



3615 OLD CONEJO RD

NEWBURY PARK, CA 91320

*23,919 SF Industrial
Warehouse with 101
Freeway Visibility*

BENTLEY MCKEAN, CCIM
805.626.7120
bentley.mckean@kidder.com
LIC N° 02080641

JOSH CUNNINGHAM
909.227.6644
josh.cunningham@kidder.com
LIC N° 01802660

JEFFREY M. CROCKER
805.626.6550
jeffrey.crocker@kidder.com
LIC N° 01457097

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Kidder Mathews is pleased to present for sale 3615 Old Conejo Rd, a versatile high image industrial building within a master-planned business park along the 101 Freeway.

This 23,919-SF facility offers approximately 17,088 SF of immediate vacancy at the close of escrow, allowing a buyer to move their operations in right away. Meanwhile, the remaining square footage provides a reliable income stream via a tenant lease, effectively subsidizing the cost of ownership while the new owner builds equity in a high-value asset.

The property's flexibility ensures that the building remains a "future-proof" investment, capable of serving as a sophisticated corporate headquarters, a specialized biotech laboratory, or a high-efficiency distribution warehouse.





Property Overview

TOTAL BUILDING SIZE	23,919 SF
OFFICE	Approx 5,500 SF (23%)
LOT SIZE	1.16 AC
YEAR BUILT	2002
GROUND LEVEL DOORS	2 (12' x 14')
CLEAR HEIGHT	19'
PARKING	63 Spaces
POWER	600 Amps 208V/120 3P
VEHICLES PER DAY (VPD)	137,000 on 101 Freeway

→ [VIEW WALKTHROUGH VIDEO](#)

\$6M

ASKING SALE PRICE

\$251

SALE PRICE PSF

INVESTMENT HIGHLIGHTS



BUILT-IN SECONDARY INCOME

The property features a lease with a gymnastics training center for 6,831 SF, generating consistent monthly revenue of \$8,812/Mo until Dec 31, 2028.



101 FREEWAY VISIBILITY

Positioned just off the 101 Freeway, the site offers great frontage to drivers headed southbound on the 101



PREMIUM OFFICE BUILD-OUT

A high image office build-out with a conference room, break room and glass paneling.



SECURE FEE-SIMPLE OWNERSHIP

This offering provides a chance to control a significant piece of real estate in a supply-constrained market. Ownership allows a business to lock in long-term occupancy costs at a fixed rate.



LEASE OVERVIEW



Avatar Sports (Yelena Doroshenko)

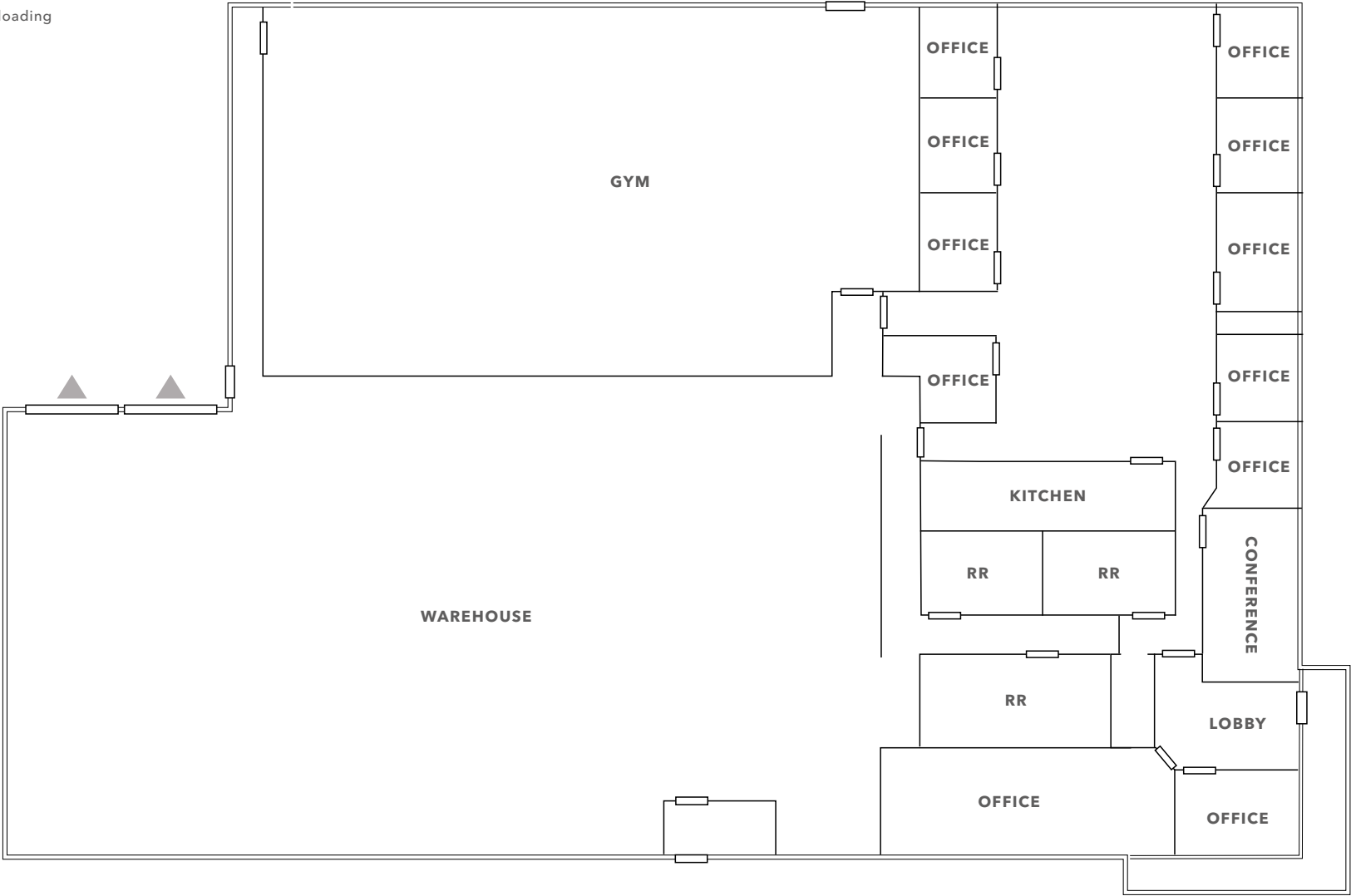
LEASE DETAILS

OCCUPIED SF	6,831 SF
% OF BUILDING	29%
TYPE	Gymnastics Training Facility
LEASE TERM	4 Yrs 1 Mo (12/1/2024 - 12/31/2028)
TERM REMAINING	2 Yrs 8 Mo
BASE RENT MONTHLY	\$8,794.91
BASE RENT ANNUALLY	\$105,538.92
PRICE/SF	\$1.29/SF
INCREASES	3% Annually
UTILITIES	Tenant Pays Own Usage
NOTES	Includes one private bathroom, 2 offices, lobby/reception, break room, and 5,500 SF warehouse usage

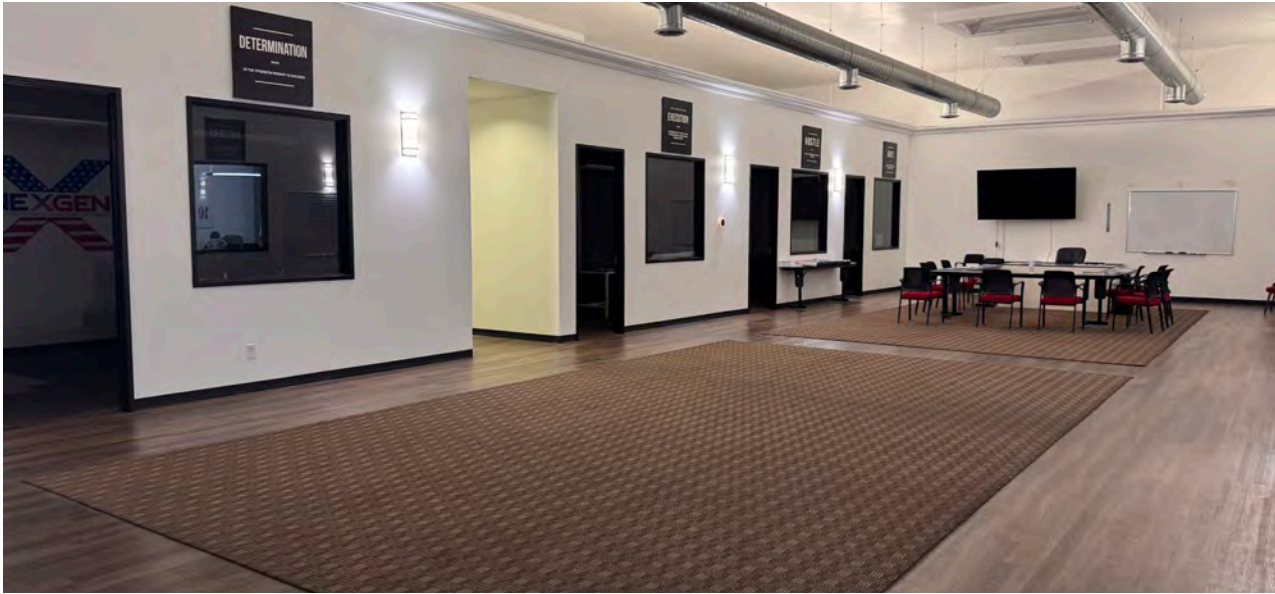
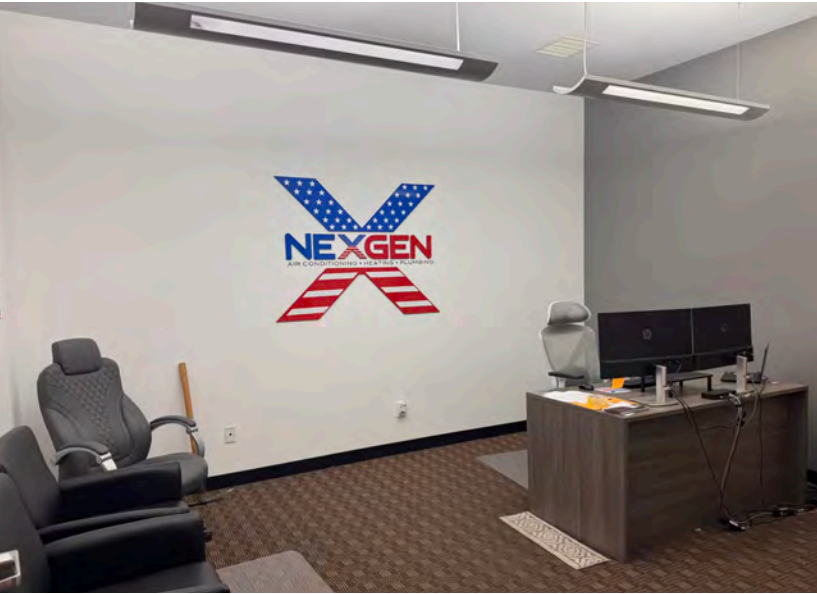


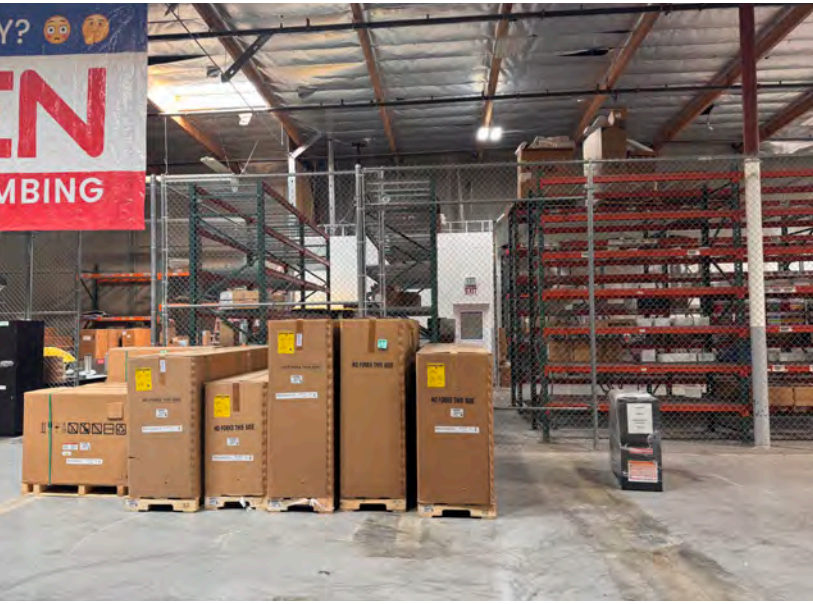
FLOOR PLAN

▲ Grade level loading









M1 LIGHT MANUFACTURING ZONE

USES REQUIRING A CONDITIONAL USE PERMIT (CUP) OR SUP

Uses that may have impacts on traffic, noise, or public safety require discretionary approval from the Planning Commission:

Schools: Trade/Training, dancing, martial arts

Animal Hospitals/Kennels: Indoor veterinary clinics and kennels

Automotive Repair: Heavy automotive work or body shops

Production: Cabinet/Carpentry, Concrete products, Bakery, Alcoholic Beverages, Garments/Textile

Health Clubs: Fitness Studios & Gyms

Storage: Building Materials, Ice & Cold, Self Storage, Plumbing Supply, Retail Showroom, Wholesale, Warehousing

Live Entertainment

Machine Shop

Welding

Sheet Metal

Medical & Dental Lab

Child Care Center

→ [VIEW ZONING CODE](#)



THOUSAND OAKS' INDUSTRIAL MARKET

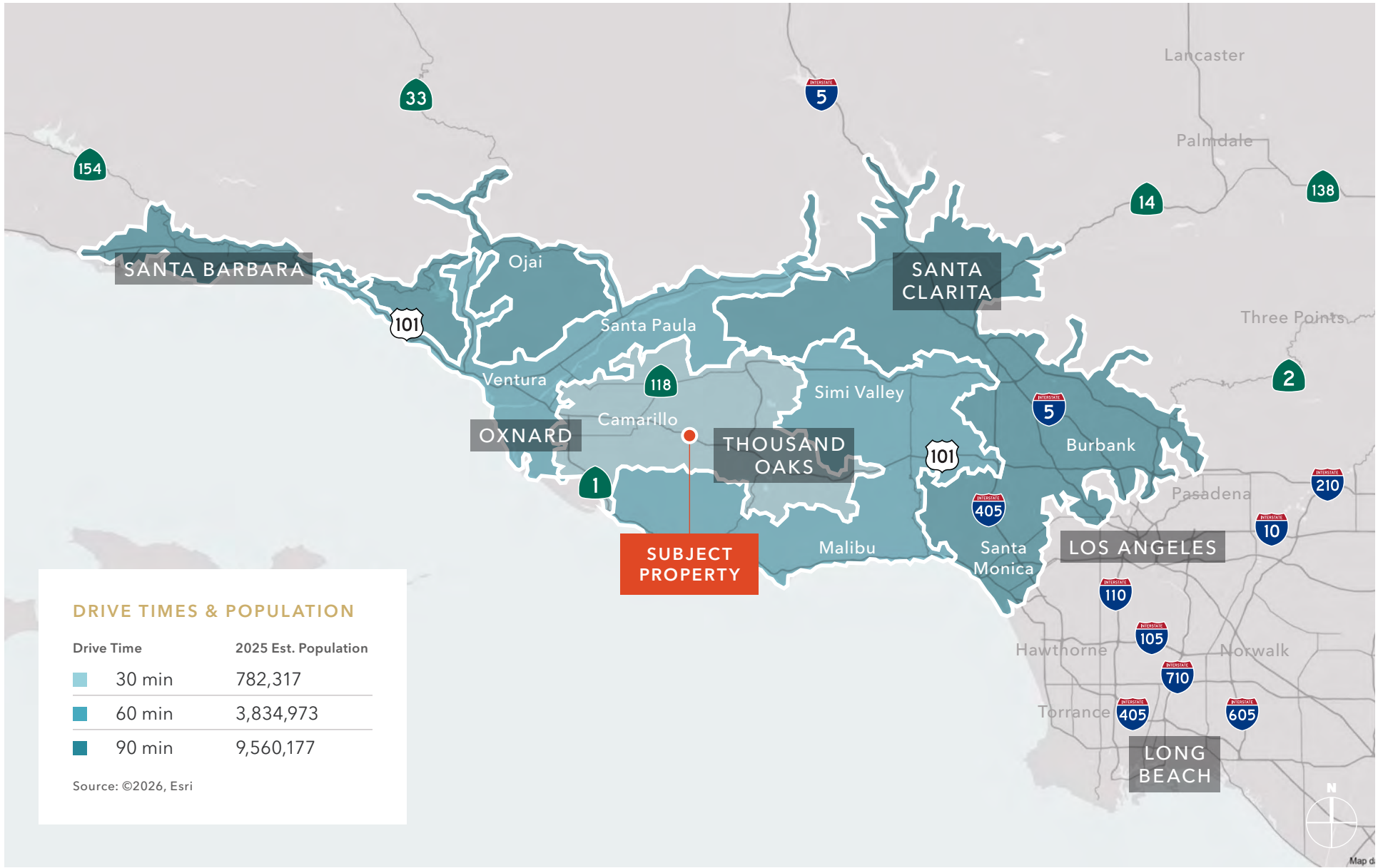
Thousand Oaks, California, positioned in the heart of the Conejo Valley, offers one of Southern California's most stable and desirable industrial submarkets, only 40 miles from the Greater Los Angeles area.

With some of the region's highest household incomes and a highly educated workforce, Thousand Oaks continues to attract leading companies in biotech, advanced manufacturing, technology, and life sciences. Limited land availability and high barriers to entry create strong fundamentals, ensuring long-term stability and value growth.

Direct access to U.S. Highway 101 connects the city seamlessly to Los Angeles, the nation's second-largest metro, as well as the San Fernando Valley, and coastal trade routes—providing a strategic advantage for logistics and distribution.

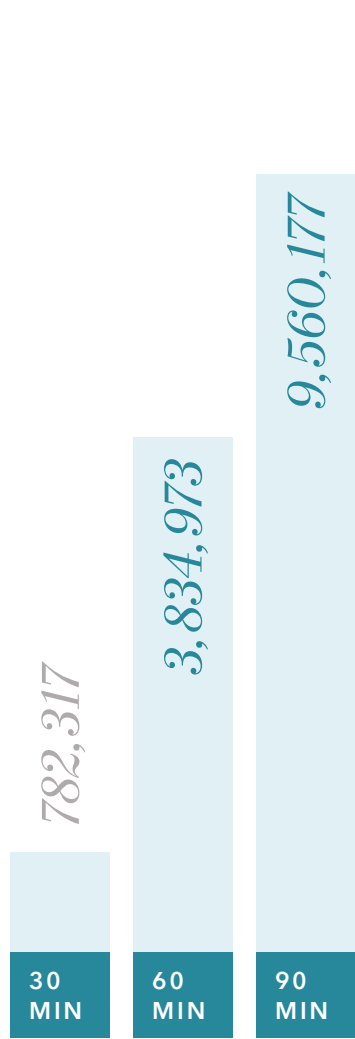
Blending affluence, accessibility, and economic momentum, Thousand Oaks stands out as a premier destination for businesses, investors, and developers seeking opportunity in a resilient and thriving industrial market.



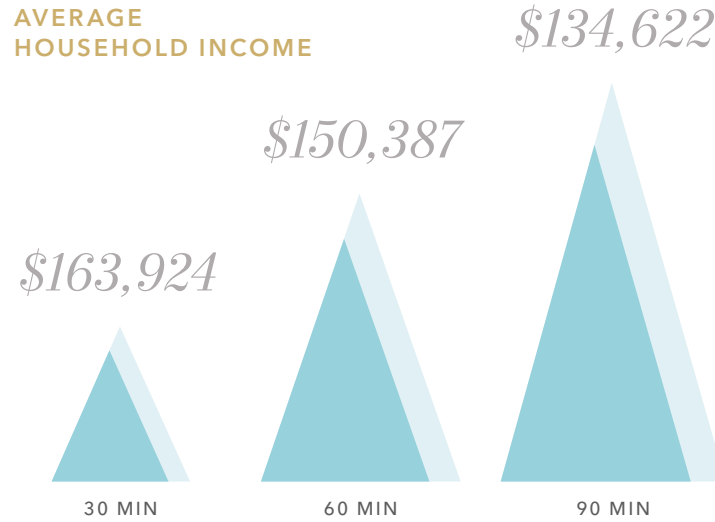


DEMOGRAPHICS

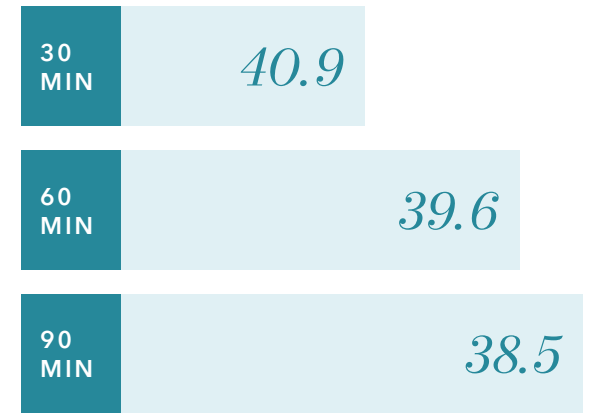
POPULATION



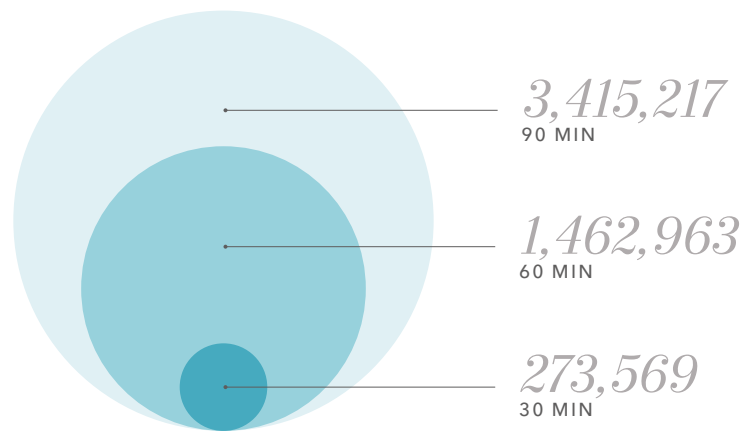
AVERAGE HOUSEHOLD INCOME



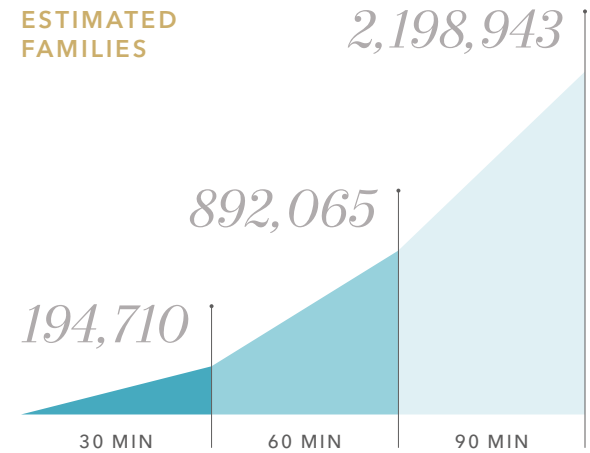
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED FAMILIES



Data Source: ©2026 Esri

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*For more information on
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