



2639 LAVERY COURT, UNIT 3 | 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

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PROPERTY DESCRIPTION

Industrial Condominium Unit For Lease

PROPERTY HIGHLIGHTS

- Excellent Street Visibility
- Good Parking
- High Image Building & Complex
- Ideal Size for Bio-Tech Start-Ups, Technology R&D, Plumbing, Electrical, Sports Supply Distribution, General Contractor, Flooring
- Located in M-1 Zone, City of Thousand Oaks recently amended M-1 zoning code to include "Technology and Life Sciences"
- 14' Roll Up Door with Auto Opener
- Polyurethane Floors

OFFERING SUMMARY

Lease Rate:	\$1.60 SF/month (MG)
Available SF:	1,721 SF
Building Size:	15,109 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,238	17,959	40,862
Total Population	6,983	52,904	117,683
Average HH Income	\$103,427	\$121,271	\$118,064



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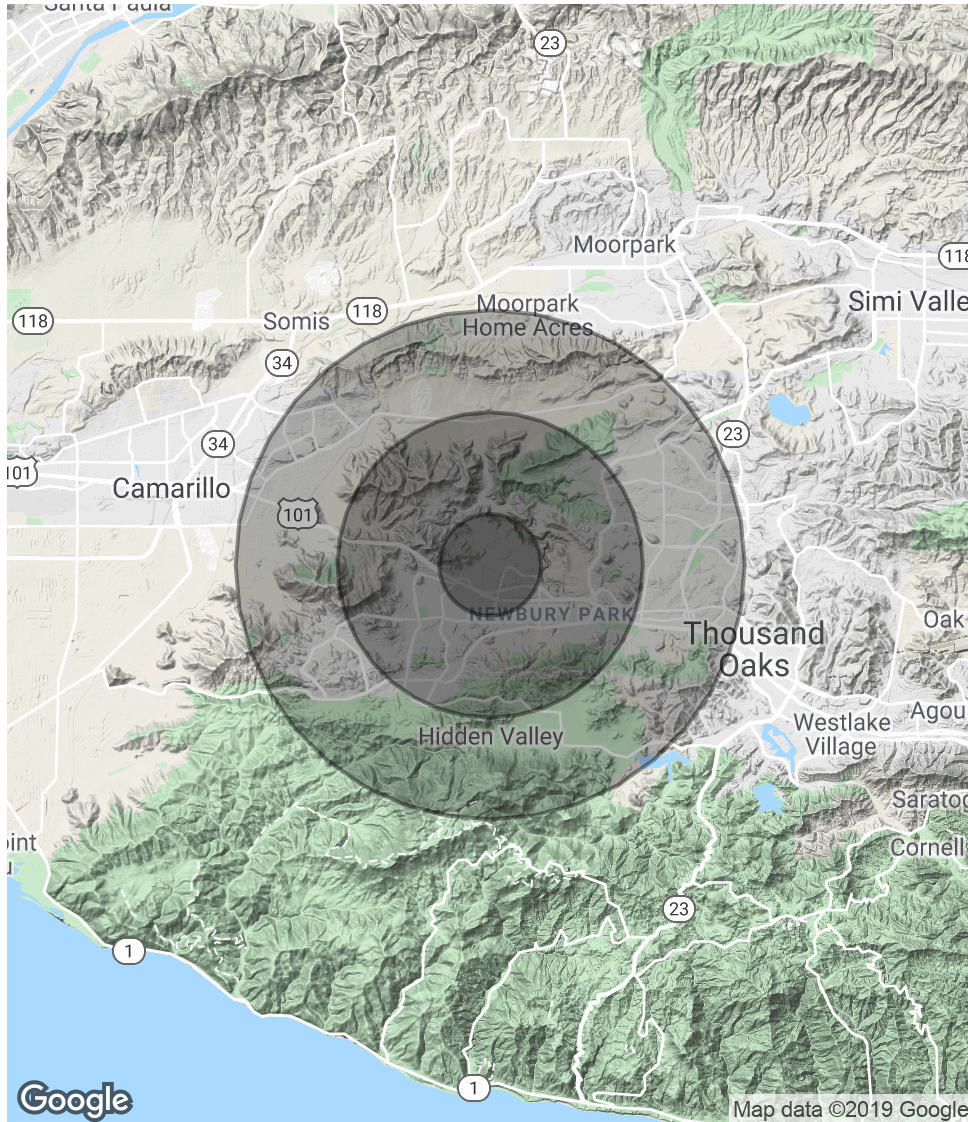
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,983	52,904	117,683
Median age	32.3	39.5	40.5
Median age (Male)	33.1	38.9	39.7
Median age (Female)	31.3	39.8	41.1

** Demographic data derived from 2010 US Census*



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