

# 60-100 Rancho Rd.

THOUSAND OAKS | CALIFORNIA



**RETAIL SPACES FOR LEASE - CENTRAL THOUSAND OAKS LOCATION**

EXCLUSIVE LISTING AGENT

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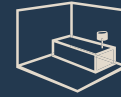
 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 60-100 Rancho Rd.

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## About the Property



**±500 - ±6,005 SF  
Suites Available**



**Excellent Access to  
Ventura 101 Freeway**



**Walking Distance to  
Retail and Restaurant  
Amenities**



**Abundant Parking  
2.90/1,000 SF**



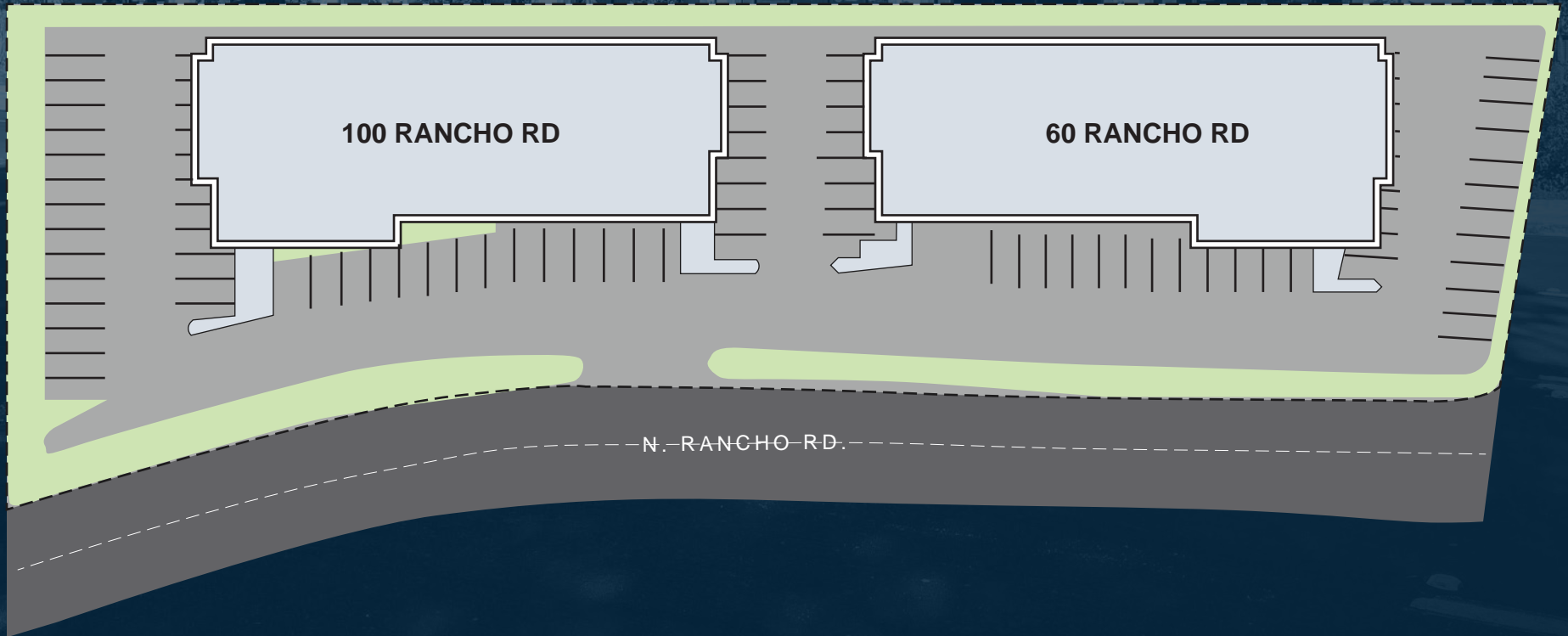
**New Exterior Building  
Improvements and  
Upgraded Landscaping**



**C3, Thousand Oaks  
Zoning**

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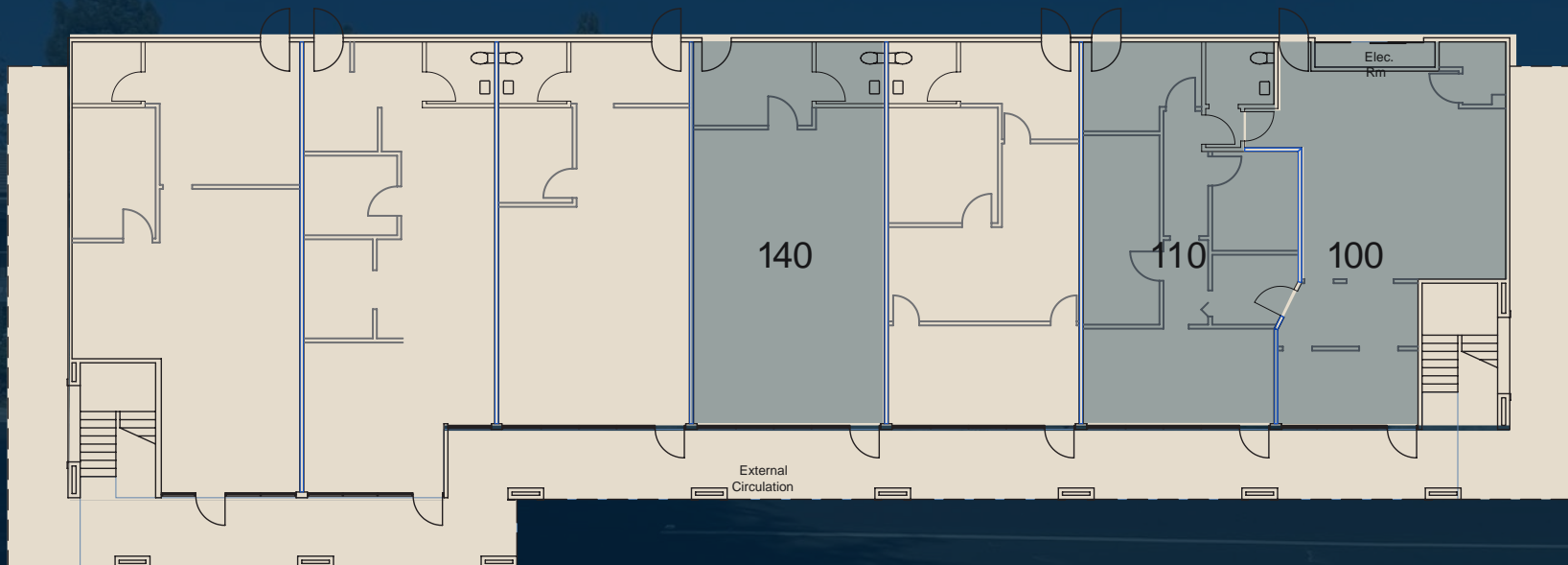


\*NOT TO SCALE

# AVAILABILITIES - 100 RANCHO RD. | THOUSAND OAKS, CA - FIRST FLOOR

BUILDING	SUITE	RSF	RATE	SPACE TYPE	COMMENTS
100	100	956 SF	\$2.10 / SF NNN	RETAIL	VACANT
100	110	956 SF	\$2.10 / SF NNN	RETAIL	VACANT
100	140	956 SF	\$2.10 / SF NNN	RETAIL	30 DAYS

**Tenant Expenses:** \$0.37 / SF - Electricity and Gas are separately metered, Janitorial, Internet.



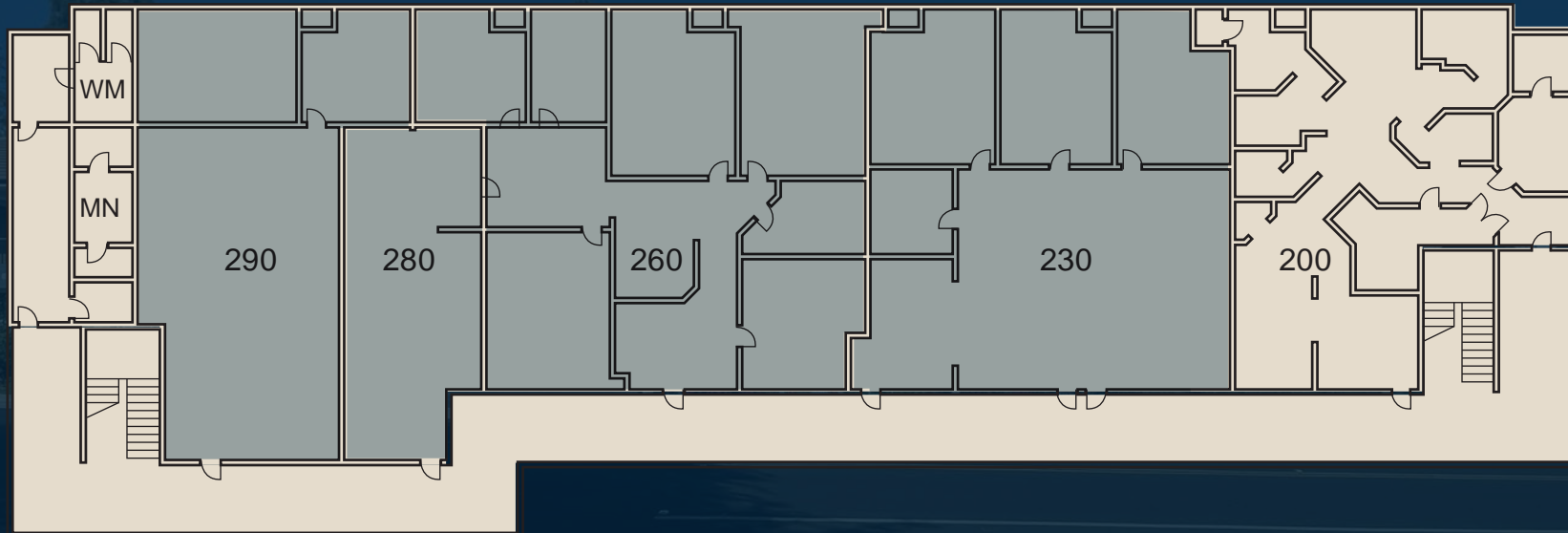
**\*NOT TO SCALE**

# AVAILABILITIES - 100 RANCHO RD. | THOUSAND OAKS, CA - 2ND FLOOR

BUILDING	SUITE	RSF	RATE	SPACE TYPE	COMMENTS
100	*230	1,954 SF	\$2.00 / SF NNN	RETAIL	VACANT
100	*260	2,160 SF	\$2.00 / SF NNN	RETAIL	VACANT
100	*280	500 SF	\$2.00 / SF NNN	RETAIL	VACANT
100*	*290	1,391 SF	\$2.00 / SF NNN	RETAIL	VACANT

**\*SUITES 230, 260, 280 AND 290 CONTIGUOUS TO 6,005 RSF**

**Tenant Expenses:** \$0.37 / SF - Electricity and Gas are separately metered, Janitorial, Internet.



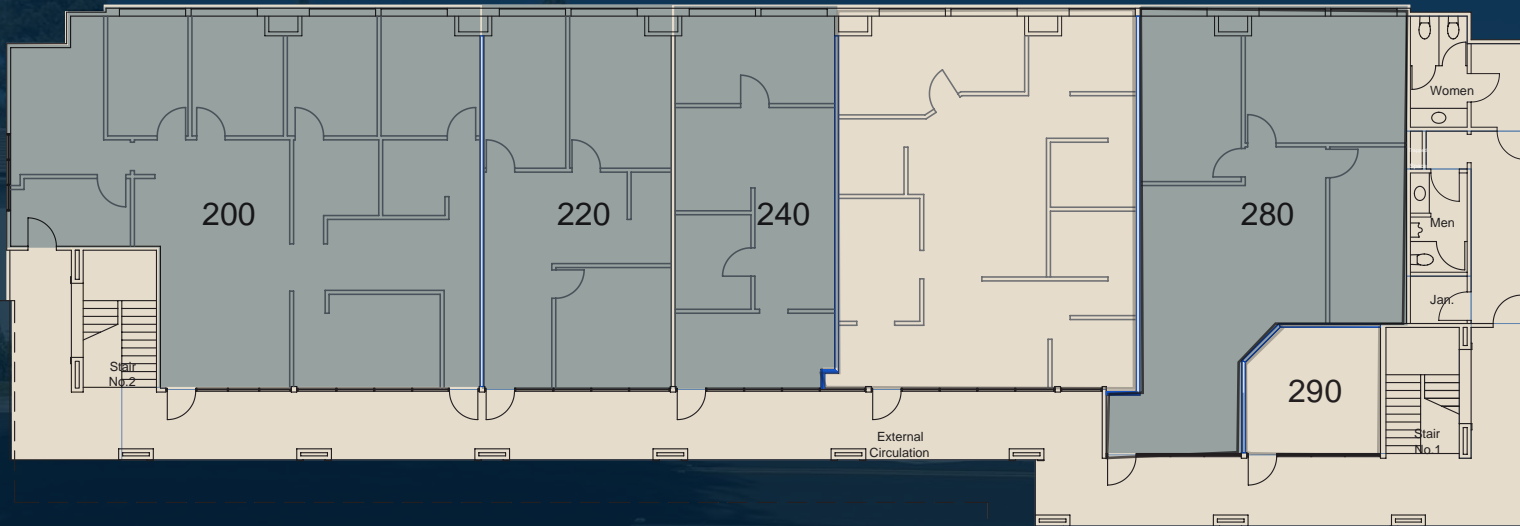
**\*NOT TO SCALE**

# AVAILABILITIES - 60 RANCHO RD. | THOUSAND OAKS, CA - 2ND FLOOR

BUILDING	SUITE	RSF	RATE	SPACE TYPE	COMMENTS
60	* 200	2,224 SF	\$2.00 / SF NNN	RETAIL	VACANT
60	* 220	1,040 SF	\$2.00 / SF NNN	RETAIL	VACANT
60	* 240	888 SF	\$2.00 / SF NNN	RETAIL	VACANT
60	280	1,448 SF	\$2.00 / SF NNN	RETAIL	VACANT

**\*SUITES 200, 220, AND 240 CONTIGUOUS TO 4,152 RSF**

**Tenant Expenses:** \$0.37 / SF - Electricity and Gas are separately metered, Janitorial, Internet.



**\*NOT TO SCALE**



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# LOCATION



DIRECT ACCESS TO 101 AND 23 FREEWAYS



35 MINUTES TO VENTURA  
39 MINUTES TO SAN FERNANDO VALLEY  
1 HR 4 MINUTES TO SANTA BARBARA



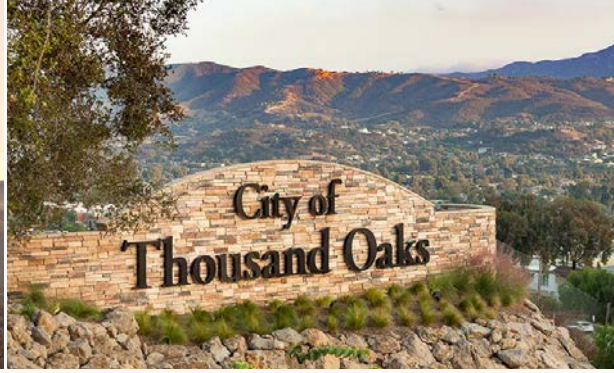
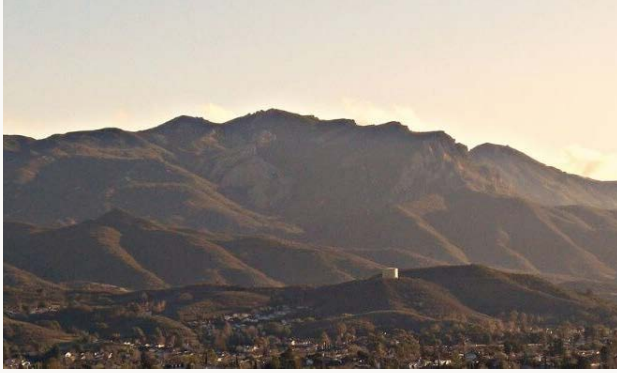
CAMARILLO AIRPORT  
26 MIN | 14.9 MI

OXNARD AIRPORT  
38 MIN | 23.3 MI

SANTA BARBARA AIRPORT:  
1 HR 10 MIN | 63.9 MI



60-100  
Rancho Rd.



## TOP COMPANIES



## WHY THOUSAND OAKS, CA

Located between Los Angeles and Santa Barbara in Ventura County, Thousand Oaks is nestled against the Santa Monica Mountains and has over 15,000 acres of natural, publicly-owned open space within its boundaries.

The City prides itself on its designated open space, which includes 150 miles of trails for hiking, biking, or leisurely walking. Our efforts at local electricity generation have also been very successful, especially at our wastewater treatment plant. Thousand Oaks is a Tree City in the USA and has been named one of the county's greenest cities.

We have been designated one of the safest cities in the US and one of 10 great cities to raise your kids. Thousand Oaks is home to some of the nation's top schools, outstanding parks, and a myriad of shopping opportunities, including one of the largest auto malls in the nation.

Another source of pride is the Civic Arts Plaza. Opened in 1994, this jewel of cultural arts has become a beacon for our region, featuring world-class entertainment, musicals, concerts, children's shows, ballets, and much more.

Thousand Oaks values collaboration with residents and businesses. This commitment to public-private partnerships is most evident in adopting the City's blueprint for a revitalized downtown and the completion of the 2045 General Plan. Some of the City's most impressive accomplishments have come in infrastructure improvements. Public infrastructure enhances quality of life, and ensures the mobility of residents and businesses, now and in the future.

SOURCE: <https://toaks.gov/about>

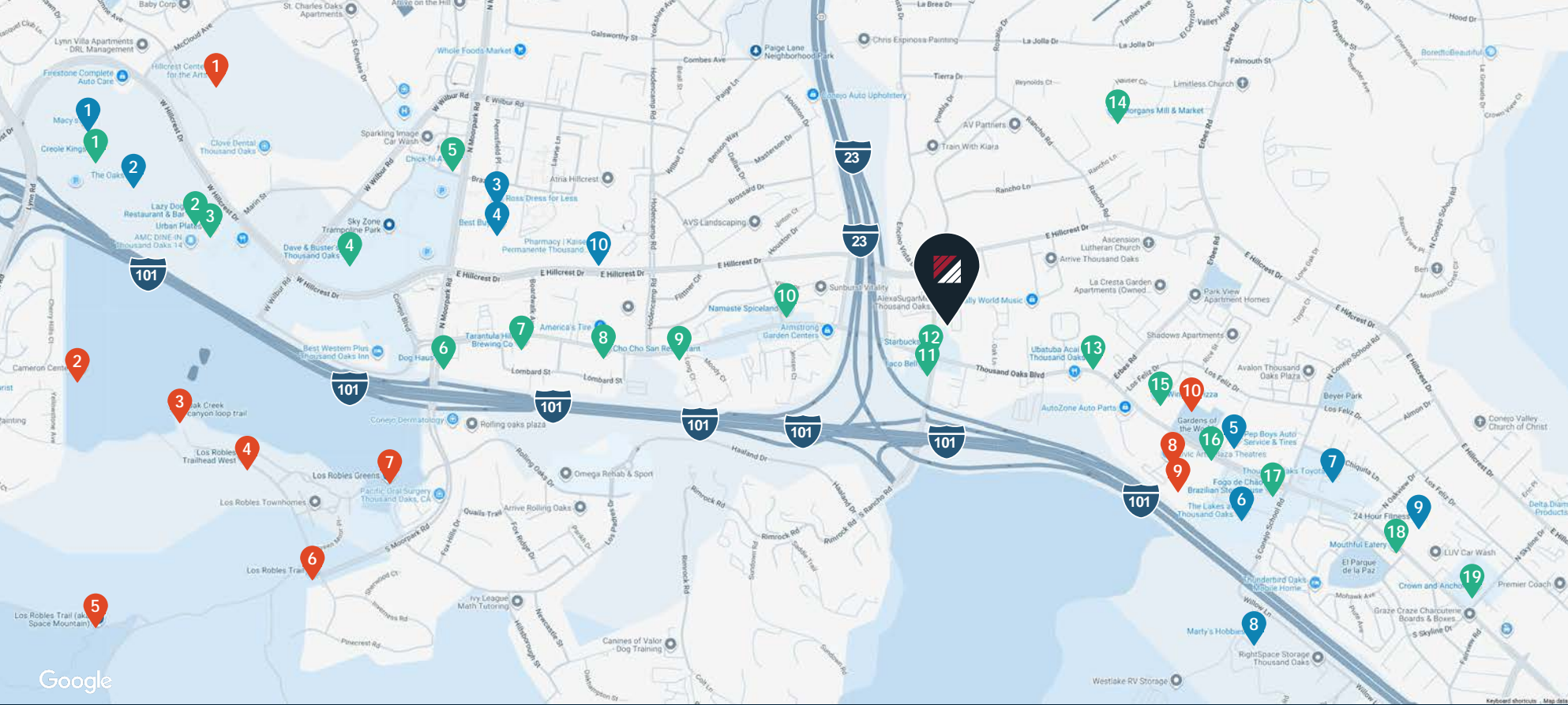
## VENTURA COUNTY

**California's Coastal Gateway to Innovation & Growth:** Located just northwest of Los Angeles, Ventura County offers a dynamic blend of coastal beauty, economic diversity, and strategic connectivity. It is a magnet for businesses seeking proximity to major markets with the benefits of a more balanced, livable environment.

**Industry and Innovation:** Ventura County is home to advanced manufacturing, aerospace, agriculture, and biotechnology industries. The region's growing tech corridor benefits from access to top talent, research institutions, and a supportive business climate.

**Agriculture and Sustainability:** As one of California's leading agricultural counties, Ventura is a powerhouse in crop production, particularly strawberries, citrus, and avocados.

**Connectivity and Infrastructure:** With direct access to U.S. 101 and key freight corridors, Ventura County offers seamless transportation links to Los Angeles, Silicon Beach, and the Central Coast.



Google

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## RESTAURANTS

1. Creole Kings
2. Lazy Dog Restaurant & Bar
3. Urban Plates
4. Dave & Busters
5. Chick-Fil-A
6. Dog Haus
7. Tarantula Hill Brewing Co and Basta Italian
8. Cho Cho San Restaurant
9. Old Oak Steakhouse
10. Namaste Spiceland
11. Taco Bell
12. Starbucks
13. Ubatuba Acai
14. Morgan's Mill & Market
15. Winner's Pizza
16. Mastro's Steakhouse
17. Fogo De Chao
18. Mouthful Eatery
19. Crown and Anchor

## MAJOR RETAILERS

1. Macy's
2. The Oaks
3. Ross Dress for Less
4. Best Buy
5. Pep Boys Auto
6. The Lakes at Thousand Oaks
7. Toyota
8. Marty's Hobbies
9. 24 Hour Fitness
10. Kaiser Medical Offices

## LANDMARKS/CIVIC/SCHOOLS

1. Hillcrest Center of the Arts
2. Cameron Center
3. Oak Creek Canyon Loop Trail
4. Los Robles Trailhead West
5. Los Robles Trail and Space Mountain
6. Los Robles Trail
7. Los Robles Greens
8. Civic Arts Plaza Theaters
9. Thousand Oaks City Hall
10. Gardens of the World

AMENITIES MAP

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