



RARE SMALL OFFICE BUILDING  
FOR SALE

# CONEJO RIDGE

3135 OLD CONEJO ROAD  
THOUSAND OAKS, CA 91320

**CBRE**



## PROPERTY OVERVIEW

### CONEJO RIDGE EXECUTIVE CENTER

Rare opportunity to purchase a small office building in a professionally maintained and well-located business park.

- **Size:** 1,678 square feet
- **Asking Price:** \$710,000.00

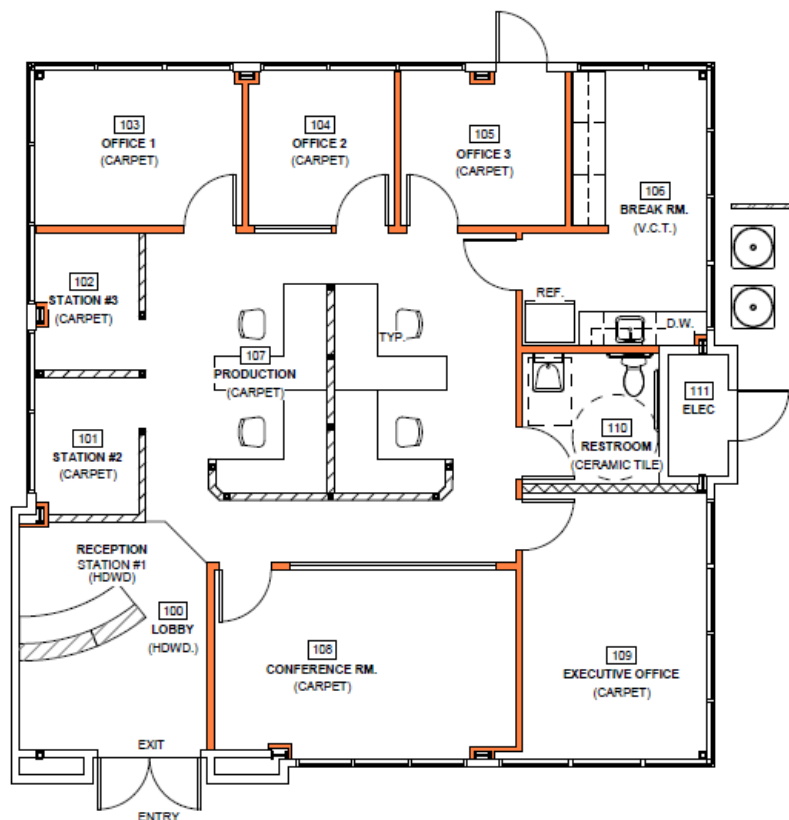


- **Freestanding, single-story, office condominium**
- **Unique owner/user opportunity**
- **Beautiful interiors with built-in furniture**
- **Great location in Thousand Oaks**
- **Move in ready upon close of escrow**
- **4/1,000 parking ratio**



# THE OPPORTUNITY

3135 Old Conejo Rd.	1,678 sf
APN	669-0-370-055
CONDO ASSN. DUES	\$172.00/month
ASKING PRICE:	\$710,000



Building Lobby









**NEARBY AMENITIES**

- FarmerBoys BURGERS & MORE
- ISLANDS fine burgers & drinks
- LA FITNESS
- PANDA EXPRESS
- Lowe's
- Starbucks
- OLD NEW YORK BREAD & BAKERY
- THE HONEY DRESSING
- Jamba Juice
- MOD
- TARGET

3135 Old Conejo Rd.

Old Conejo Rd.

Wendy Drive.



Google Earth

## CONTACT US

### **MICHAEL SLATER**

+1 805 288 4710  
Michael.slater@cbre.com  
Lic. 01050876

### **TOM DWYER**

+1 805 288 4711  
Tom.dwyer@cbre.com  
Lic. 01197938

### **CAROLINE BIGELOW**

+1 805 288 4712  
Caroline.bigelow@cbre.com  
Lic. 01177185

### **MASON GRAY**

+1 805 288 4716  
Mason.gray@cbre.com  
Lic. 02035347