



CONCEPTUAL DRAWING

FOR SALE

2243-2251 THOUSAND OAKS BLVD.
THOUSAND OAKS, CA 91361

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951 S. WESTLAKE BLVD., SUITE 101
WESTLAKE VILLAGE, CA. 91361

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

OVERVIEW

2243-2251 THOUSAND OAKS BLVD.
THOUSAND OAKS, CA 91361

SALE OVERVIEW

SIZE	PRICE	OWN VS. RENT BENEFITS
2,000 SF	\$1,375,000	<ul style="list-style-type: none">• ACCUMULATION OF EQUITY• POTENTIAL APPRECIATION IN VALUE• PRINCIPAL REDUCTION OF LOAN• PRIDE OF OWNERSHIP• POTENTIAL DEPRECIATION WRITE-OFF

PROPERTY FEATURES:

- BUILT IN 1974
- FREE-STANDING BUILDING
- 8 FREE SURFACE SPACES AVAILABLE
- MANY LOCAL AMENITIES
- PRIME THOUSAND OAKS LOCATION ACROSS THE STREET FROM THE LAKES

**THE IMAGES PROVIDED ARE CONCEPTUAL DRAWINGS A BUYER MAY OR MAY NOT CHOOSE TO USE THESE DESIGN CONCEPTS. ANY FUTURE IMPROVEMENTS TO THE BUILDING WILL BE AT BUYERS DISCRETION AND COSTS.

2243-2251
THOUSAND OAKS BLVD



AMENITIES



RESTAURANTS

- 1. MASTROS
- 2. PF CHANGS
- 3. CALIFORNIA PIZZA KITCHEN
- 4. SABOR COCINA MEXICANA
- 5. UMAMI BURGER
- 6. SUNLIFE ORGANICS



RETAIL

- 1. LASSENS NATURAL FOODS & VITAMINS
- 2. CYCLEBAR
- 3. DRENCHED FITNESS
- 4. BCBC NAILS SPA
- 5. KALOLOGIE SKINCARE



HOSPITALITY

- 1. THOUSAND OAKS CIVIC ARTS PLAZA

CONCEPTUAL DRAWING

