

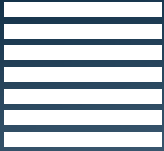
**FOR SALE**

**PRIME WESTLAKE VILLAGE CREATIVE OFFICE**

**NAI**Capital | **INVESTMENT**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE | SERVICES GROUP



CONFIDENTIAL OFFERING MEMORANDUM



# Confidential Agreement & Disclaimer

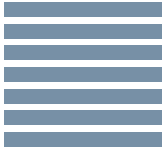
The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Capital and should not be made available to any other person or entity without the written prior consent of NAI Capital. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Capital has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, costs and estimates of construction or repairs, the presence or absence of contaminating substances, PCB's, asbestos, mold or the compliance with Local, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or if any tenants present their plans or intentions to continue its occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, NAI Capital has not verified, and will not verify, any of the information contained herein, nor NAI Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All Potential buyers must take appropriate measures to verify all of the information set forth herein.

## Exclusively Listed By:

**Michael Vara**  
Senior Vice President  
mvara@naicapital.com  
213.637.7700 office  
818.402.9295 mobile  
CA DRE Lic. #00614089

**Michael Schiff**  
Executive Managing Director  
mschiff@naicapital.com  
805.277.4020 office  
CA DRE Lic. #01020046

**NAI Capital Commercial**  
707 Wilshire Boulevard  
Suite 5125  
Los Angeles, CA 90017  
213.632.7701 fax  
www.naicapital.com

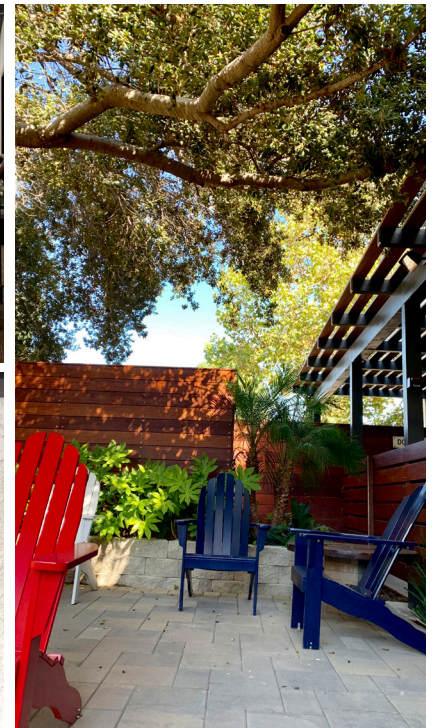


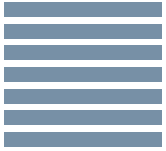
## Offering Summary

Remodeled, Prime Creative Office Building in Westlake Village

### Property Overview:

- Ideal Building for an Owner/User
- Recently renovated with highly improved build-out, featuring new creative style design with 12' high open ceilings. Perfect for tech companies
- New Roof and individual HVAC units
- Front and Rear parking lots as well as a large parking garage (plus 2 large storage units inside the Parking Garage)
- 101 Freeway-visible signage available
- Easy access via Hampshire Road exit
- Relaxing Outdoor Patio with Trellis
- Controlled access for Tenants and Guests
- Remotely accessible Interior & Exterior common area surveillance cameras
- Five large ADA compliant restrooms, one of which has a large ADA shower that was installed in 2019
- Balconies that were added to suites 260 and 280
- A kitchen in suite 260; kitchenettes in suites 140 and 200





# Investment Highlights



### Address

265 Sunset Drive  
Westlake Village, CA 91361



### Price

Unpriced  
Call for pricing guidance



### Construction

Steel



### Year Built/Remodeled

1987/2018



### Building Size

15,121 SF  
(Does not include parking garage)



### Total Land Area

32,284 SF



### Stories

2



### Zoning

M-1



### APN

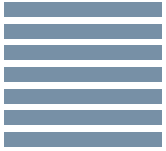
676-0-160-310



### Parking Spaces/Ratio

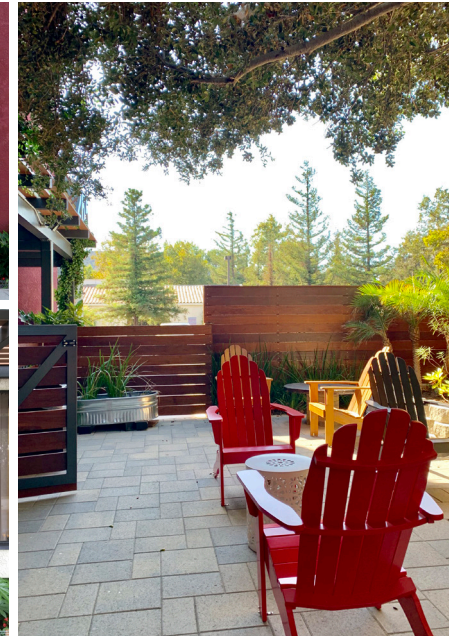
54: 3.57/1,000 SF

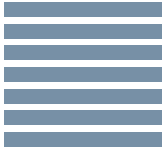




# Property Photos

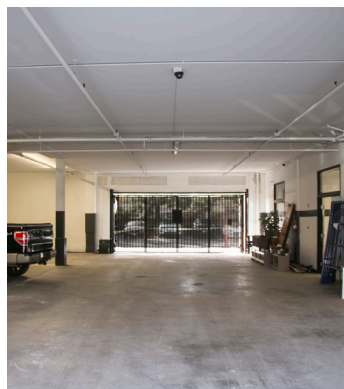
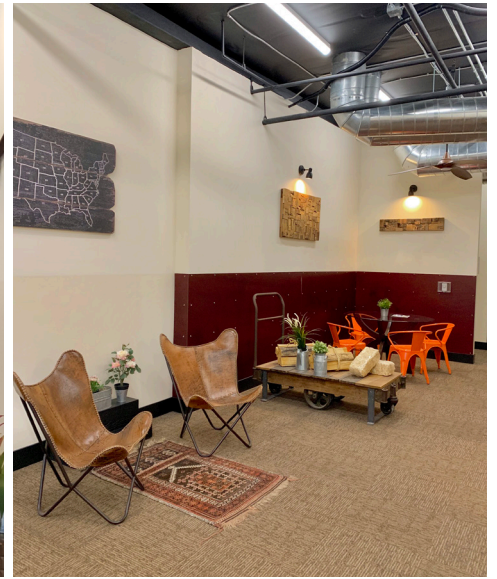
Exterior

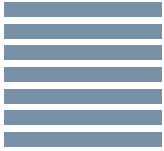




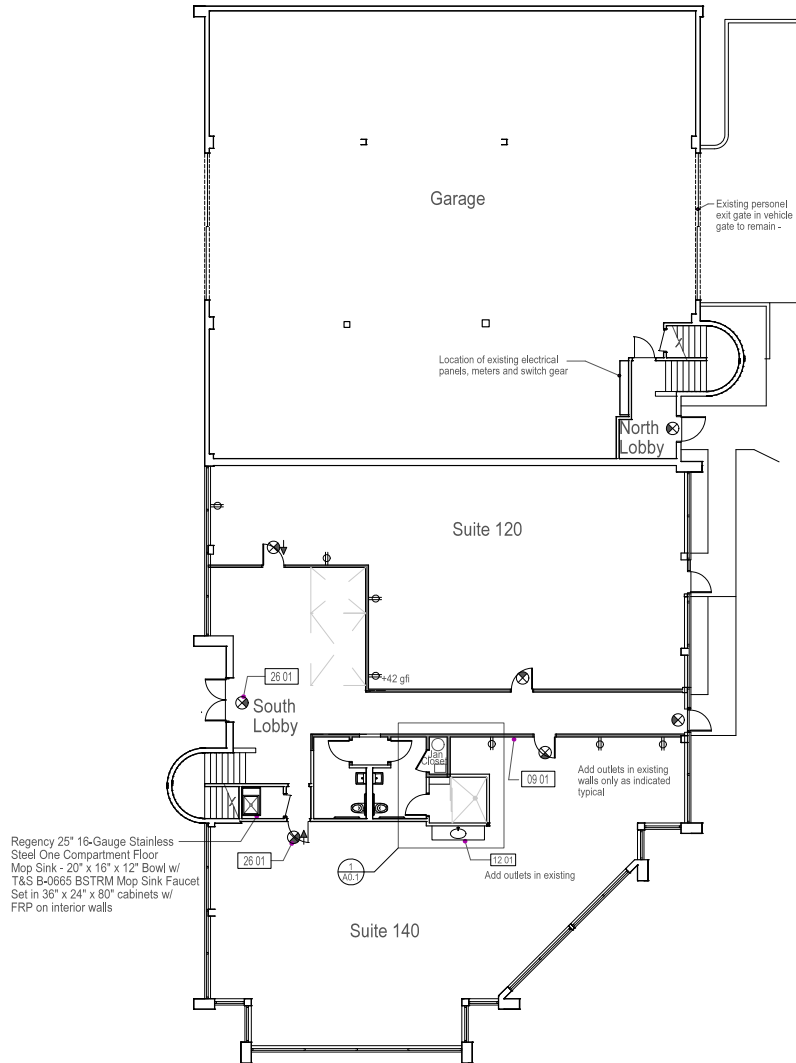
# Property Photos

Interior

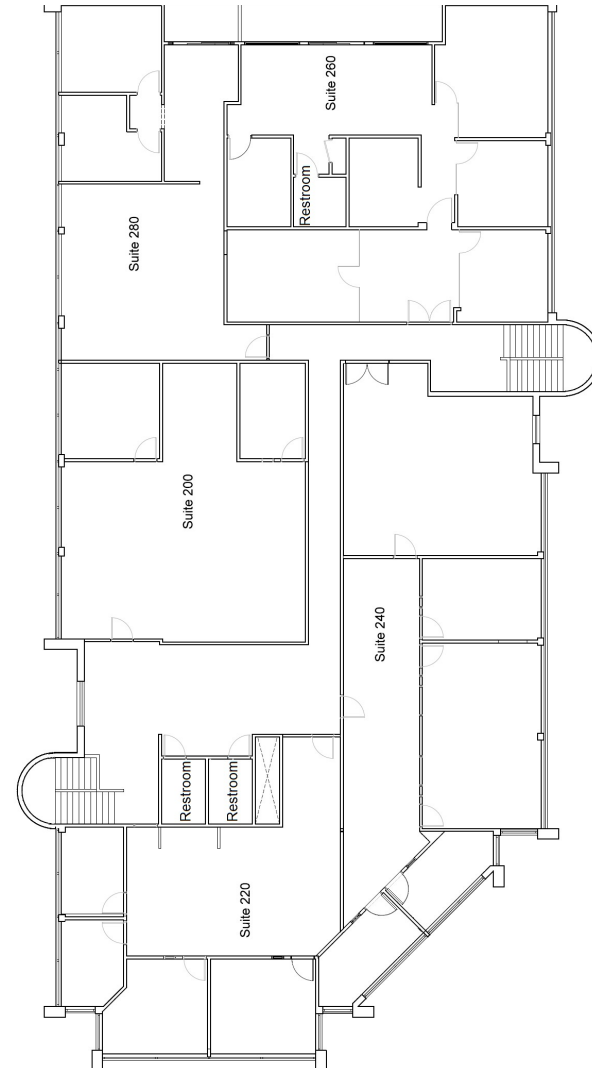


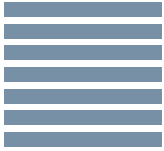


**First Floor**



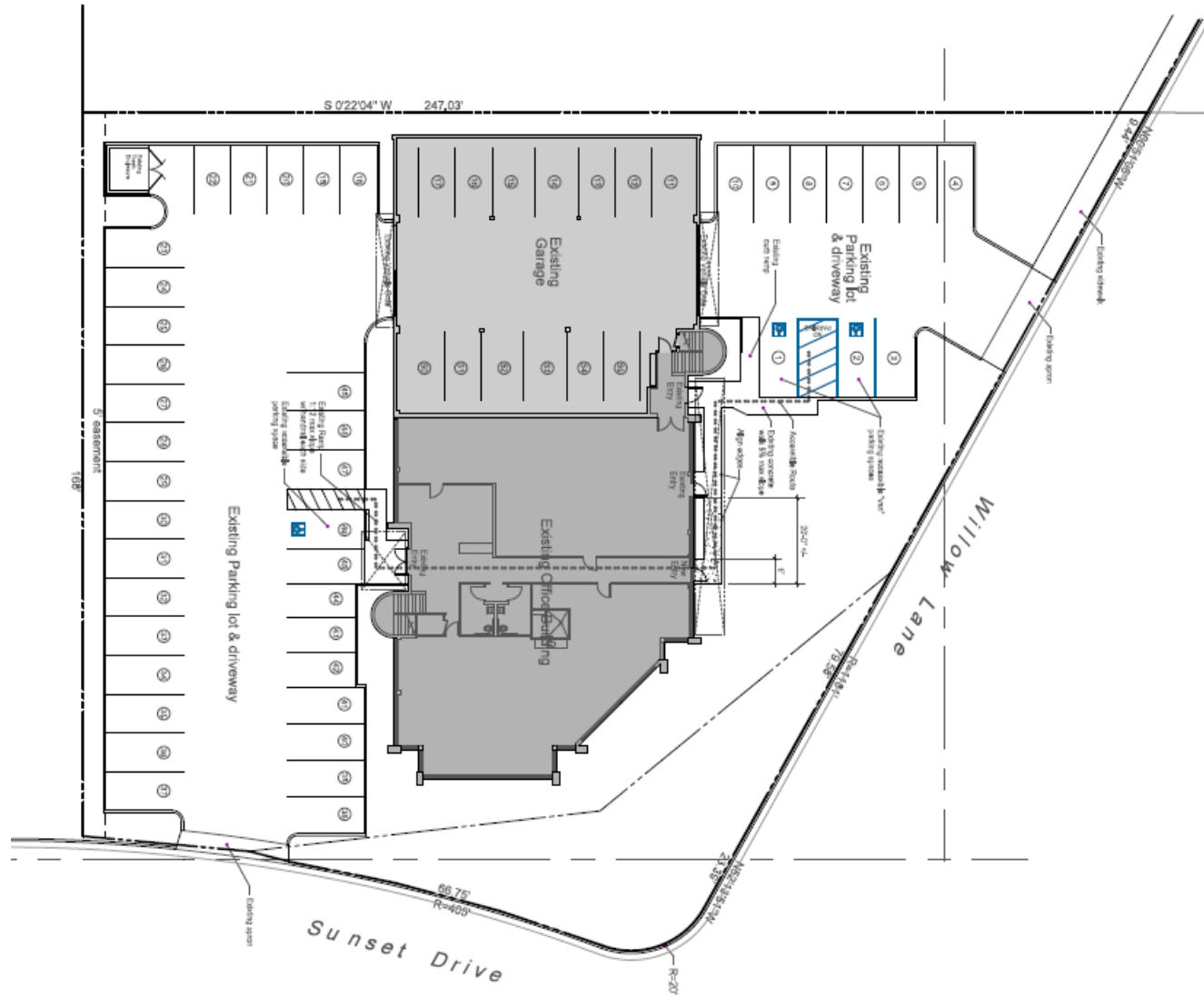
**Second Floor**

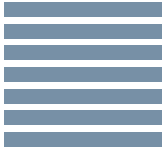




# Site Plan

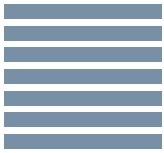
Class A Creative Office Building





**Aerial**  
Freeway Visible Building





# Amenities Map

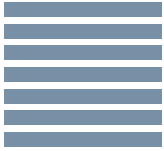
## Area Businesses

UCLA Health will be opening a medical facility only a couple of hundred feet away along Willow Lane and Hamshire Road. Also across the street from the coming soon UCLA medical site, a mixed use development is being planned to develop 15,000 SF of retail plus some 450 multi residential units. To learn more see:

<https://www.toacorn.com/articles/ucla-health-leases-former-chase-building/>

<https://www.theacorn.com/articles/game-change-developer-seeks-to-turn-old-kmart-into-housing/>





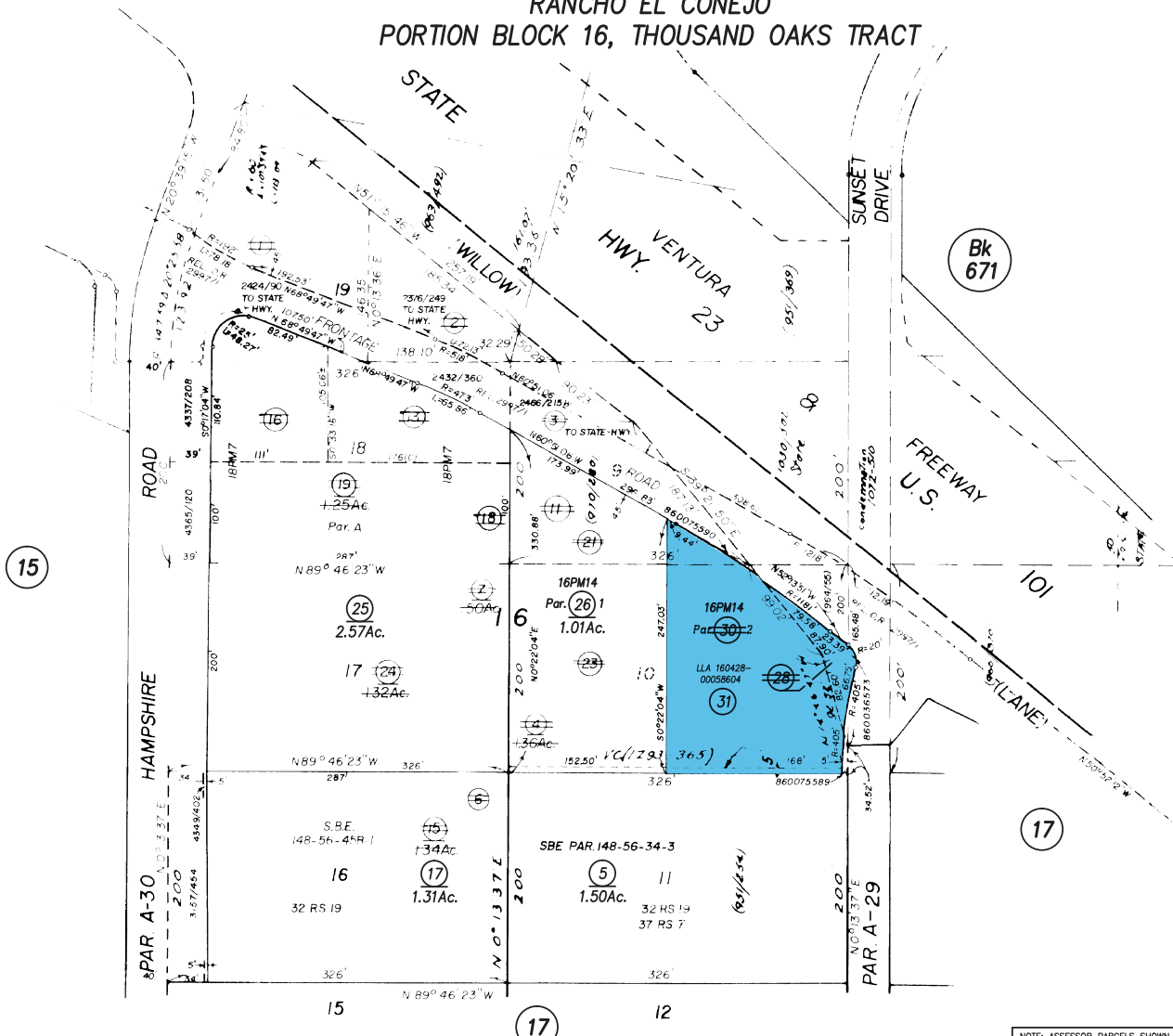
# Parcel Map

Ventura County Assessor's Map

## RANCHO EL CONEJO PORTION BLOCK 16, THOUSAND OAKS TRACT

Tax Rate Area  
08009  
~~08002~~  
08301  
08303

676-16



Thousand Oaks Tract, M.R. Bk.8, Pg.73

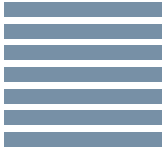
NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE  
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.  
CHECK WITH COUNTY SURVEYOR'S OFFICE OR  
PLANNING DIVISION TO VERIFY.

### CITY OF THOUSAND OAKS Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	3-28-2017	
REDRAWN	CREATED		
INKED	PLOTTED	EFFECTIVE	ROLL
PREVIOUS Bk.676, Portion Pg.16			
Compiled By Ventura County Assessor's Office			

Roll-Year	17-18	BK 676, PG. 16	REVISION LOG				
DATE	REFERENCE DOC.	Code	EXPLANATION	Description	VOID A.P.N.(S)	RESIDUAL A.P.N.(S)	NEW A.P.N.(S)



# Area Overview

## Westlake Village

### Location

Settled roughly halfway between Los Angeles and Santa Barbara, Thousand Oaks represents Ventura County's second-largest City. Thousand Oaks lies approximately 12 miles inland from the Pacific Ocean and 40 miles northwest of Downtown Los Angeles. Moorpark and Simi Valley lie to the north, Westlake Village on the edge of LA County sits to the east, Hidden Valley borders to the south, and Camarillo flanks the west. Thousand Oaks acts as a central hub of the serene Conejo Valley region, which includes adjacent Westlake Village, Newbury Park, Oak Park, Agoura Hills, Lake Sherwood, and Calabasas.

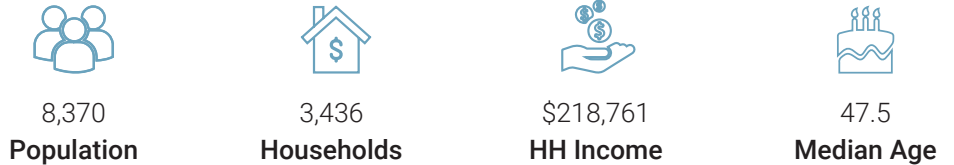
Thousand Oaks takes its name from the area's beautiful Oak trees characteristic of the Conejo Valley. The City cherishes its agrarian past and embraces its future as an eclectic, affluent area. Thousand Oaks offers one of the highest qualities of life in California and consistently ranks among the safest, wealthiest cities in the nation. The area serves as an excellent location for office-sector businesses as employees enjoy numerous amenities, such as ample open space and recreation areas, well-maintained neighborhoods, outstanding schools, and plenty of high-end shopping and dining destinations.

### Population & Income

Thousand Oaks is home to nearly 52,000 residents that form more than 21,000 households within a three-mile radius of the subject property in the neighborhood known as Westlake. The area's population remained stable since 2000 and expects to maintain modest growth in the next five years.

Overall, area residents in a three-mile radius of the property are highly educated and affluent. Eighty percent of the population attended some college, 52.5% earned a bachelor's degree or higher, and an impressive 21.6% achieved a graduate degree. Households in this vicinity enjoy an average annual income of \$171,134 – projected to rise 25% to \$213,922 per year through 2025.

### \*Demographics:



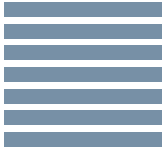
### Economy & Employment

Thousand Oaks is primarily known as a suburban community for Los Angeles County, yet the City hosts several high-profile corporations in a thriving commercial sector. The City offers a business-friendly environment ideal for office-sector employers. Accessible via U.S. 101 and S.R. 23, 34, and 118, Thousand Oaks easily connects to the Greater Los Angeles area. The City prides itself on its balanced economy of retail and office centers. California Lutheran University and California State University, Channel Islands ensure a steady stream of talent for local recruiting.

### \*Economic Highlights:



\*SOURCE: APPLIED GEOGRAPHIC SOLUTIONS



## Area Overview

### City of Westlake Village Employment

The Conejo Valley is similarly focused on its future economic success. The community features part of the famous “101 Tech Corridor”, named for the cluster of biotech/med and technology firms that represent the majority of office tenants. For example, Thousand Oaks is home to Amgen, Takeda Pharmaceuticals, and 11 more biotech brands while Kyverna Therapeutics, Arsenal Biosciences, and more have Westlake Village locations. Thousand Oaks amended its municipal code in 2019 to create a new category for biotech businesses, “Technology and Life Sciences” to allow these businesses in M-1 zones and streamline the permitting process to remove barriers to entry. Thousand Oaks also rolled out a new collaboration with venture capital fund Westlake Village BioPartners to encourage new, innovative biotechnology companies in the region. Other key local industries include hospitality, healthcare, education, and financial activities.

#### Principle Employers

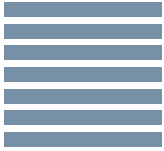
- Amgen Inc.
- Conejo Valley Unified School District
- Los Robles Regional Medical Center
- Anthem Inc.
- California Lutheran University
- Takeda Pharmaceuticals
- Skyworks Solutions Inc.
- PennyMac
- City of Thousand Oaks
- Sage Publications

SOURCE: CITY OF WESTLAKE VILLAGE ANNUAL REPORT 2018

### Conejo Valley Employers:

- Amgen
- Wellpoint/Blue Cross
- Verizon
- Conejo Valley Unified School District
- Los Robles Regional Medical Center
- Takeda Pharmaceuticals
- Janss Marketplace
- Teradyne
- City of Thousand Oaks
- Countrywide Financial Corporation
- HMS Capital
- Silver Star Automotive Group
- Skyworks Solutions
- California Lutheran University
- Homestore, Inc.
- JD Power and Associates
- Sage Publications
- State Farm Insurance
- EDO Communications
- Dole Food Company
- Farmers Insurance
- Hyatt Westlake Plaza
- Costco
- Rockwell Scientific Company
- K-Swiss, Inc.
- Pleasant Holidays
- Securitas Security Service
- Guitar Center Management
- General Dynamics Electronics Systems
- Westlake Village Inn
- Time Warner
- Intellirisk Management Corporation
- Jafra International Cosmetics
- United Parcel Service
- Digital Insight Corporation
- BMW Design Works
- Mercury Insurance
- Stratoflex
- Oaks Christian School
- Kennedy-Western University
- Thousand Oaks Printing
- Market Scan Information
- General Motors
- Calvary Community Church
- Network Omni

SOURCE: CONEJOVALLEY.COM



## Sale Comps Along the 101 Corridor

10,000 - 20,000 SF (Last 2 Years)



### 4510 E Thousand Oaks Blvd, Thousand Oaks

Size: 10,151 SF  
Price: \$3,000,000  
Price Per SF: \$295.54  
Date Sold: 3/21/2019



### 4520 E Thousand Oaks Blvd, Bldg D Westlake Village

Size: 10,178 SF  
Price: \$3,315,000  
Price Per SF: \$325.70  
Date Sold: 12/27/2019



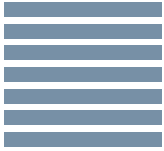
### 24003 Ventura Blvd., Calabasas

Size: 19,264 SF  
Price: \$5,960,000  
Price Per SF: \$309.39  
Date Sold: 2/1/2021

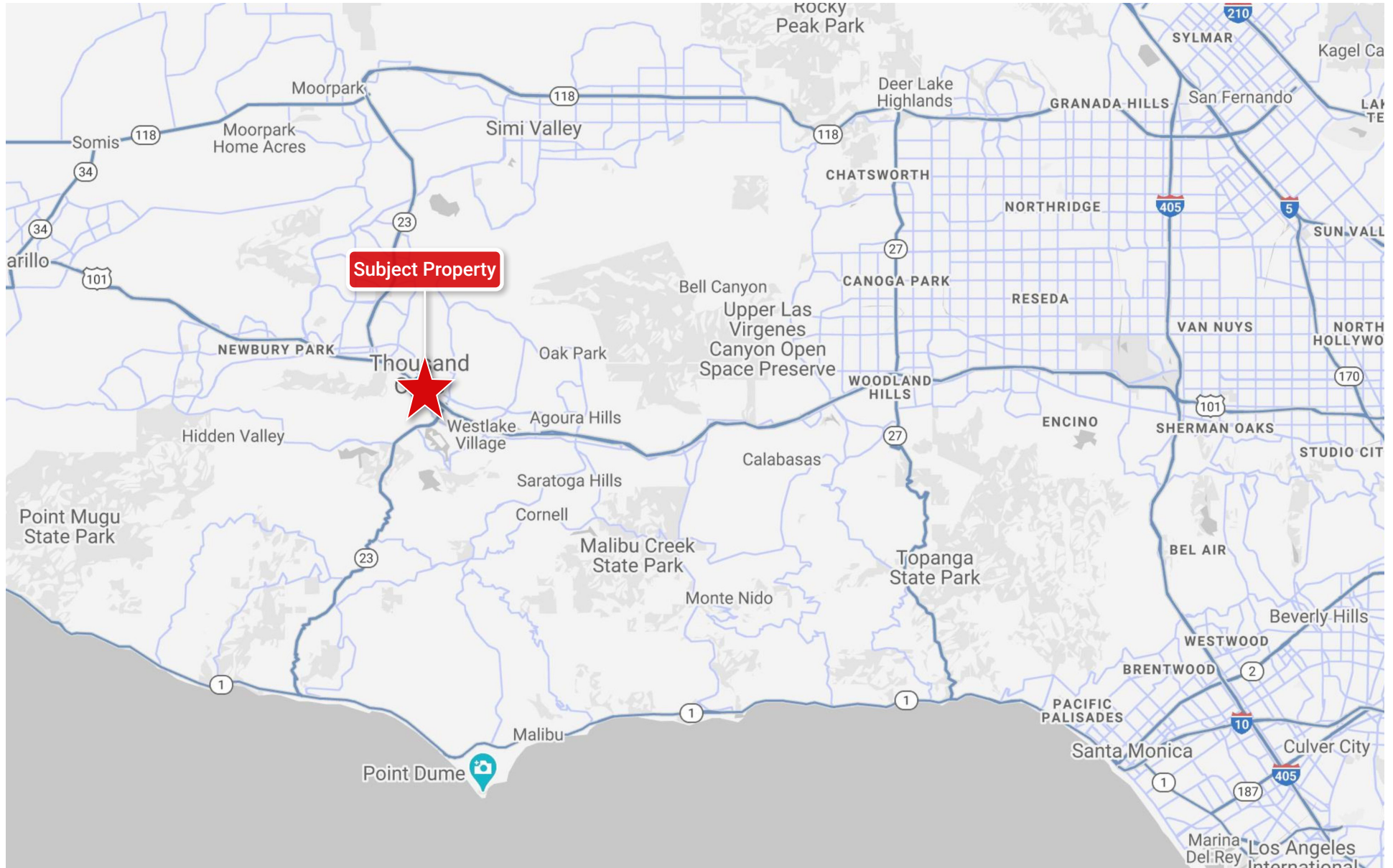


### 3350 Willow Lane, Thousand Oaks

Size: 14,840 SF  
Price: \$4,900,000  
Price Per SF: \$330.19  
Date Sold: 4/18/2019



# Regional Map



# PRIME WESTLAKE VILLAGE CREATIVE OFFICE FOR SALE

Exclusively Listed By:

**Michael Vara**

Senior Vice President  
mvara@naicapital.com  
213.637.7700 office  
818.402.9295 mobile  
CA DRE Lic. #00614089

**Michael Schiff**

Executive Managing Director  
mschiff@naicapital.com  
805.277.4020 office  
CA DRE Lic. #01020046

**NAI Capital Commercial**

707 Wilshire Boulevard  
Suite 5125  
Los Angeles, CA 90017  
213.632.7701 fax

**NAI Capital** | **INVESTMENT**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE | SERVICES GROUP