson@lee-re.com
DRE# 01483890

WILLIAM ROGART

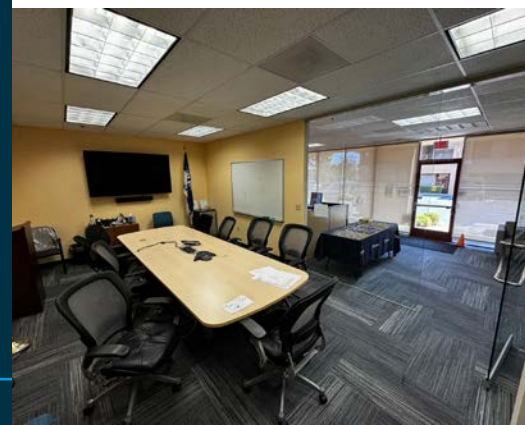
Associate
323.944.6212
wrogart@lee-re.com
DRE# 02198872

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898

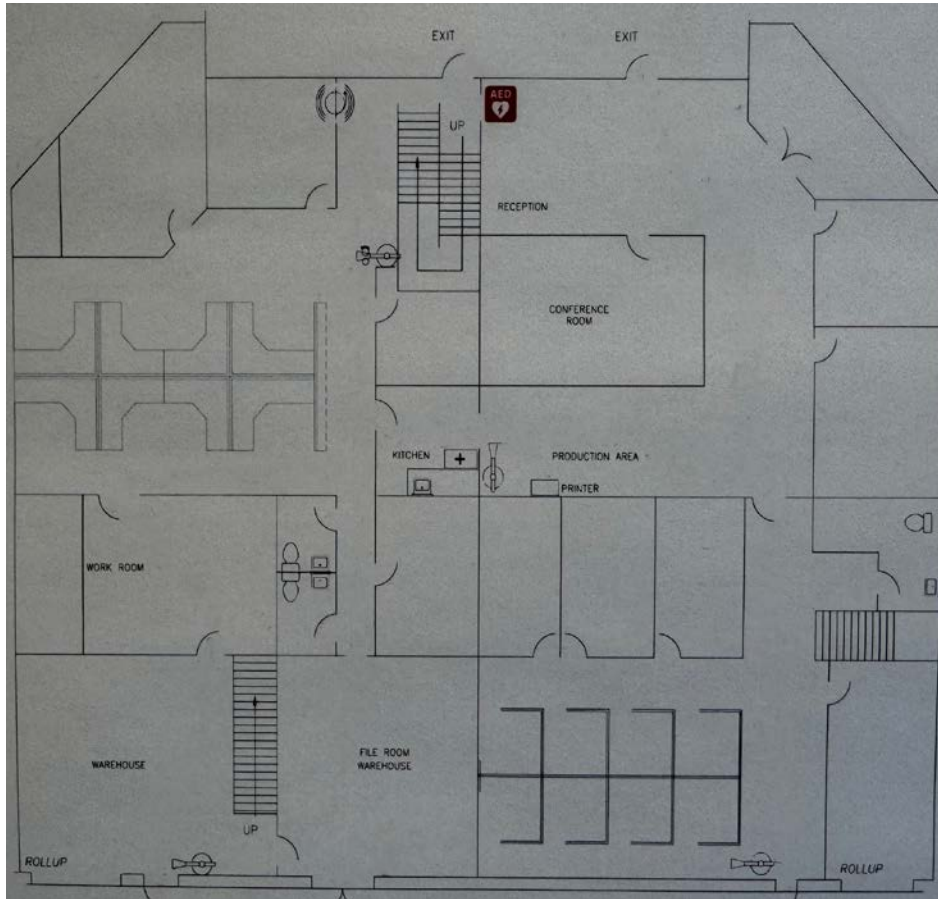
PROPERTY DETAILS

Building Size	11,616 SF
First Floor	7,744 SF
Second Floor	3,872 SF
Clear Height	±20 Feet
Loading	2 Ground Level
Power	TBD
Parking	22 Stalls
Zoning	M1
Lease Rate	\$1.75 PSF NNN

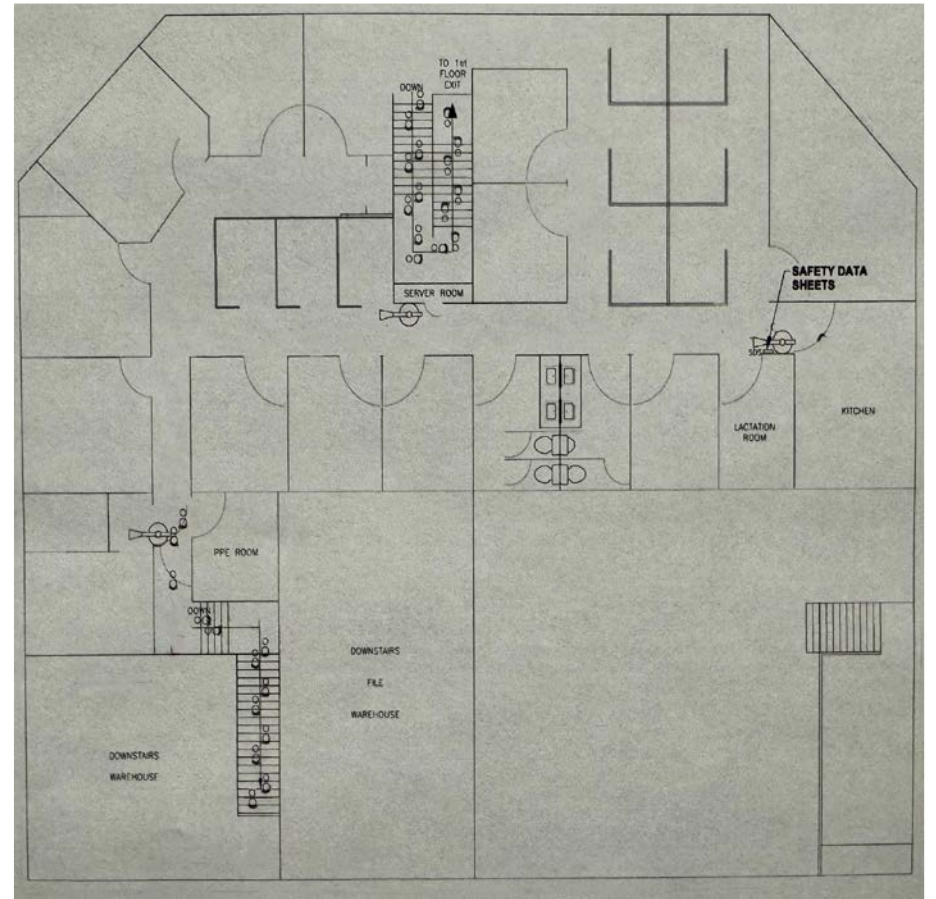
- Located Along The 101 Freeway Corridor
- Easily Accessible And Abundant Parking
- Ideal For R&D/Lab Uses
- Close To Various Type Of Amenities
- Quiet/Peaceful Surroundings With Serene Views
- 100% HVAC
- Impressive Clearance Heights



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

THOUSAND OAKS CIVIC ARTS PLAZA
 Bank of America Performing Arts Center

LASSENS
 NATURAL FOODS & VITAMINS

MASTRO'S STEAKHOUSE
M

Zen Day Spa

TAIYO
 TAIYO RAMEN

WHBYM
 WELLNESS & BEAUTY

Kalologie
 skin-body-massage

BANGKOK AVENUE
 THAI SPA

PEPBOYS AUTO
 Parts, Service and So Much More

SUNLIFE

CALIFORNIA CALIFORNIA

24 FITNESS

MOUTHFUL
 a handcrafted eatery

The CROWN & ANCHOR

BAD CASS STREET TACOS

BOON GAZE

NEAT LOCKER

NORI JAPANESE GRILL

Exotic Thai

SHREYAS HIRAPUR

O'Reilly

Enterprise

BR bagby kly

TABU SHABU

ALL FIRED UP

DAMORE'S

LONGEVITY COFFEE

Golden Dragon CHINESE RESTAURANT

FedEx

BED BATH & BEYOND

BevMo!

Ralphs

TRADER JOE'S

Yogurtland

BLAZE PIZZA

STARBUCKS COFFEE

RITE AID

PETCO

Do it Center

STONE FIRE GRILL

Sharky's

veggiegrill

at&t

CHASE

UnionBank

verizon

PREMIER AMERICA

Habit BURGER GRILL

WELLS FARGO

McDonald's

KFC

BJ's RESTAURANT BREWHOUSE

corner bakery CAFE

ME Massage Envy

The Melting Pot. a fondue restaurant

Montecito Bank & Trust

DECKER KITCHEN

Chick-fil-ly

BARNES & NOBLE BOOKSELLERS

Cinépolis

WORLD MARKET

SEPHORA

lululemon

RESTORATION HARDWARE

Sur La Table

farfalla

lemonade

Paul Martin's FRESH BROTHERS

chico's

Sprinkles

The GRILL

CHAMPAGNE

BRANDY MELVILLE

Hammond CAFE

Planet Beauty

SUBJECT
 250-290 Conejo Ridge Ave
 Thousand Oaks, CA

BOSTON PRIVATE BANK & TRUST COMPANY

CITY NATIONAL BANK
 The way up!

KINECTA FEDERAL CREDIT UNION

STARBUCKS COFFEE

WASHI PLANET

Nonna

VONS

GELSON'S THE GROCERY MARKET

CVS pharmacy

PEARL DISTRICT

Julio's

OneWest Bank

PRESSED JUICERY

SPROUTS FARMERS MARKET

Tuscany il Ristorante

ToMoDaChi

YOZEN FROGURT

Natural Cafe

PopPops

Logix smarter banking

Rooster

Juice RANCH

SUBWAY

CHASE

STARBUCKS COFFEE

First Citizens Bank

Jamba Juice

JOHN'S ITALY

EAST COAST BAGEL CO

WELLS FARGO

BANK OF AMERICA

MENDOCINO FARMS sandwich market

M. FREDRIC

SEA CASA

JOI

FINNEY'S CRAFT HOUSE

SOULCYCLE

HYATT HARVEST

Comerça Bank

BANK OF AMERICA

Westlake High School

EQUINOX

Oaks Christian School

Westlake Golf Course

mediterranean
 STONEHAUS

US 101



E Hillcrest Dr

E Thousand Oaks Blvd

VENTURA FWY (US 101)

Hampshire Rd

Thousand Oaks Auto Mall

S Westlake Blvd

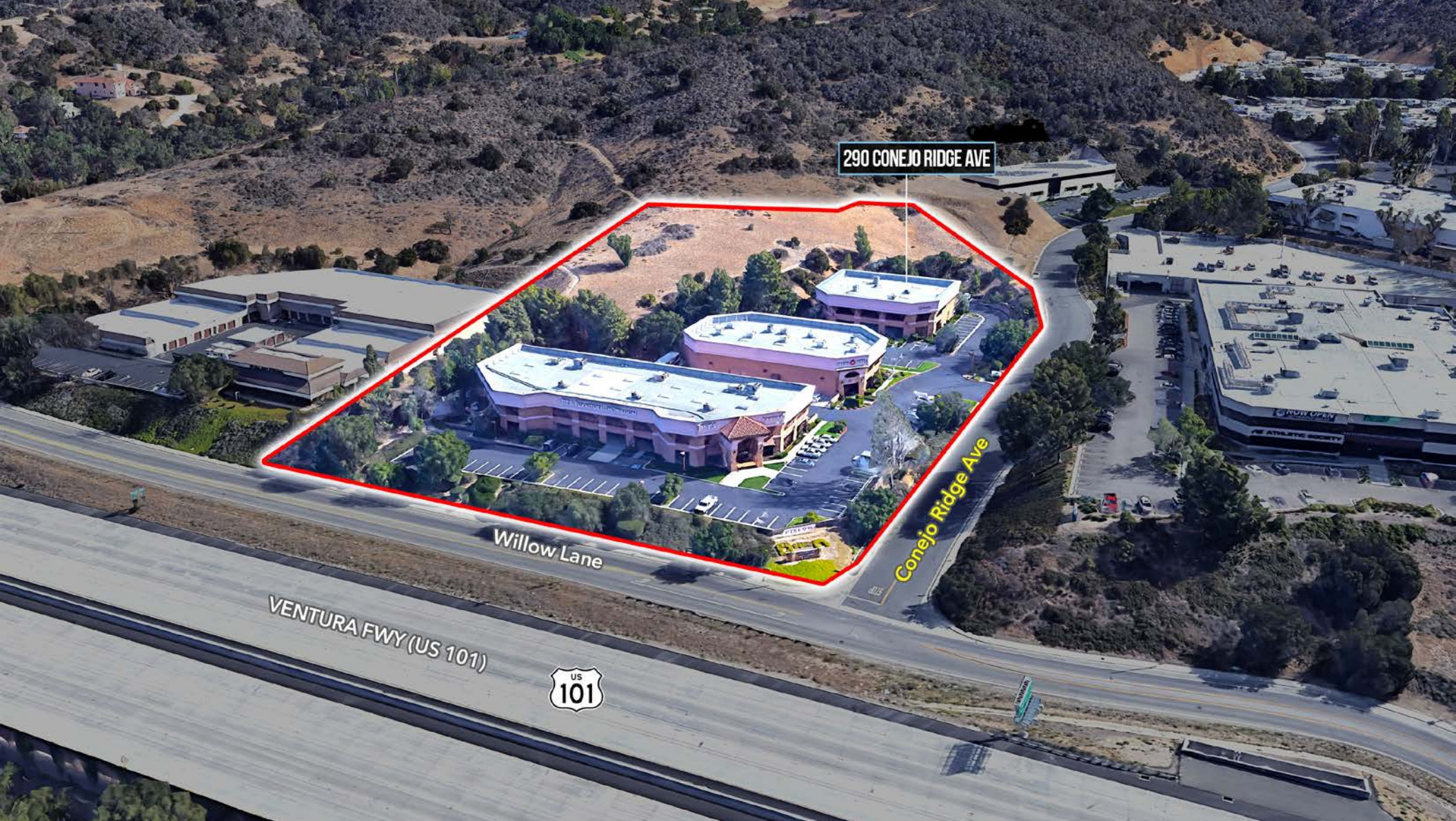
Townsgate Rd

Agoura Rd

Westlake Village

US 101

Lakeview Canyon Rd



www.lee-re.com

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