

Freeway Visible Flex, Office, Fitness Project For Sale / Lease

2400 Willow Lane, Thousand Oaks, CA 91361



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PROPERTY FEATURES

- ±81,994 SF Flex Building (56,615 SF Ground Level + 25,379 SF Second Level)
- ±8.4 AC Land
- Approx. 24 FT clear height
- 3,000 Amp, 3 Phase power
- M1 Zoning
- Loading: Ground level with two roll up doors
- Elevator: One Passenger
- Versatile property situated along 101 Freeway in Thousand Oaks, in the heart of the Conejo Valley submarket of Los Angeles
- Direct freeway visibility and signage opportunity
- Ground floor formerly occupied by a Health Club with a small cafe
- Abundant on-site parking (396 spaces) including two-story structure
- Strategically positioned at the Highway 101 & 23 Interchange
- With its convenient freeway and community access, grand window-line with panoramic views, and plentiful parking, this property provides an excellent opportunity and location for a variety of users



DEMOS	1 mile	3 mile	5 mile
Population	9,557	56,971	140,246
Avg. HH Income	\$105,336	\$140,134	\$152,248
Daytime Pop.	7,750	47,729	116,762
Traffic Count	±202,712 cars per day (101 FWY)		

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First Floor Interior Photos*



***Images of former Health Club facility, infrastructure remains in place, general equipment has been removed**

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Second Floor Interior Photos



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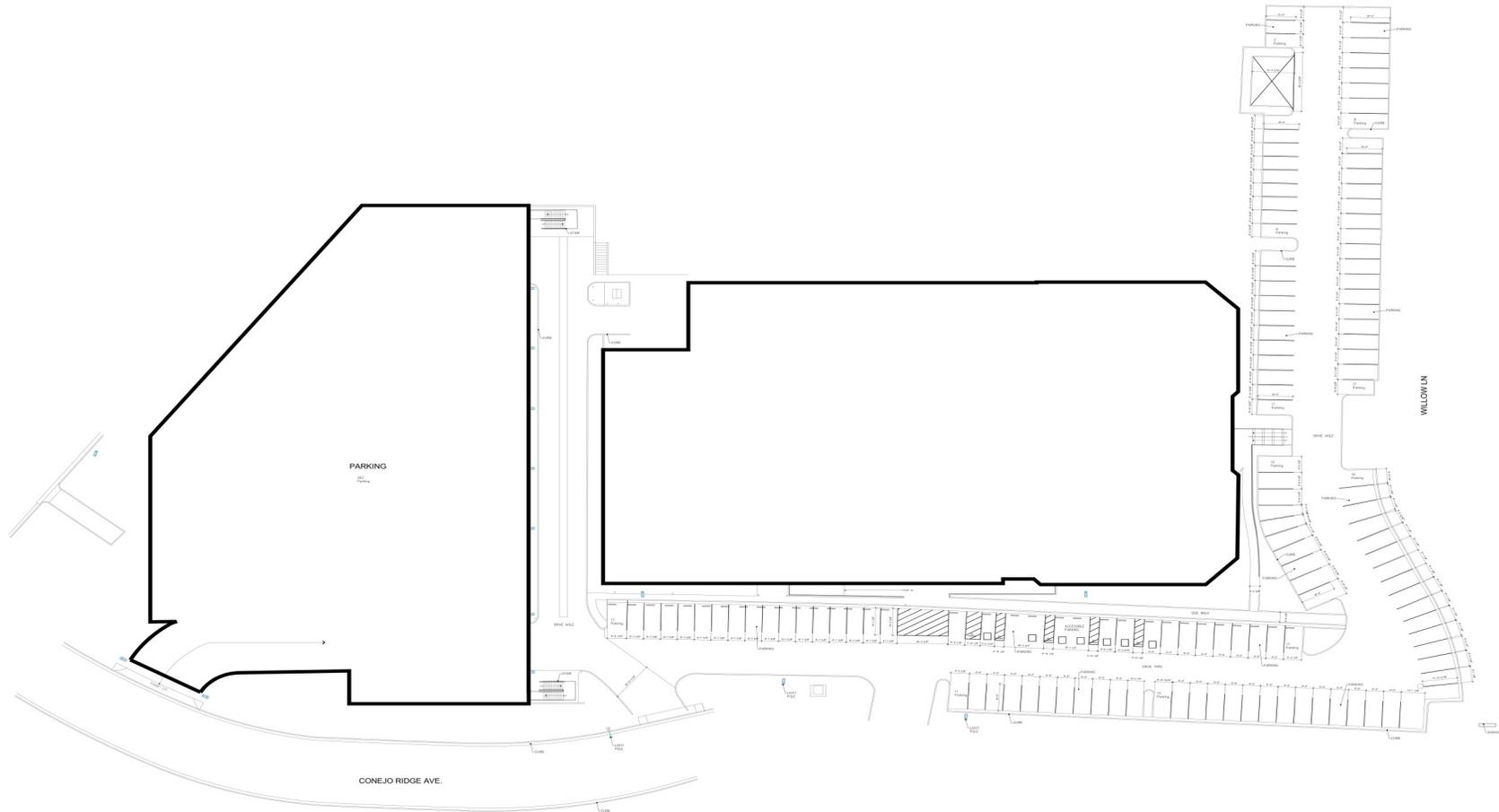
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Site Plan



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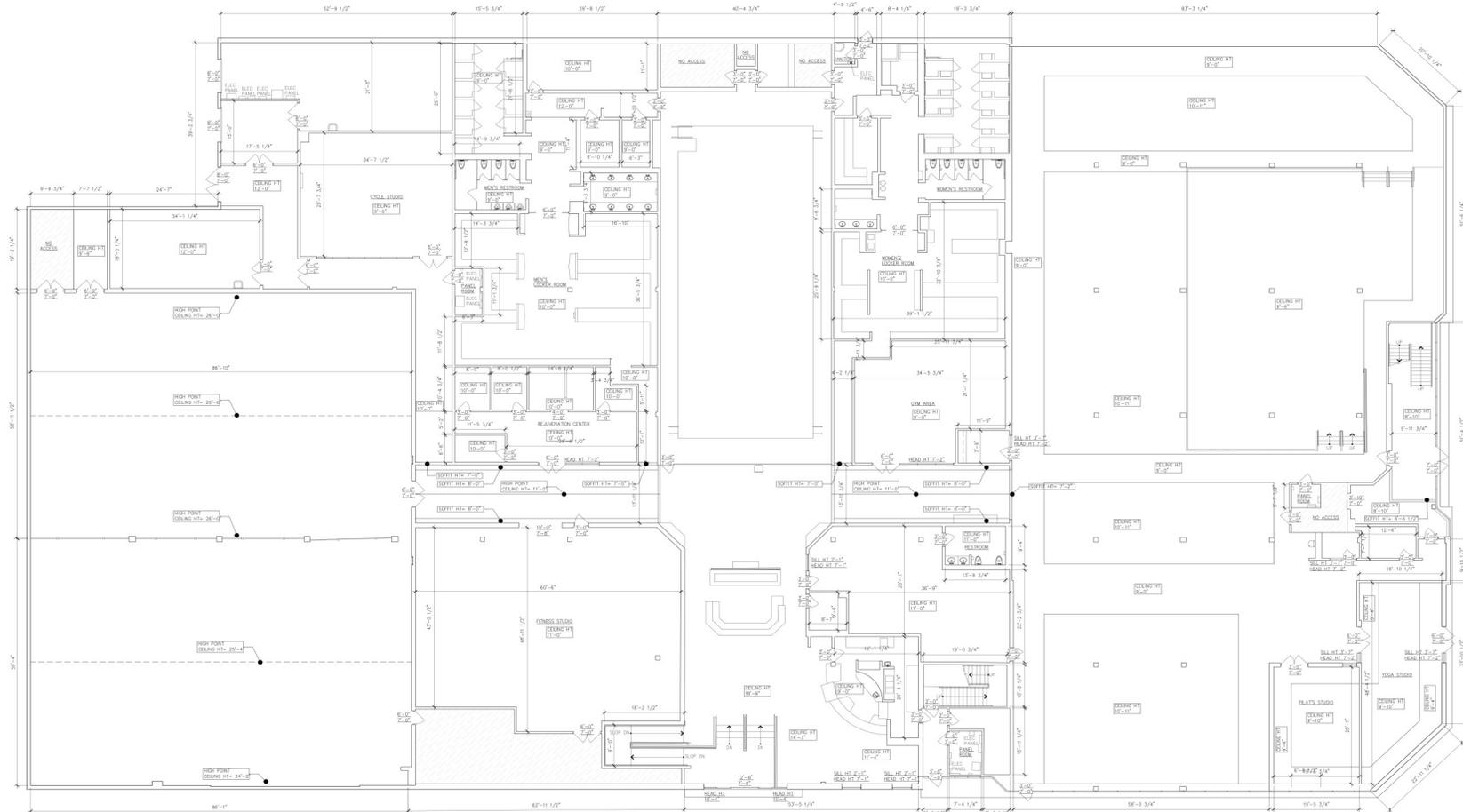
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Suite 100 - Floor Plan



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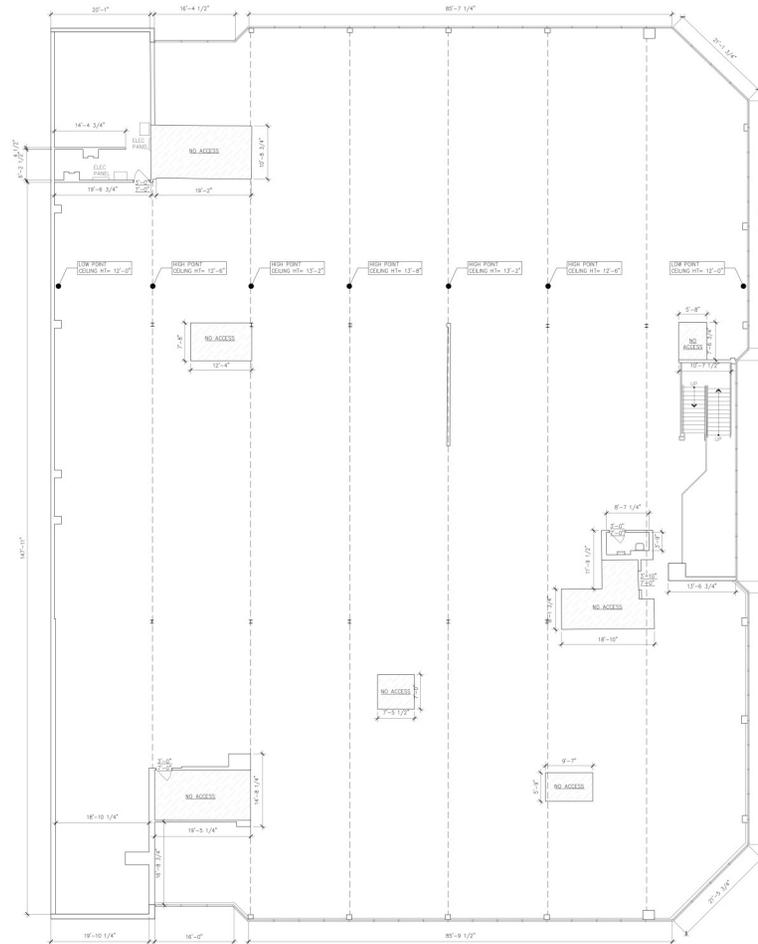
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Suite 200 - Floor Plan



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TOP EMPLOYERS



Amgen Inc. is an American multinational biopharmaceutical company headquartered in Thousand Oaks, California. A biotechnology innovator since 1980, Amgen has grown to be one of the world's leading biotechnology companies, has reached millions of patients around the world. Amgen is an industry leader with 19,200 employees and an annual revenue of \$23.8B.



Dole Food Company is an American agricultural multinational corporation headquartered in Westlake Village, California. The company is the largest producer of fruit and vegetables in the world, operating with 74,300 full-time and seasonal employees who are responsible for over 300 products in their distribution.



California Lutheran University was Founded in 1959, California Lutheran University is home to more than 2,804 undergraduate and 1,223 graduate students who come from more than 58 countries and represent a wide variety of faiths. The 225-acre campus is home to a wide array of undergraduate programs, including 41 majors and 43 minors.



Los Robles Hospital & Medical Center is the largest hospital in eastern Ventura County. It is a 321-bed acute care hospital with a level II trauma center. Los Robles Regional Medical Center is a key player in the health care industry.



MannKind Corporation is a biopharmaceutical company focusing on the discovery, development, and commercialization of therapeutic products for diseases such as diabetes and pulmonary arterial



Atara Biotherapeutics, Inc. is a leading allogeneic T-Cell immunotherapy company pioneering the development of transformative therapies for patients with serious diseases including solid tumors, hematologic cancers and autoimmune diseases.



Sienna Biopharmaceuticals, Inc. is a clinical-stage biopharmaceutical company that discovers, develops, and commercializes topical products for medical dermatology and aesthetics markets in North America.



Teledyne Technologies, Inc. is an American industrial conglomerate who provides geospatial software designed for the hydrographic and marine community. Teledyne Technologies, founded in 1960, is a key player in the industry with 8,970 employees.

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Freeway Visible Flex, Office, Fitness Project For Sale / Lease

2400 Willow Lane, Thousand Oaks, CA 91361



AREA AMENITIES

- Thousand Oaks is an upscale suburban market of Los Angeles and is home to California Lutheran University, Caruso Development's The Lakes, Thousand Oaks Auto Mall, Janss Marketplace, and a growing number of Retailers, Restaurants, Breweries, Service Providers, and Corporate Tenants.
- Thousand Oaks sits along a major transportation corridor — US 101 Freeway, between Los Angeles and Santa Barbara, in the Conejo Valley
- Thousand Oaks is filled with numerous community attractions, including The Gardens of the World, Wildwood Regional Park, Paradise Falls, Santa Monica Mountains, and many more open space and recreational amenities.

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