



FIRST YEAR SPECIAL \$1.30 / SF + CAM (3 YEAR MINIMUM TERM, SEE PAGE 2 FOR DETAILS)

2631-5&6 AND 2631-9 LAVERY CT | NEWBURY PARK | CA, 91320

FOR LEASE
INDUSTRIAL PROPERTY

FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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2631-5&6 AND 2631-9
LAVERY COURT
NEWBURY PARK | CA



PROPERTY HIGHLIGHTS

Unit 2631-5&6: $\pm 1,920$ SF

Unit 2631-9: $\pm 1,356$ SF

AMENITIES

- Good Parking
- High Image Building & Complex
- Located in M-1 Zone, City of Thousand Oaks
- 12' Roll-Up Door (Some Units Have Motorized Openers)
- Finished Mezzanine, 2631-5&6 Has a kitchenette
- Polished Concrete or Urethane Floors

OFFERING SUMMARY

Lease Rates:	Year 1: \$1.30 / SF + CAM Year 2: \$1.50 / SF + CAM Year 3: \$1.55 / SF + CAM (3-Year Minimum Term)
Available SF:	$\pm 1,080$ SF & $\pm 1,920$ SF
Building Size:	8,640 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	215	2,929
Total Population	19	592	8,456
Average HH Income	\$129,354	\$184,433	\$148,338



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2631-5&6

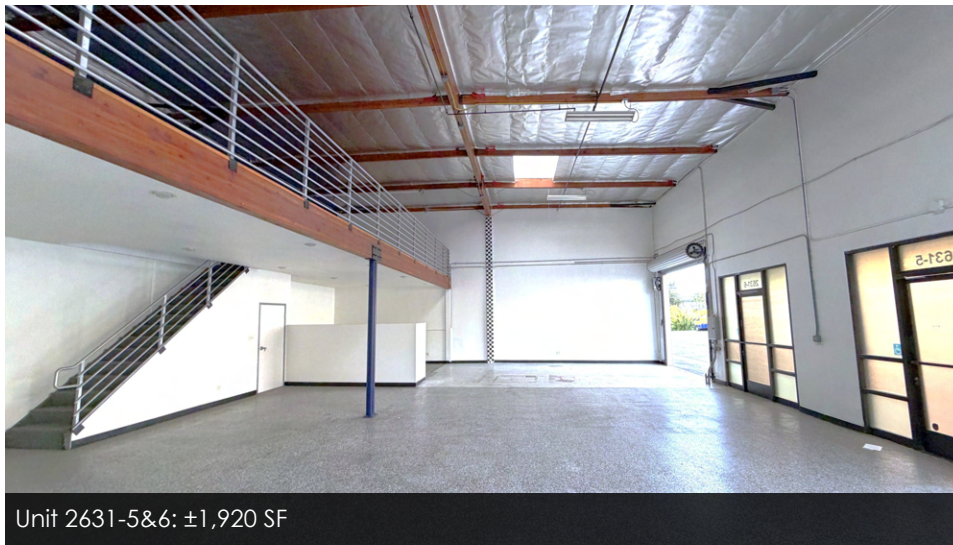
LAVERY COURT
NEWBURY PARK | CA



Unit 2631-5&6: $\pm 1,920$ SF



Unit 2631-5&6: $\pm 1,920$ SF



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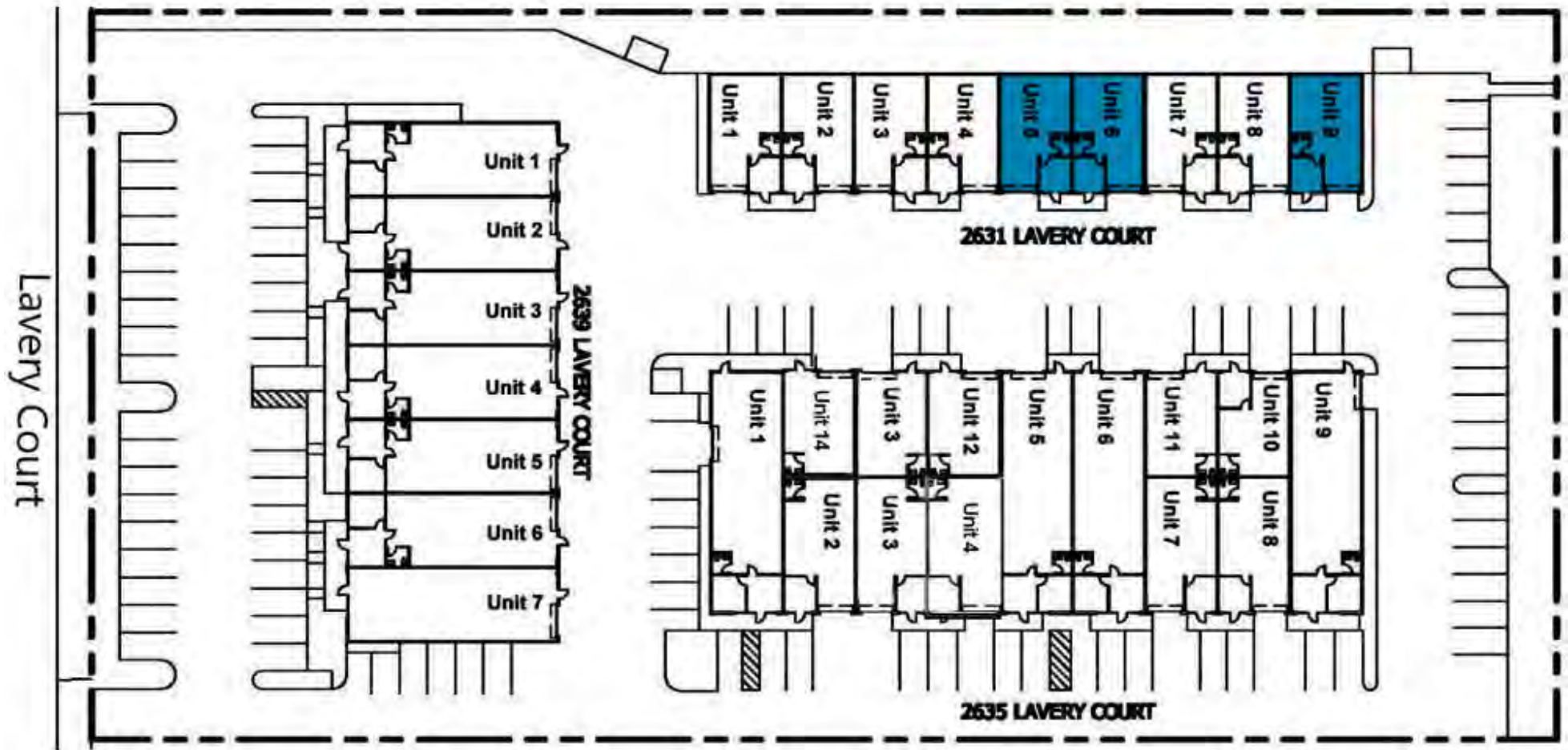
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(Not to Scale)



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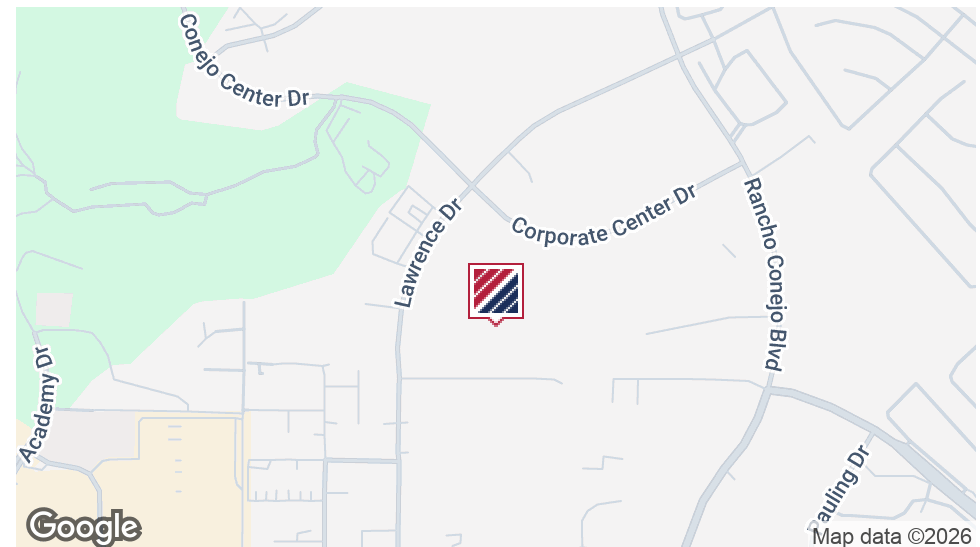
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LOCATION

- Close to Tesla Service Center, Amgen, Shire / Baxalta, Takeda, Alcatel Lucent, Atara, Alexandria, Amazon Distribution Center, Sports Academy, Sage Publishing, Skyworks, K1 Speed.
- Nearby Restaurants include; Farmer Boys, Island's Chipotle, The Habit, Starbucks DT, Panda Express, Jersey Mike's, Daphne's, Flame Broiler, Presto Pasta, Wendy's, Jack In The Box, McDonalds, In N Out, Chili's
- Nearby Retail includes; Target, LA Fitness, Lowe's, Home Depot, BMC, Kohl's, TJ Maxx, Ross, Boot Barn, PetSmart
- Minutes to Oaks Mall largest regional shopping center in East Ventura County (Nordstrom, AMC, Macy's, Dick's, JCP, Apple, Cheesecake Factory, Lazy Dog)
- East 101 Fwy and 23 Fwy access to Westlake Village, Agoura, Calabasas, Simi Valley, Camarillo, Oxnard, Ventura, SFV.



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