

# DOWNTOWN THOUSAND OAKS



## 53 Conejo School Road Thousand Oaks, California



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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## EXECUTIVE SUMMARY

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**53 CONEJO SCHOOL ROAD**  
Thousand Oaks, CA



- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| ■ <b>Owner/User Purchase</b>      |                                   |
| ■ <b>Total Lot Size:</b>          | Approximately 37,994 SF Parcel    |
| ■ <b>Zoning:</b>                  | TP (trailer park) with C2 overlay |
| ■ <b>Occupancy:</b>               | 3 Tenants/Auto Dealer Parking     |
| ■ <b>Price:</b>                   | \$4,000,000.00                    |
| ■ <b>Assessor Parcel Numbers:</b> | 670-0-290-090                     |

## NOTES

All Tenants are currently month-to-month including Auto Dealer Parking Storage.

Property is located directly behind properties facing Thousand Oaks Blvd on the north east corner of Thousand Oaks Blvd and Conejo School Road.

## LOCATION HIGHLIGHTS & AREA DESCRIPTION

The Subject Parcel is located in the heart of downtown Thousand Oaks directly behind the retail properties facing Thousand Oaks Blvd across the street from The Lakes at Thousand Oaks, a Caruso Affiliates Development, and adjacent Thousand Oaks City Hall and Civic Center. The property is on Conejo School Road, between Thousand Oaks Blvd and Hillcrest Drive. Traffic counts for this section of Thousand Oaks Boulevard are North/South: 3,743 CPD and East/West 28,332 CPD. 53 Conejo School Road parcel lends itself to easy ingress and egress for multi-tenant project.

The downtown area of Thousand Oaks provides dining, shopping, fitness centers, hiking trails and entertainment all

within walking distance for the occupants of a mixed use project. Thousand Oaks is known for its excellent schools including California Lutheran University and off site campuses for both Pepperdine and Channel Islands California State Universities.

The population in a five-mile radius is 145,235 with the median age being 43.9 and the median yearly income of \$101,183. Thousand Oaks is home to Amgen, Baxtra, Skyworks, Xirrus, BMW USA, Anthem Blue Cross and many other large employers.

## PROPERTY HIGHLIGHTS

Excellent High Profile Location

Located in the Specific Plan of Thousand Oaks Boulevard

Within Walking Distance of Many Amenities Including  
The Lakes and the Thousand Oaks Civic Center

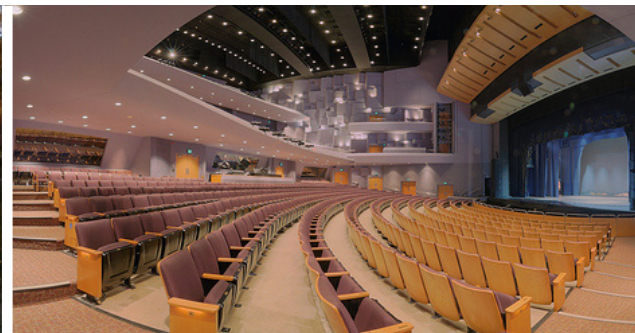


**THE LAKES**  
AT THOUSAND OAKS



**THOUSAND OAKS**  
**CIVIC ARTS PLAZA**

Bank of America Performing Arts Center



## DEMOGRAPHICS REPORT

	1 mile(s)	3 mile(s)	5 mile(s)
<b>2017B Demographics:</b>			
Q4 2017 Employees	8,183	60,542	103,234
Q4 2017 Establishments*	1,156	5,947	9,511
Total Population	8,041	64,971	145,243
Total Households	3,288	25,348	54,002
Female Population	4,054	33,347	74,405
% Female	50.4%	51.3%	51.2%
Male Population	3,987	31,625	70,838
% Male	49.6%	48.7%	48.8%
Population Density (per Sq. Mi.)	2,543.90	2,288.57	1,842.68
<b>Employed Civilian Population 16+</b>			
Total	4,303	34,522	77,188
White Collar	66.4%	75.7%	79.3%
Blue Collar	33.6%	24.3%	20.7%
<b>Seasonal Population by Quarter:</b>			
Q4 2014	50	204	484
Q1 2015	60	215	502
Q2 2015	60	223	516
Q3 2015	58	222	518
Q4 2015	60	228	536
Q1 2016	62	230	542
Q2 2016	62	231	548
Q3 2016	74	248	563
Q4 2016	74	245	561
<b>Age:</b>			
Age 0 - 4	6.2%	4.5%	4.4%
Age 5 - 14	11.5%	11.0%	11.7%
Age 15 - 19	6.1%	6.4%	7.2%
Age 20 - 24	6.3%	5.5%	6.0%
Age 25 - 34	17.0%	11.1%	9.7%
Age 35 - 44	15.1%	11.5%	11.1%
Age 45 - 54	14.0%	15.0%	16.0%
Age 55 - 64	10.1%	14.5%	15.5%



## DEMOGRAPHICS REPORT

	1 mile(s)	3 mile(s)	5 mile(s)
Age 65 - 74	6.6%	11.2%	10.8%
Age 75 - 84	4.0%	6.0%	5.1%
Age 85 +	3.2%	3.1%	2.5%
Median Age	36.9	44.9	44.9
<b>Housing Units</b>			
Total Housing Units	3,360	25,671	54,481
Occupied Housing Units	97.8%	98.7%	99.1%
Vacant Housing Units	2.2%	1.3%	0.9%
<b>Housing Units by Tenure</b>			
Total Households in Tenure	3,288	25,348	54,002
Owner Occupied Housing Units	1,430	16,414	38,462
Owner Occupied free and clear	25.7%	23.0%	20.7%
Owner Occupied with a mortgage or loan	74.3%	77.0%	79.3%
Renter Occupied Housing Units	1,858	8,935	15,540
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.6%	0.4%	0.3%
Asian	6.0%	7.2%	9.3%
Black	2.2%	1.3%	1.3%
Hawaiian/Pacific Islander	0.2%	0.1%	0.1%
White	73.8%	80.3%	79.9%
Other	13.3%	6.9%	5.3%
Multi-Race	3.9%	3.8%	3.8%
Hispanic Ethnicity	41.5%	21.3%	16.9%
Not of Hispanic Ethnicity	59.1%	79.1%	83.5%
<b>Race of Hispanics</b>			
Hispanics	3,318	13,793	24,444
American Indian	1.0%	0.9%	1.0%
Asian	0.1%	0.3%	0.4%
Black	0.7%	0.7%	0.7%
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
White	62.7%	61.1%	61.5%
Other	31.5%	31.6%	30.1%
Multi-Race	4.0%	5.4%	6.3%
<b>Race of Non Hispanics</b>			
Non Hispanics	4,723	51,178	120,799
American Indian	0.3%	0.3%	0.2%

## DEMOGRAPHICS REPORT

	1 mile(s)	3 mile(s)	5 mile(s)
Asian	10.1%	9.1%	11.1%
Black	3.3%	1.5%	1.5%
Hawaiian/Pacific Islander	0.3%	0.1%	0.1%
White	81.5%	85.5%	83.7%
Other	0.5%	0.2%	0.2%
Multi-Race	3.9%	3.3%	3.3%
<b>Marital Status:</b>			
Age 15 + Population	6,622	54,848	121,832
Divorced	15.2%	10.9%	9.5%
Never Married	37.4%	30.0%	29.5%
Now Married	41.3%	53.0%	55.7%
Now Married - Separated	1.9%	1.7%	1.5%
Widowed	6.1%	6.1%	5.3%
<b>Educational Attainment:</b>			
Total Population Age 25+	5,626	47,078	102,715
Grade K - 8	7.9%	2.8%	2.2%
Grade 9 - 12	7.0%	3.9%	3.3%
High School Graduate	17.8%	16.3%	13.8%
Associates Degree	10.6%	8.0%	7.9%
Bachelor's Degree	22.4%	28.0%	30.2%
Graduate Degree	10.9%	18.9%	21.6%
Some College, No Degree	21.6%	21.4%	20.5%
No Schooling Completed	1.8%	0.8%	0.6%
<b>Household Income:</b>			
Income \$ 0 - \$9,999	7.2%	3.7%	3.1%
Income \$ 10,000 - \$14,999	8.4%	3.4%	2.3%
Income \$ 15,000 - \$24,999	10.5%	5.4%	4.4%
Income \$ 25,000 - \$34,999	7.8%	6.1%	5.2%
Income \$ 35,000 - \$49,999	14.5%	9.0%	8.1%
Income \$ 50,000 - \$74,999	16.6%	12.9%	11.8%
Income \$ 75,000 - \$99,999	11.9%	13.7%	12.6%
Income \$100,000 - \$124,999	10.8%	11.3%	12.1%
Income \$125,000 - \$149,999	3.5%	7.8%	8.8%
Income \$150,000 +	8.9%	26.8%	31.8%
Average Household Income	\$73,773	\$134,142	\$147,811
Median Household Income	\$52,818	\$92,194	\$105,284
Per Capita Income	\$30,365	\$52,619	\$55,389



## DEMOGRAPHICS REPORT

1 mile(s) 3 mile(s) 5 mile(s)

### Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under

Total Families (Family Households)	1,776	16,765	38,445
Husband-Wife Family, Own Children, Below Poverty	109	260	517
Husband-Wife Family, No Own Children, Below Poverty	13	184	338
Male Householder, Own Children, Below Poverty	7	42	65
Male Householder, No Own Children, Below Poverty	5	21	37
Female Householder, Own Children, Below Poverty	103	299	469
Female Householder, No Own Children, Below Poverty	34	147	205
Husband-Wife Family, Own Children, At/Above Poverty	417	4,818	12,573
Husband-Wife Family, No Own Children, At/Above Poverty	580	7,951	18,095
Male Householder, Own Children, At/Above Poverty	85	458	934
Male Householder, No Own Children, At/Above Poverty	100	502	967
Female Householder, Own Children, At/Above Poverty	190	865	1,863
Female Householder, No Own Children, At/Above Poverty	133	1,217	2,381

### Poverty: Popn, Ratio of Income to Poverty Level

Total Population for whom poverty status is determined	8,041	64,971	145,243
Less Than .50	660	2,223	4,492
.50 - .99	735	2,747	4,246
1.00 - 1.24	549	2,180	3,771
1.25 - 1.49	255	1,353	2,368
1.50 - 1.84	569	2,400	4,710
1.85 - 1.99	83	902	2,468
2.00+	5,190	53,166	123,187

### Poverty: Popn by Race

#### By Race

White, Below Poverty Level	895	3,540	6,009
White, Above Poverty Level	5,035	48,622	110,065
Black, Below Poverty Level	12	125	200
Black, Above Poverty Level	168	746	1,731
AI/Alaskan Native, Below Poverty Level	17	45	87
AI/Alaskan Native, Above Poverty Level	31	209	397
Asian, Below Poverty Level	4	184	475
Asian, Above Poverty Level	479	4,508	12,986
NH/PI, Below Poverty Level	5	10	20
NH/PI, Above Poverty Level	9	74	161
Some Other Race, Below Poverty Level	413	919	1,602
Some Other Race, Above Poverty Level	656	3,551	6,040
2+ Races, Below Poverty Level	49	146	344
2+ Races, Above Poverty Level	267	2,290	5,124

## DEMOGRAPHICS REPORT

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Poverty: Popn by Ethnicity</b>			
<b>Hispanic/Latino</b>			
Hispanic/Latino, Below Poverty Level	944	2,076	3,367
Hispanic/Latino, Above Poverty Level	2,373	11,717	21,077
Non-Hispanic/Latino, Below Poverty Level	451	2,894	5,371
Non-Hispanic/Latino, Above Poverty Level	4,272	48,285	115,428
<b>Non-Hispanic/Latino by Race</b>			
White, Below Poverty Level	431	2,555	4,540
White, Above Poverty Level	3,418	41,186	96,510
Other than White, Below Poverty Level	964	2,415	4,198
Other than White, Above Poverty Level	3,227	18,816	39,995
<b>Vehicles Available</b>			
0 Vehicles Available	8.7%	3.7%	3.0%
1 Vehicle Available	43.6%	29.7%	25.7%
2+ Vehicles Available	47.8%	66.6%	71.3%
Average Vehicles Per Household	1.73	2.08	2.13
Total Vehicles Available	5,698	52,668	115,107



AREA AERIAL





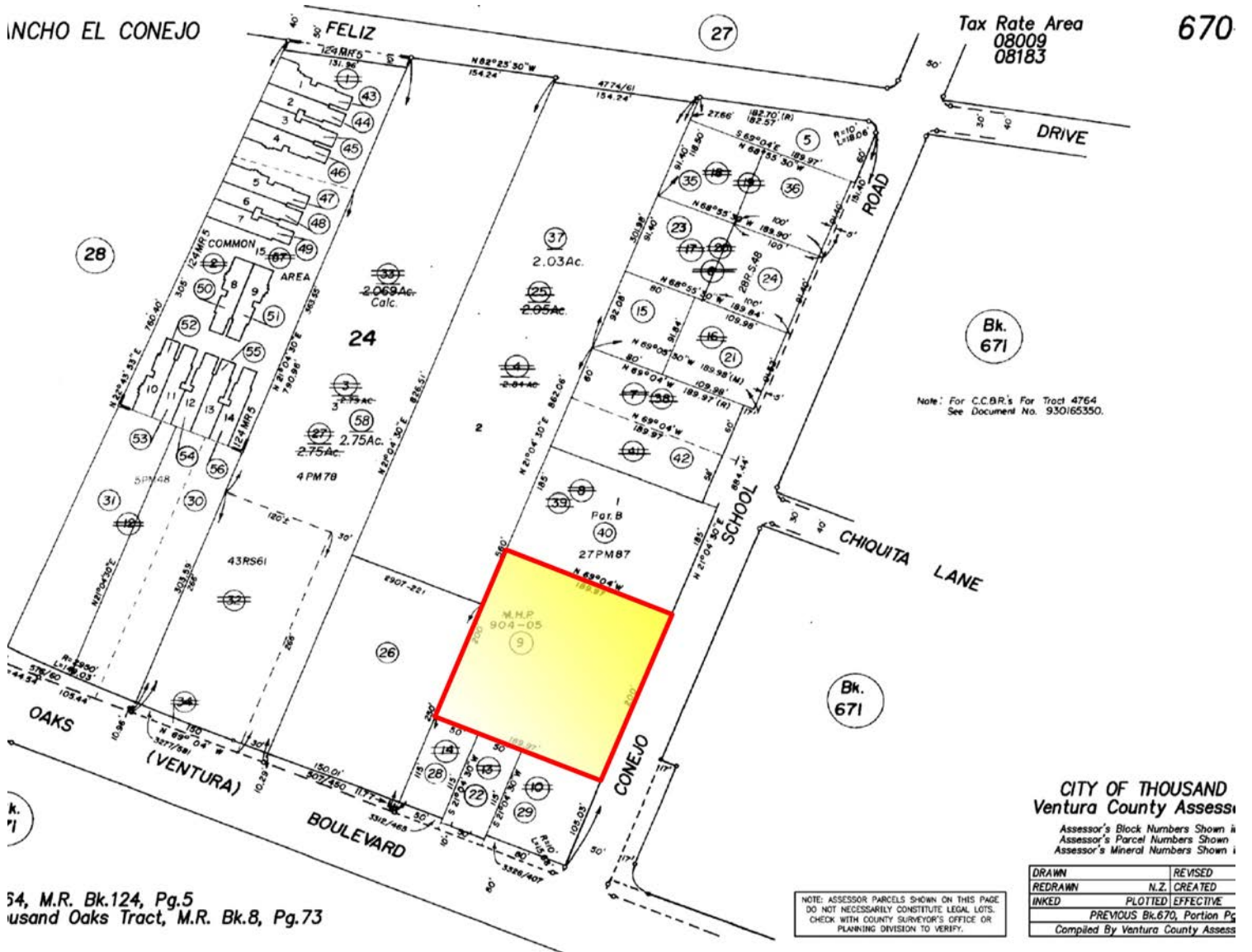
REGIONAL AERIAL





PARCEL MAP

VINCHO EL CONEJO



54, M.R. Bk.124, Pg.5  
Thousand Oaks Tract, M.R. Bk.8, Pg.73

APN: 670-0-290-090



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