

# Freeway Adjacent Office Space(s) Available for Lease

270 Conejo Ridge Avenue, Thousand Oaks, CA 91361



**AUSTIN HARRELL (818) 514-0547**  
austin@illicre.com · DRE#02051633

**JAMES HEERDEGEN (818) 697-9379**  
james@illicre.com · DRE#02197482

**TODD NATHANSON (818) 514-2204**  
todd@illicre.com · DRE#00923779

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## PROPERTY FEATURES

- ±1,274-1,897 SF office suite(s) available
- ±3,200 SF contiguous space available
- Well maintained property with pride of ownership
- Fantastic co-tenancy
- Beautiful office suites with plenty of natural light

## 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 Marketplac, 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



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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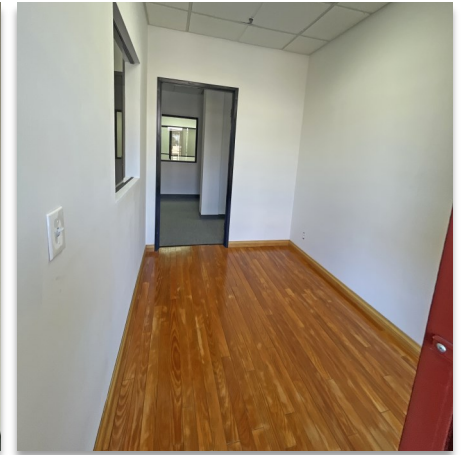
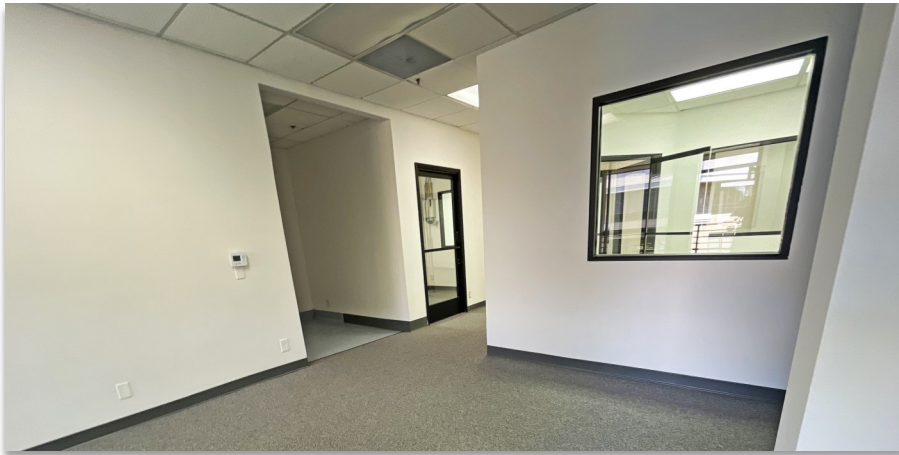
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**Suite #200 - ±1,275 SF**



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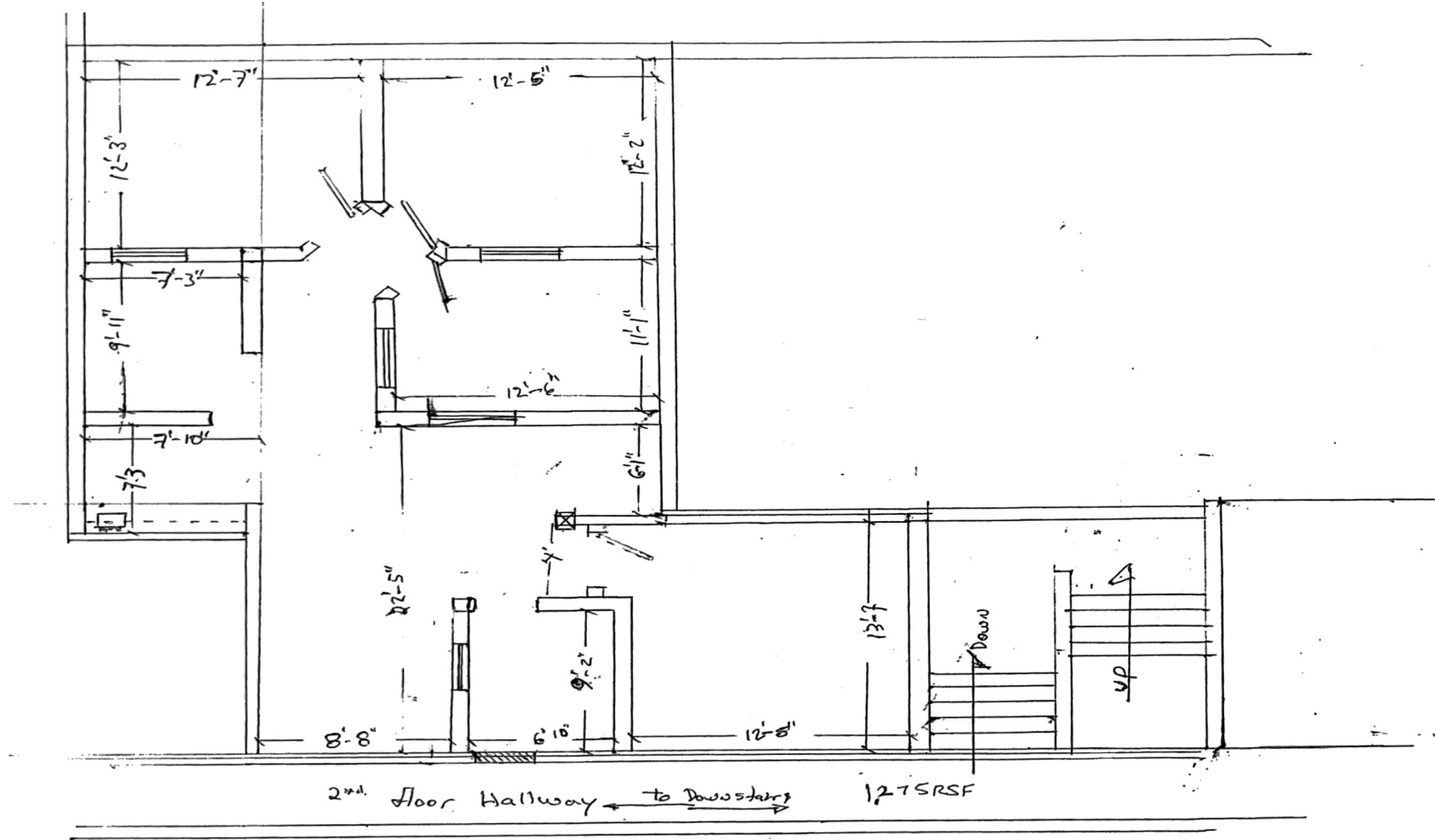
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## Floor Plan



*\*illi Commercial Real Estate and Property Owner cannot verify or warrant as to the accuracy of the informal floor plans or measurements contained herein.*



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# Freeway Adjacent Office Space(s) Available for Lease

270 Conejo Ridge Avenue, Thousand Oaks, CA 91361

Suite #205 - ±1,897 SF



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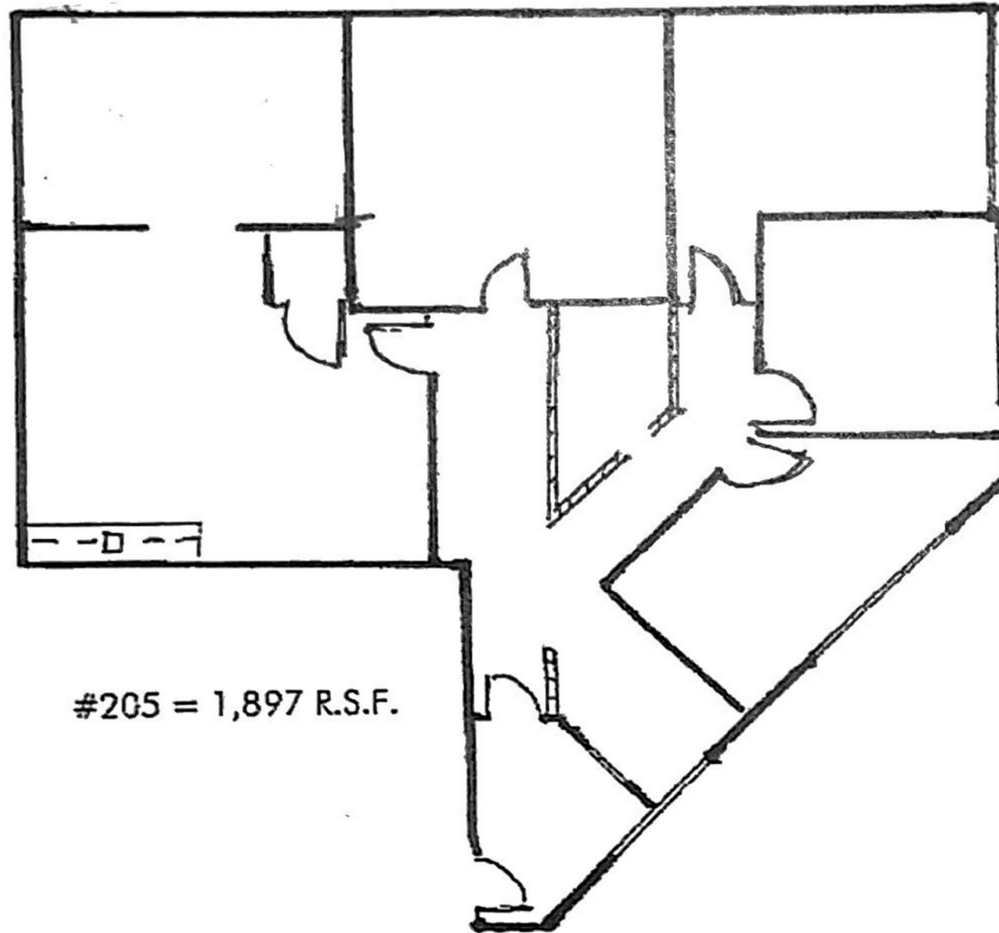
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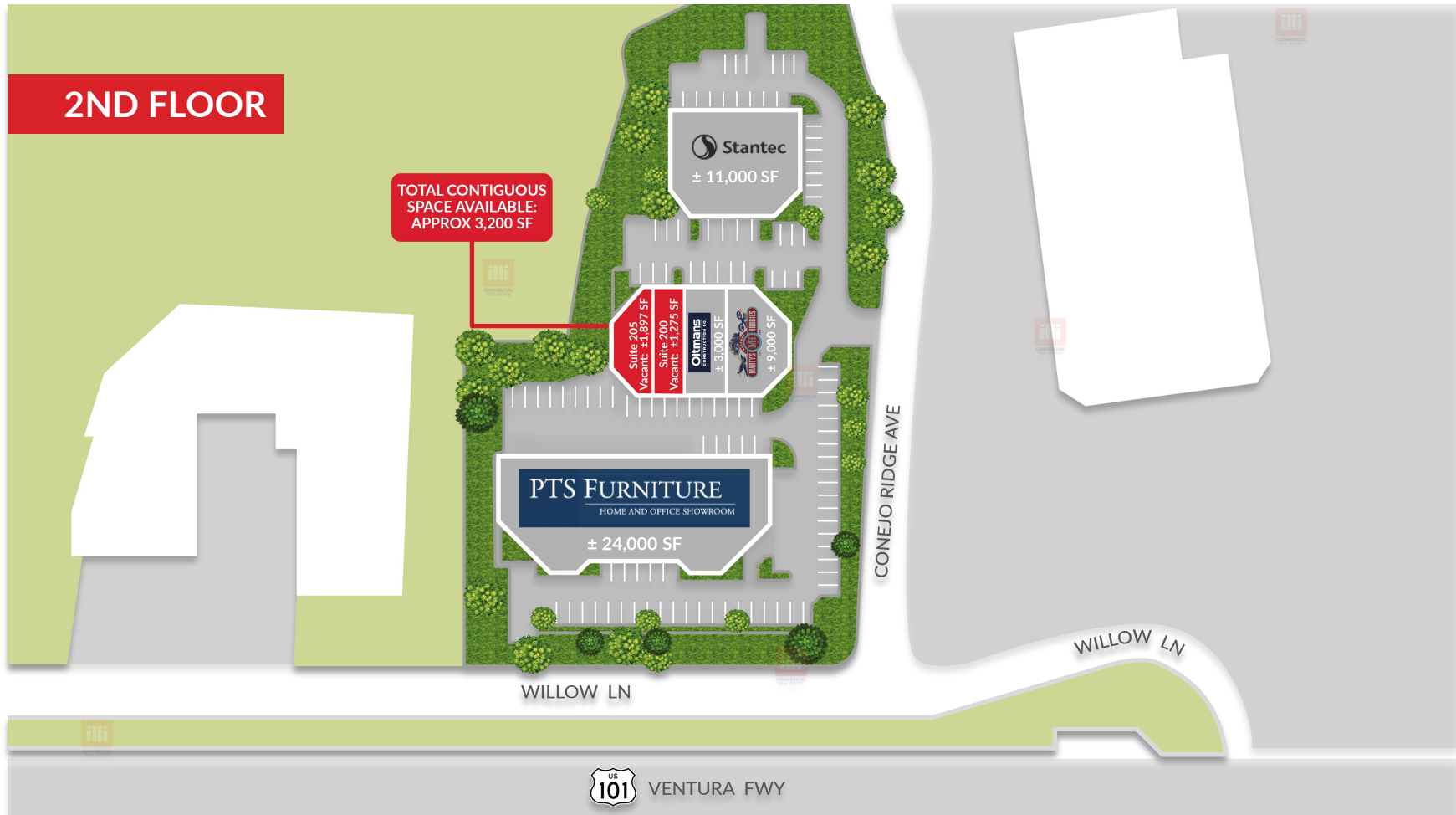
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## Site Plan



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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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.



COMMERCIAL  
REAL ESTATE

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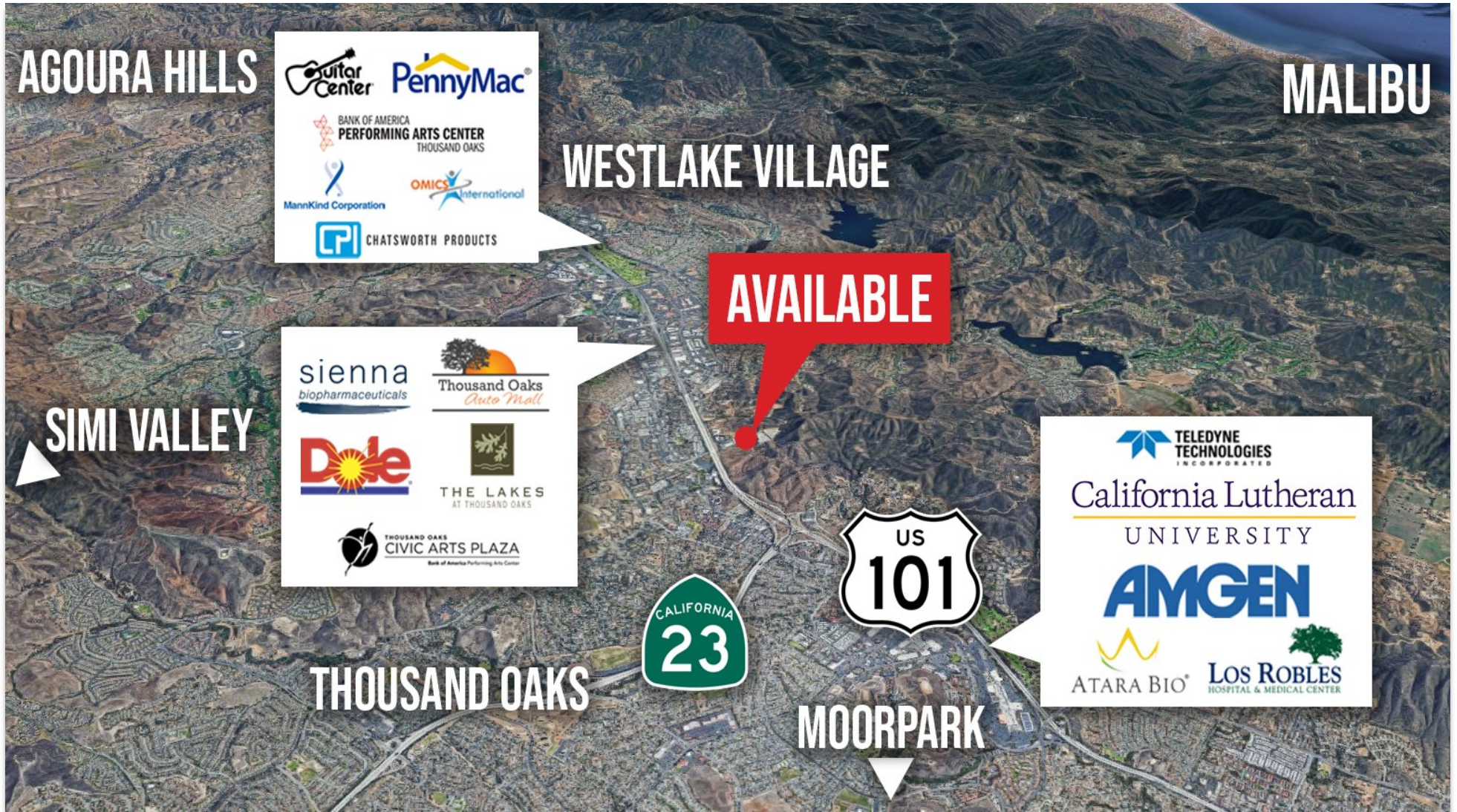
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