



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
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DRE# 01483890

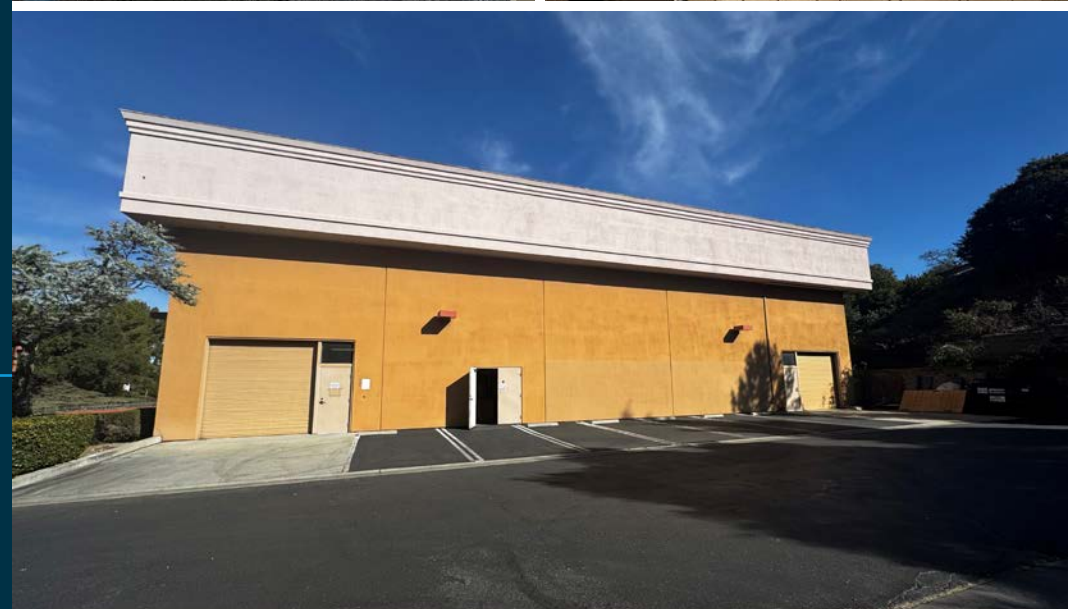
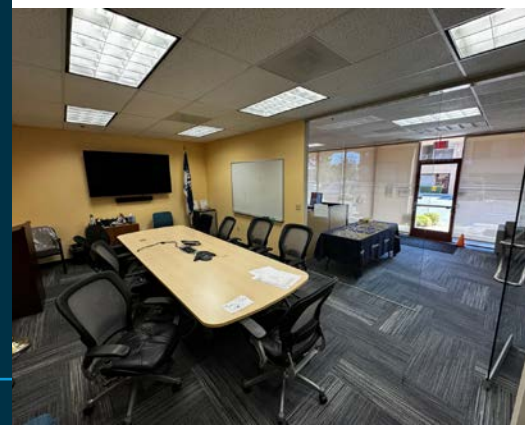
BRYCE KOLB

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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

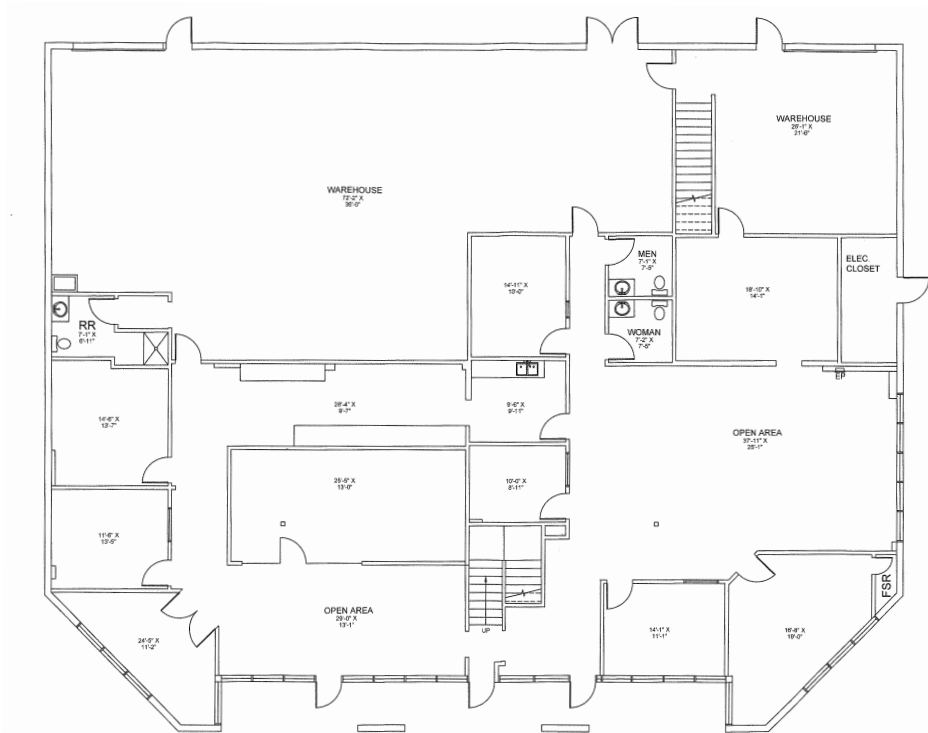
PROPERTY DETAILS

Building Size	11,616 SF
First Floor	7,744 SF
Second Floor	3,872 SF
Clear Height	±22 Feet
Loading	2 Ground Level
Power	400 AMPS 120-208 3P 4W
Parking	22 Stalls
Zoning	M1
Lease Rate	\$1.75 PSF NNN

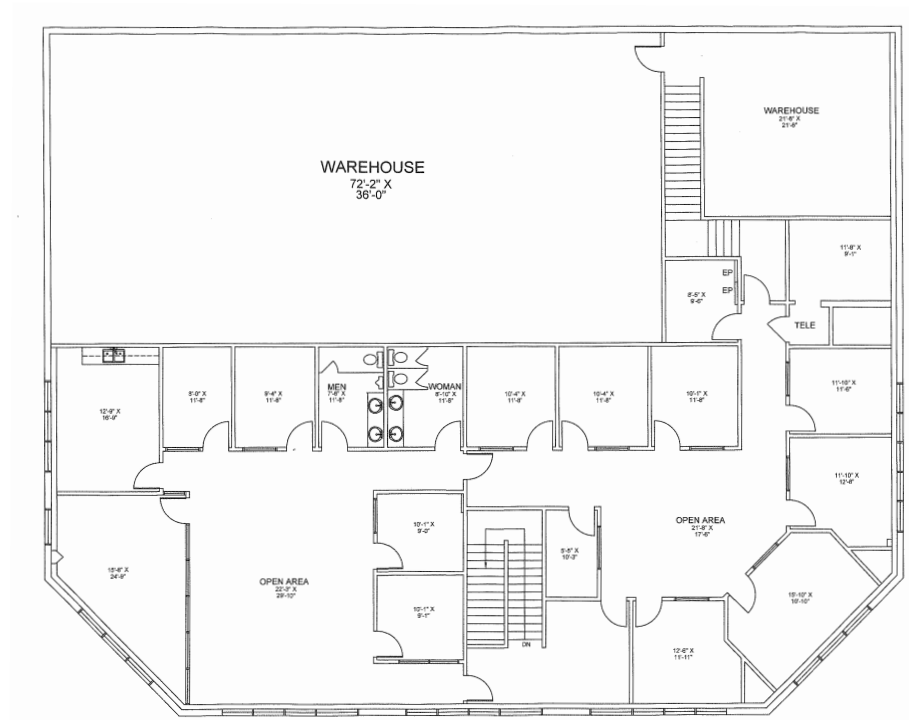


- Located Along The 101 Freeway Corridor
- Ideal For R&D/Lab Uses
- Close Proximity To Numerous Retail Amenities
- Quiet/Peaceful Surroundings With Serene Views
- 100% HVAC
- Impressive Clearance Heights

FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

THOUSAND OAKS CIVIC ARTS PLAZA
 LASSENS
 MASTRO'S STEAKHOUSE
 Zen Day Spa
 TAIYO RAMEN
 WHBM
 Kalogier
 BANGKOK AVENUE
 PEPBOYS AUTO
 SUNLIFE
 CALIFORNIA

24 FITNESS MOUTHFUL The Crown & Anchor
 BADASS STREET TACOS
 NORI JAPANESE GRILL
 Exotic Thai
 O'Reilly
 e
 BR
 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 STONEISLE GRILL
 Sharky's
 veggiegrill at&t CHASE UnionBank
 verizon
 PREMIER AMERICA
 The Habit BURGER GRILL
 WELLS FARGO
 JAPAN MARKET
 McDonald's KFC
 BJS
 CORNET bakery CAFE
 ME
 The Melling Pot
 Monocro Bank & Trust
 DELICER
 Chick-fil-ee

BARNES & NOBLE BOOKSELLERS Cinépolis WORLD MARKET See's CANDIES
 lululemon RESTORATION HARDWARE Sur La Table farfalla NikeStore
 Limonada Paul Martin's Fresh Broilers chico's Sprinkles kreation
 The GRILL CHAMPAGNE BRANDY MELVILLE Hammade CAFE Planet Beauty SHAKE SHACK

BOSTON PRIVATE BANK TRUST COMPANY CITY NATIONAL BANK
 KINECTA STARBUCKS COFFEE
 NISHI PLANET Nanna

VONS GELSON'S CVS PEARL DISTRICT Julio's OneWest Bank PRESSED JUICERY
 SPROUTS Farmers Market Tuscany TomodaChi YOZEN FROGURT Natural Babey's
 Logix smarter banking Rooster Juice RANCH SUBWAY CHASE
 STARBUCKS COFFEE
 First Citizens Bank Jamba Juice Pain JOHN BIRAY EAST COAST BAGEL CO WELLS FARGO
 BANK OF AMERICA MENDOCINO FARMS sandwich market M. FREDRIC SEA CASA JOI FINNEY'S SOULCYCLE

HYATT WESTLAKE TOWN HARVEST
 Comenca Bank
 BANK OF AMERICA

SUBJECT
 250-290 Conejo Ridge Ave
 Thousand Oaks, CA

Thousand Oaks

Thousand Oaks Auto Mall

Westlake High School

Oaks Christian School

Westlake Golf Course

mediterraneo
 STONEHAUS

Westlake Village



Hampshire Rd

VENTURA FWY (US 101)

E Hillcrest Dr

E Thousand Oaks Blvd

S Westlake Blvd

Townsgate Rd

Agoura Rd

Lakeview Canyon Rd



www.lee-re.com

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