



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE
SERVICE BEYOND EXPECTATION®



FOR LEASE MEDICAL OFFICE SUITES

420 PENNSFIELD PL. THOUSAND OAKS, CA 91360

NEW CONSTRUCTION | ±713 – 5,914 SF | \$3.75/SF NN

OFFERING MEMORANDUM



CONTENTS



01 Lease Overview

- Lease Opportunity
- Property Features
- Building Highlights
- Availabilities
- Suite Layouts
- Interior Photos

02 Location Overview

- Location Summary
- Location Maps

03 Demographics

- Demographics
- Demographic Charts

04 Company Profile

- Company Profile

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LEASE OVERVIEW

420 PENNSFIELD PL. THOUSAND OAKS, CA 91360

LEASE OVERVIEW

OVERVIEW (LEASE OPPORTUNITY)

420 Pennsfield Place presents a rare opportunity to lease space in a brand new, professionally designed ±12,293 SF two-story medical office building in the heart of Thousand Oaks. The property is thoughtfully divided into multiple suites ranging from approximately ±713 SF to ±5,914 SF, offering flexibility for a wide range of medical and professional users.

Offered at \$3.75/SF NN, the building provides tenants with modern, efficient space in a high-quality environment, with the ability to combine suites to accommodate larger requirements. Select suites are currently available, including several on a month-to-month basis, creating immediate occupancy opportunities for users seeking both short- and long-term solutions.

BUILDING HIGHLIGHTS

- Brand new, two-story medical office building
- Suite sizes ranging from ±632 SF to ±6,132 SF
- Flexible configurations – suites can be combined
- One private restroom per suite
- Individual HVAC systems for each unit
- Modern construction with high-end finishes
- Designed for medical, dental, wellness, and professional office use
- Efficient layout supporting a variety of practice types
- Immediate and near-term occupancy options available

PROPERTY FEATURES

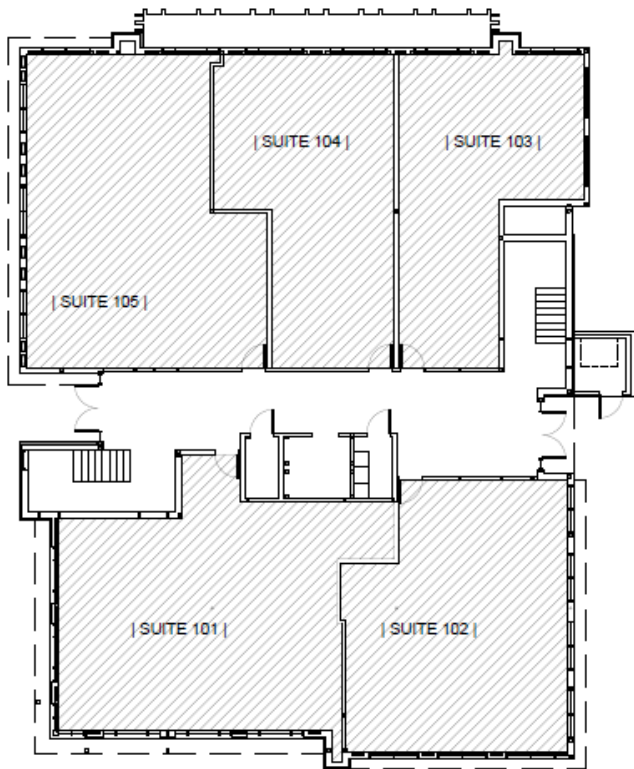
Address	420 Pennsfield Pl. Thousand Oaks CA 91360
Lease Rate	\$3.75/SF NN
County	Ventura
Market	Los Angeles
Submarket	Thousand Oaks/ SE County
Office Building SF	12,293 SF
Land SF	29,705 SF
Land Acres	0.68
Year Built	2026

LEASE AVAILABILITIES

SUITE	SF	FLOOR	AVAILABILITY	LEASE RATE	Notes
101	±1,549 RSF	First Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.
102	±1,279 RSF	First Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.
103	±984 RSF	First Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.
104	±1,070 RSF	First Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.
105	±1,500 RSF	First Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.
201	±1,746 RSF	Second Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.
202	±873 RSF	Second Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.
203	±1,033 RSF	Second Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.
204	±1,549 RSF	Second Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.
205	±713 RSF	Second Floor	Available	\$3.75/SF NN	Tenant is responsible for their own utilities and janitorial.

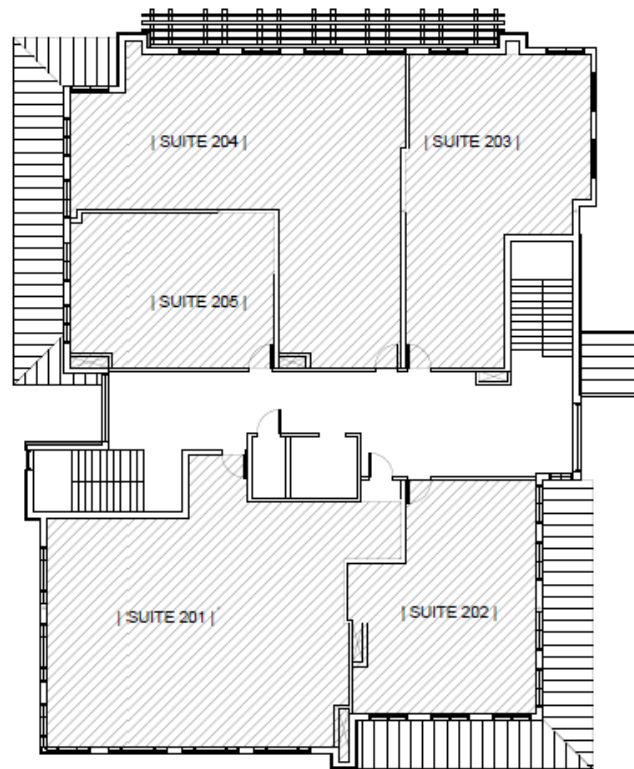
Net charges are estimated to be \$0.40/sf. Suites can be combined to accommodate larger users.

SUITE LAYOUT



FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"

OCCUPANCY KEY



FIRST FLOOR

OFFICE SUITE	PERCENTAGE OF BUILDING	RENTABLE SQUARE FOOTAGE
SUITE 101	12.80%	1549
SUITE 102	10.40%	1279
SUITE 103	8.00%	984
SUITE 104	8.70%	1070
SUITE 105	12.20%	1500

SECOND FLOOR

OFFICE SUITE	PERCENTAGE OF BUILDING	RENTABLE SQUARE FOOTAGE
SUITE 201	14.20%	1745
SUITE 202	7.10%	873
SUITE 203	8.40%	1033
SUITE 204	12.80%	1549
SUITE 205	5.80%	713

TOTAL PERCENTAGE OF BUILDING	TOTAL RENTABLE SQUARE FOOTAGE
100%	12293

RSP* RENTABLE SQUARE FOOTAGE INCLUDING BUILDING LOAD FACTOR PER LL

EXTERIOR PHOTOS



LOCATION OVERVIEW

420 PENNSFIELD PL. THOUSAND OAKS, CA 91360

THOUSAND OAKS, CA

LOCATION OVERVIEW

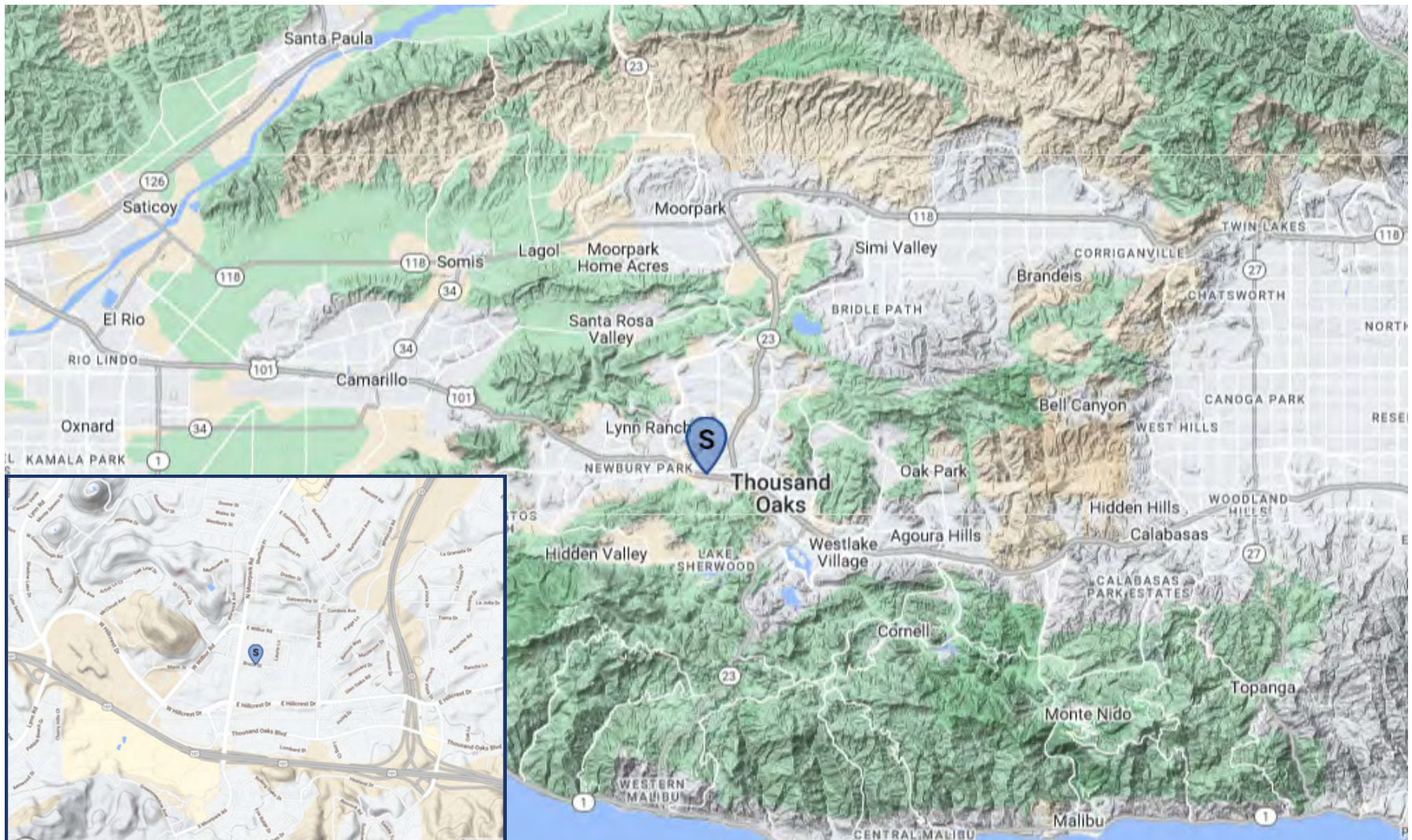
Located in the highly desirable Thousand Oaks market, 420 Pennsfield Place offers an exceptional setting for medical and professional users. Positioned between Los Angeles and Santa Barbara, the area provides convenient regional access while maintaining a strong, community-focused environment.

Thousand Oaks is widely recognized as one of California's most sought-after communities, known for its outstanding quality of life, top-tier schools, and consistently ranking among the safest cities in the U.S. The city is surrounded by the scenic Santa Monica Mountains, with over 15,000 acres of protected open space and more than 150 miles of trails, creating a unique balance of business and lifestyle.

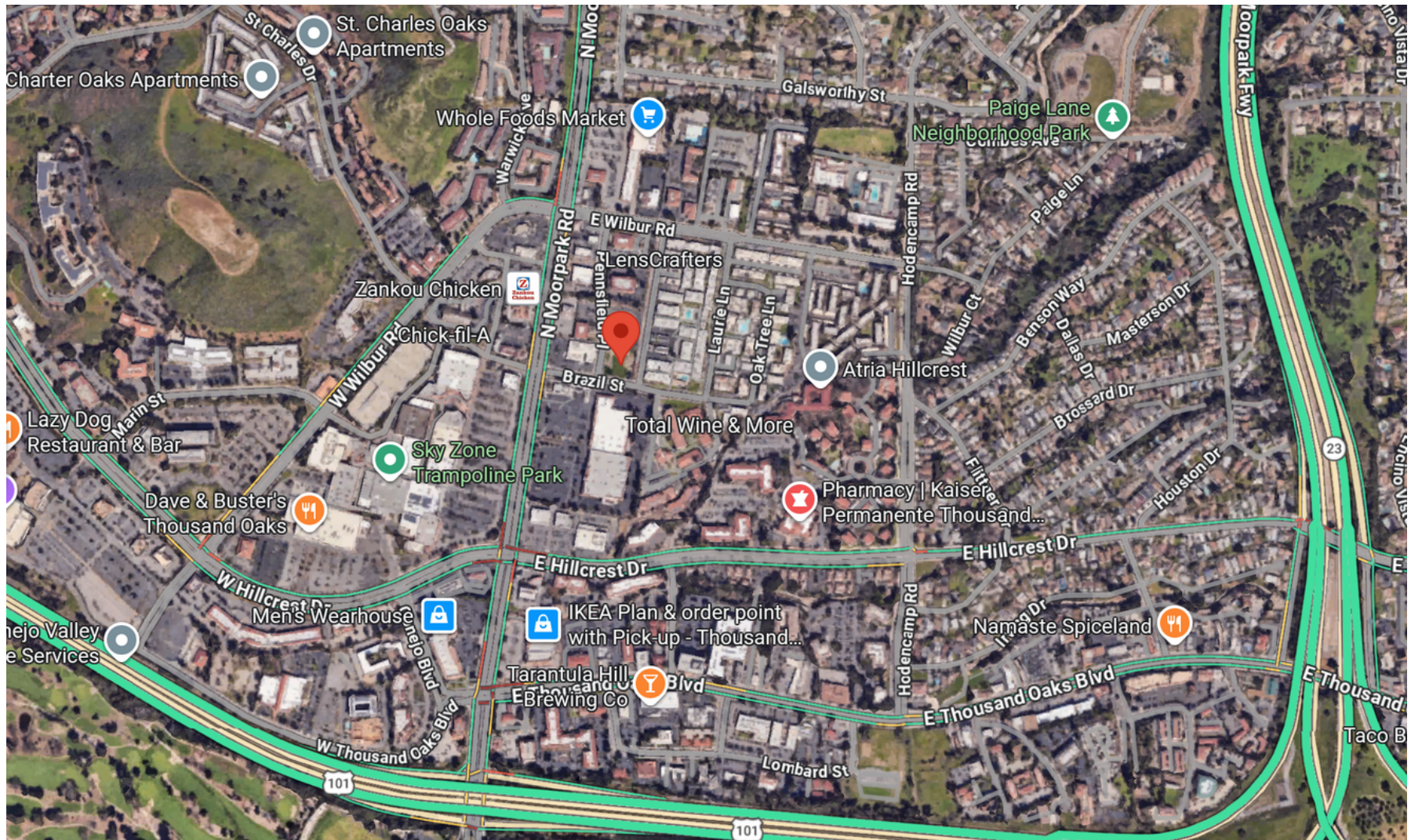
The property benefits from close proximity to major retail centers, dining, and healthcare services, along with easy access to the 101 Freeway and key thoroughfares. Supported by a strong local economy, high household incomes, and a forward-thinking vision for growth and sustainability, Thousand Oaks continues to be a premier location for long-term investment and business success.



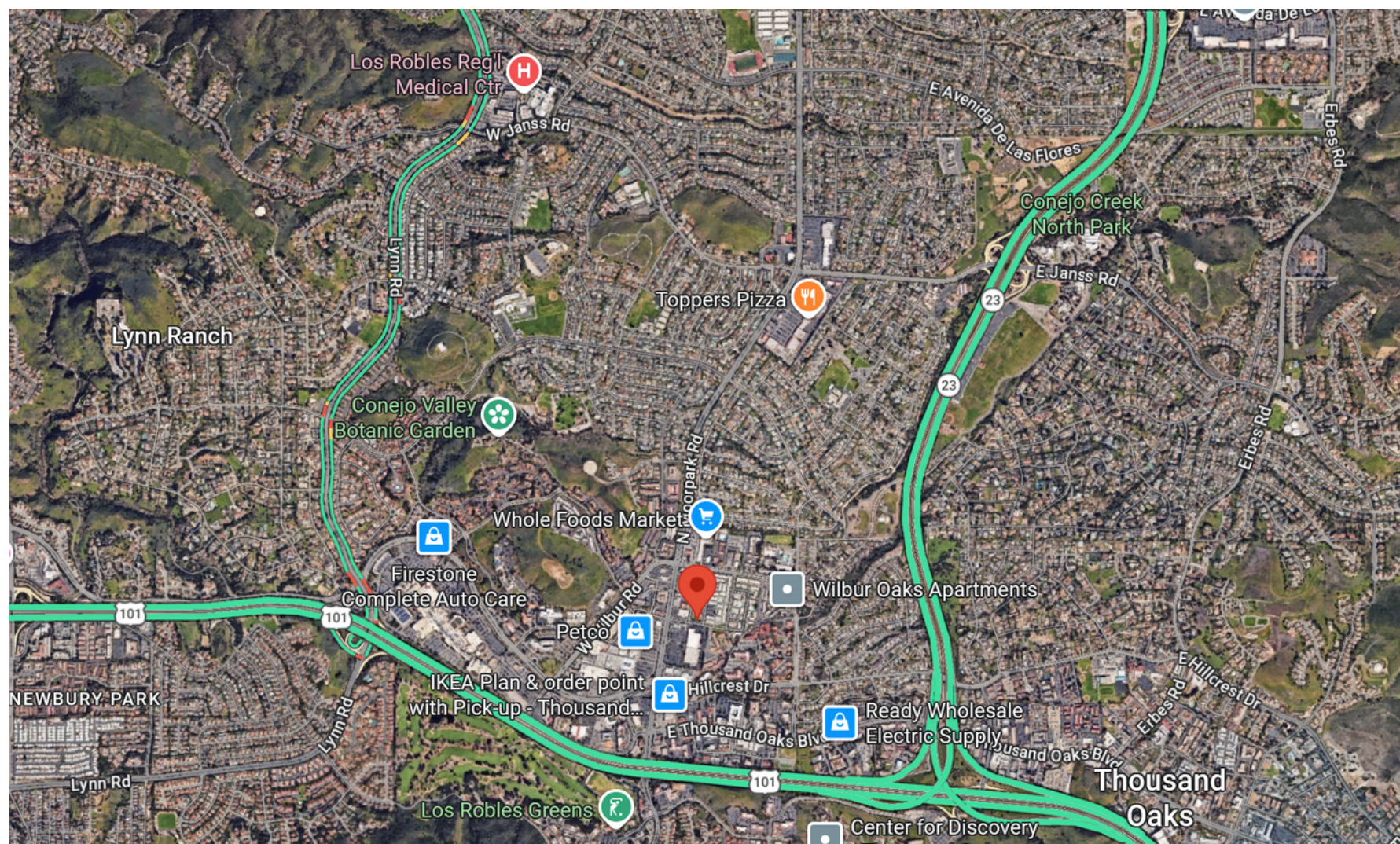
MAPS



MAPS



MAPS



DEMOGRAPHICS

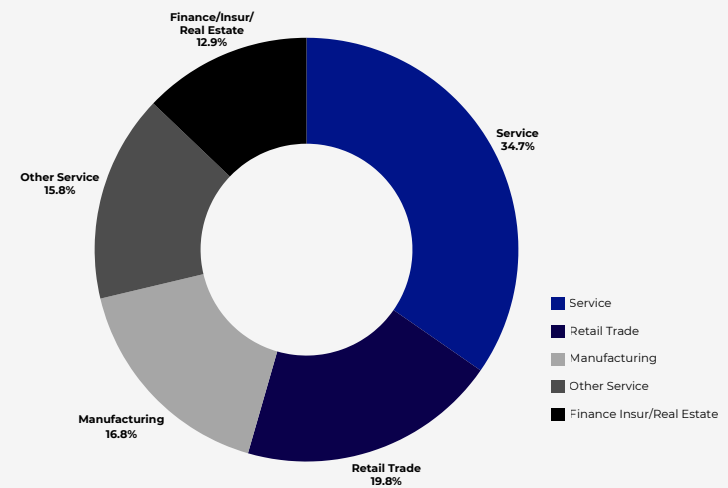
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DEMOGRAPHICS

LARGEST EMPLOYERS

Amgen Inc.	5,000
Conejo Valley Unified School District	3,010
Los Robles Hospital & Medical Center	1,800
California Lutheran University	1,316
Skyworks Solutions Inc	612
City of Thousand Oaks	530
Takeda Pharmaceutical Company	526
Sports Academy	400

MAJOR INDUSTRIES BY EMPLOYEE COUNT



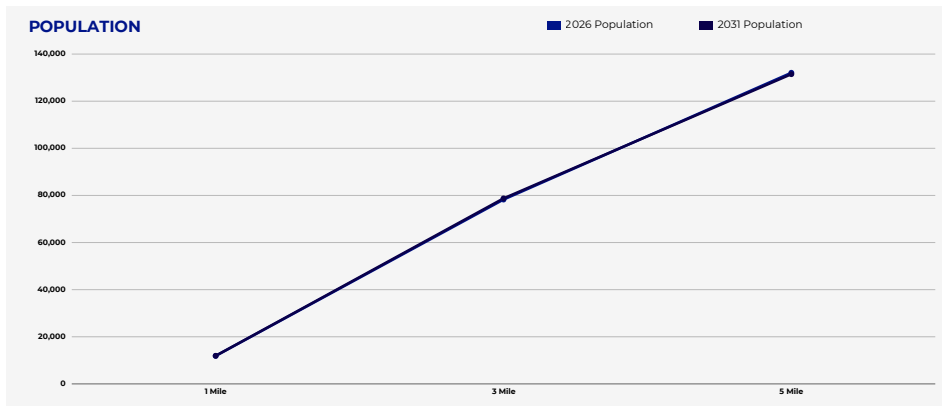
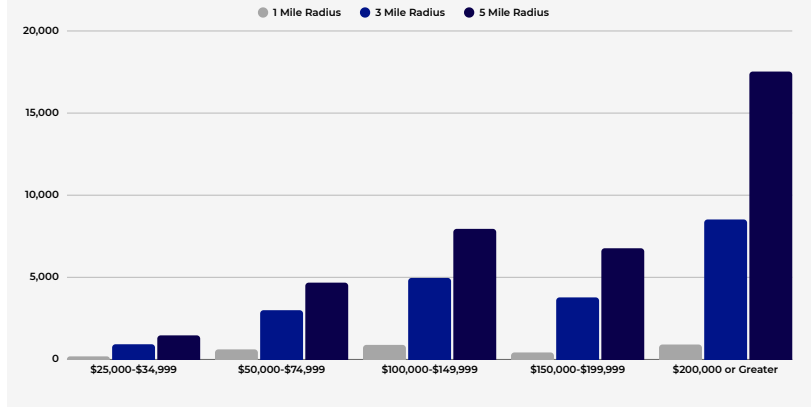
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DEMOGRAPHICS

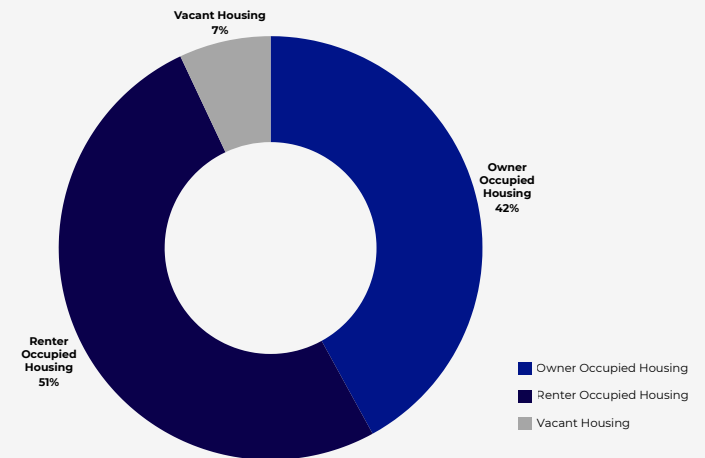
POPULATION	1 Mile	3 Mile	5 Mile
2000 Population	11,476	76,697	130,450
2010 Population	11,296	78,703	135,099
2026 Population	11,892	78,246	132,062
2031 Population	11,929	78,727	131,471
2026 - 2031 Population: Growth Rates	0.30%	0.60%	-0.45%

2026 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
less than \$15,000	524	1,970	2,784
\$15,000 - \$24,999	248	990	1,368
\$25,000 - \$34,999	186	924	1,465
\$35,000 - \$49,999	421	1,973	2,798
\$50,000 - \$74,999	612	2,998	4,676
\$75,000 - \$99,999	612	2,998	4,676
\$100,000 - \$149,999	448	2,860	4,268
\$150,000 - \$199,999	885	4,963	7,950
\$200,000 or greater	425	3,777	6,769
Median Household Income	\$92,710	\$126,431	\$146,225
Average Household Income	\$126,180	\$168,221	\$192,290

2026 HOUSEHOLD INCOME



2026 OWN VS RENT - 1 MILE RADIUS



Source: esri

DEMOGRAPHICS

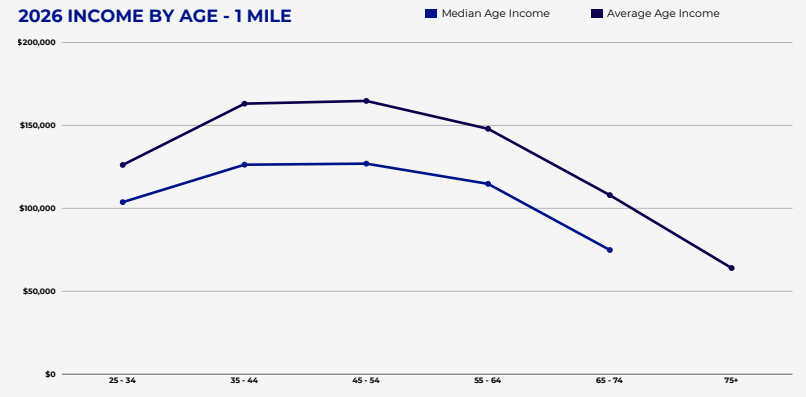
2026 POPULATION BY AGE

	1 Mile	3 Mile	5 Mile
2026 Population Age 30-34	906	4,932	7,639
2026 Population Age 35-39	794	4,558	6,927
2026 Population Age 40-44	813	4,836	7,700
2026 Population Age 45-49	701	4,630	7,614
2026 Population Age 50-54	709	4,934	8,540
2026 Population Age 55-59	714	5,321	9,495
2026 Population Age 60-64	747	5,362	9,775
2026 Population Age 65-69	719	4,959	8,983
2026 Population Age 70-74	564	3,898	7,372
2026 Population Age 75-79	427	3,302	6,424
2026 Population Age 80-84	318	2,423	4,549
2026 Population Age 85+	477	2,392	4,345
2026 Population 18+	9,667	63,878	108,551
2026 Medium Age	42	43	46
2031 Medium Age	43	44	46

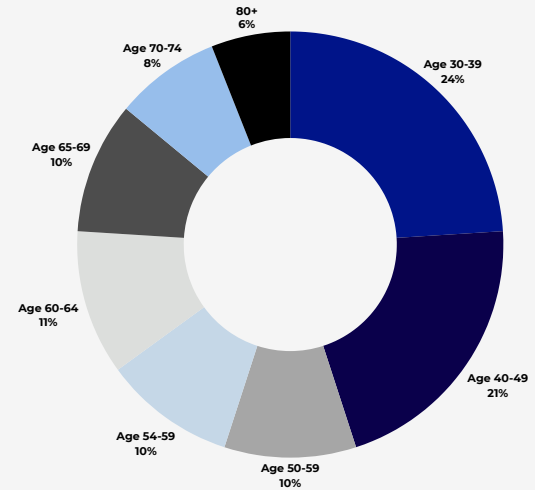
2026 INCOME BY AGE

	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$103,744	\$119,338	\$136,154
Average Household Income 25-34	\$126,156	\$159,747	\$183,481
Median Household Income 35-44	\$126,308	\$159,342	\$175,128
Average Household Income 35-44	\$163,115	\$197,243	\$219,295
Median Household Income 45-54	\$126,947	\$173,462	\$197,343
Average Household Income 45-54	\$164,770	\$213,249	\$240,583
Median Household Income 55-64	\$114,761	\$167,930	\$195,314
Average Household Income 55-64	\$147,955	\$206,067	\$236,567
Median Household Income 65-74	\$74,865	\$103,027	\$119,348
Average Household Income 65-74	\$107,955	\$145,933	\$174,196
Average Household Income 75+	\$64,001	\$92,233	\$111,668

2026 INCOME BY AGE - 1 MILE



2026 POPULATION BY AGE



Source: esri



COMPANY PROFILE

PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. Its comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



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