



CONEJO SUMMIT

BUSINESS PARK

THOUSAND OAKS | CALIFORNIA



NEWMARK

SHAPPELL
PROPERTIES

50-ACRE MASTER PLANNED INDUSTRIAL DEVELOPMENT

PROPERTY OVERVIEW

Conejo Summit Business Park is a 754,222 square foot master planned industrial development on 50 acres of land in Thousand Oaks, CA. The projects consists of up to fifteen (15) state of the art buildings, ranging from 23,700 square feet to 93,308 square feet and also provides the opportunity to modify the site plan and building footprints to accommodate custom build-to-suit requirements. Construction delivery of Phase 1 is estimated for Q4 2027.

Set in the technology and biotech hub of Thousand Oaks, Conejo Summit offers the most ideal setting for businesses of all sizes. With leasing options from 4,000 – 93,000+ SF, businesses can find a home that will allow them to set roots and grow in one of the most beautiful industrial settings in California which includes unmatched lifestyle amenities, open space, an abundance of talented labor, a synergistic business hub, supportive local government and a vibrant community.

Located in Thousand Oaks, California.

IDEAL FOR:

- Manufacturing
- Technology
- Aerospace/Defense
- Biotech
- Warehousing
- Distribution
- Entertainment



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PROPERTY DETAILS



4,000 to 93,000 SF available
*(Inquire regarding building
divisibility options)*
Larger building configurations are possible.



32' clear heights



2.2/1,000 Parking ratio for the project
*(Ability to be flexible up to higher parking
ratio for certain buildings and uses.)*



Heavy power availability



Dock high loading
*(Average of approximately
1.2 doors for every 10,000 SF)*



Grade level loading



**Significant glass and window line
designed into each building**



**Beautiful office space with ability
to deliver to suit**



Incredible views of open space



**Immediate access to hiking,
biking, and walking trails**



**Outdoor gathering spaces
and lunch areas**



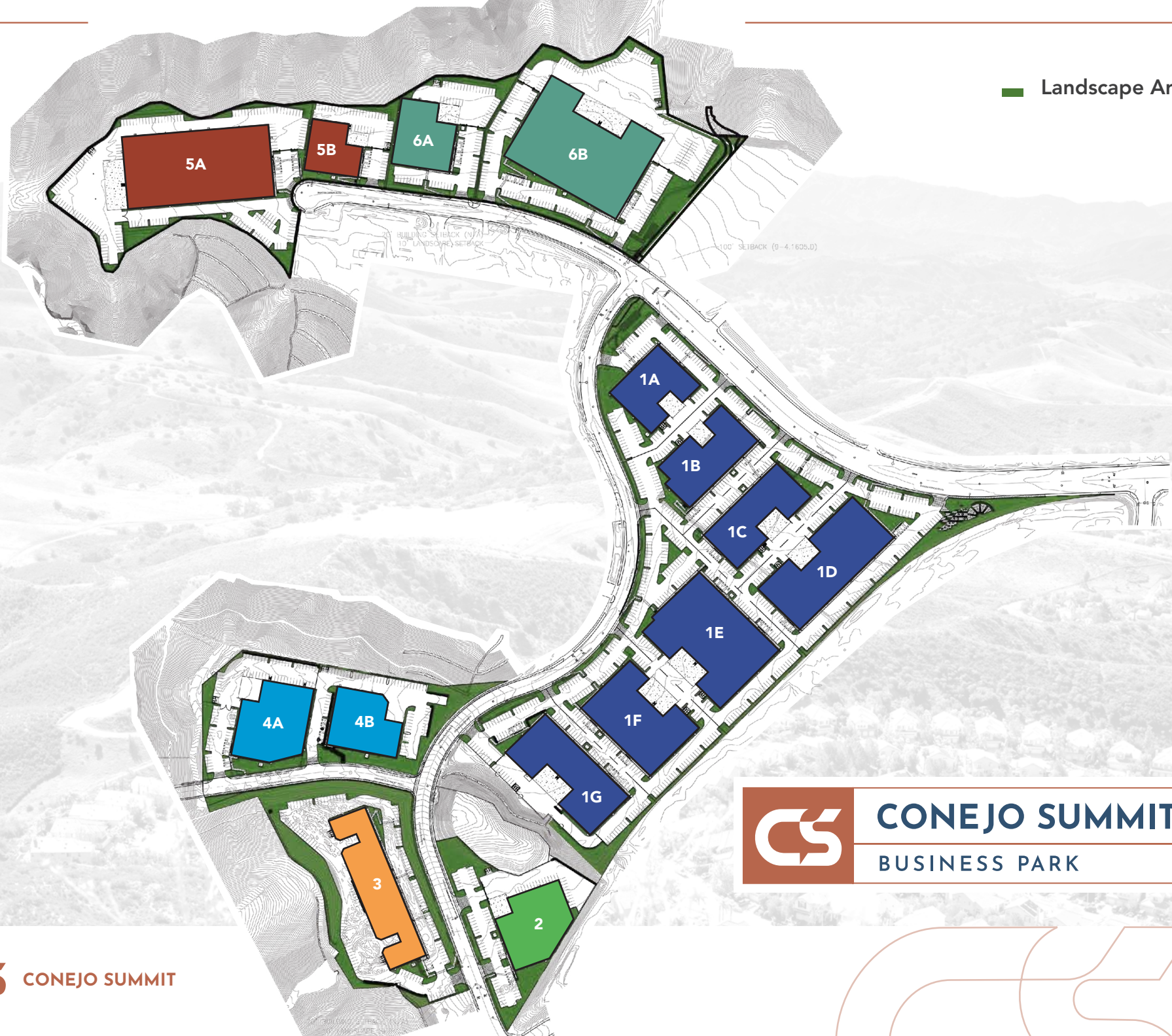
BUILDING DETAILS

	BUILDING 1-A	BUILDING 1-B	BUILDING 1-C	BUILDING 1-D	BUILDING 1-E	BUILDING 1-F	BUILDING 1-G	BUILDING 2
Total Building Size	33,552 SF	39,896 SF	39,900 SF	62,568 SF	74,101 SF	52,924 SF	50,460 SF	38,748 SF
Clear Height	32	32	32	32	32	32	32	32
Dock High Doors	4	4	6	6	7	7	7	4
Grade Level	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Office Mezzanine	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF
Total Office SF	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit
Power	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Parking	78	93	95	135	144	106	96	88
Divisible	No	Yes	Yes	Yes	Yes	Yes	Yes	No

	BUILDING 3	BUILDING 4-A	BUILDING 4-B	BUILDING 5-A	BUILDING 5-B	BUILDING 6-A	BUILDING 6-B
Total Building Size	49,368 SF	41,967 SF	32,570 SF	90,080 SF	22,765 SF	32,015 SF	93,308 SF
Clear Height	32	32	32	32	32	32	32
Dock High Doors	4	5	4	10	3	3	11
Grade Level	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Office Mezzanine	0 SF	800 SF	800 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF
Total Office SF	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit
Power	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Parking	128	88	69	189	53	78	223
Divisible	Yes	No	No	No	No	No	Yes

Building details provided are subject to change

■ Landscape Area



 **CONEJO SUMMIT**
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AREA AMENITIES



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WELLS FARGO

Starbucks

the Habit BURGER GRILL

CHIPOTLE MEXICAN GRILL

ISLANDS Fine burgers & drinks

SUBWAY

daphne's

crumbl cookies

jamba

THE HOME DEPOT

TARGET

five BELOW

Smart & Final extra!

Exotic Thai Cafe

CVS pharmacy

SHARKY'S WOODFIRE MEXICAN GRILL

Rita's

KOHL'S

THE ALAMO Mexican Grill & Cantina est. 1976

Domino's

THE SANDWICH SHOP

Baba's Kitchen

citibank

BANK OF AMERICA

Ralphs

Walmart

LUAU GRILL HAWAIIAN BBQ

saffron

Starbucks

DEL TACO

Hampton Inn & Suites

CHASE

Walgreens

FarmerBoys BREAKFAST, BURGERS & MORE

LOWE'S Home Improvement Warehouse

Jack in the box

AutoZone

LA FITNESS

PET SMART

PANDA EXPRESS GOURMET CHINESE FOOD

Wendy's

Denny's

IN-N-OUT BURGER

TOWNEPLACE SUITES BY HARRIOTT

chili's

PATRÓN'S Mexican Bar & Grill

COURTYARD BY HARRIOTT

HOLDREN'S STEAKS & SEAFOOD

Bottle & Pin

STONEY CROKETS

AREA NEIGHBORS



REGIONAL PROXIMITY

Ventura	25 Miles
Santa Barbara	52 Miles
Santa Monica	43 Miles
LAX	47 Miles
Downtown Los Angeles	48 Miles
Port of Los Angeles	68 Miles
Orange County	82 Miles

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Higher quality of Life



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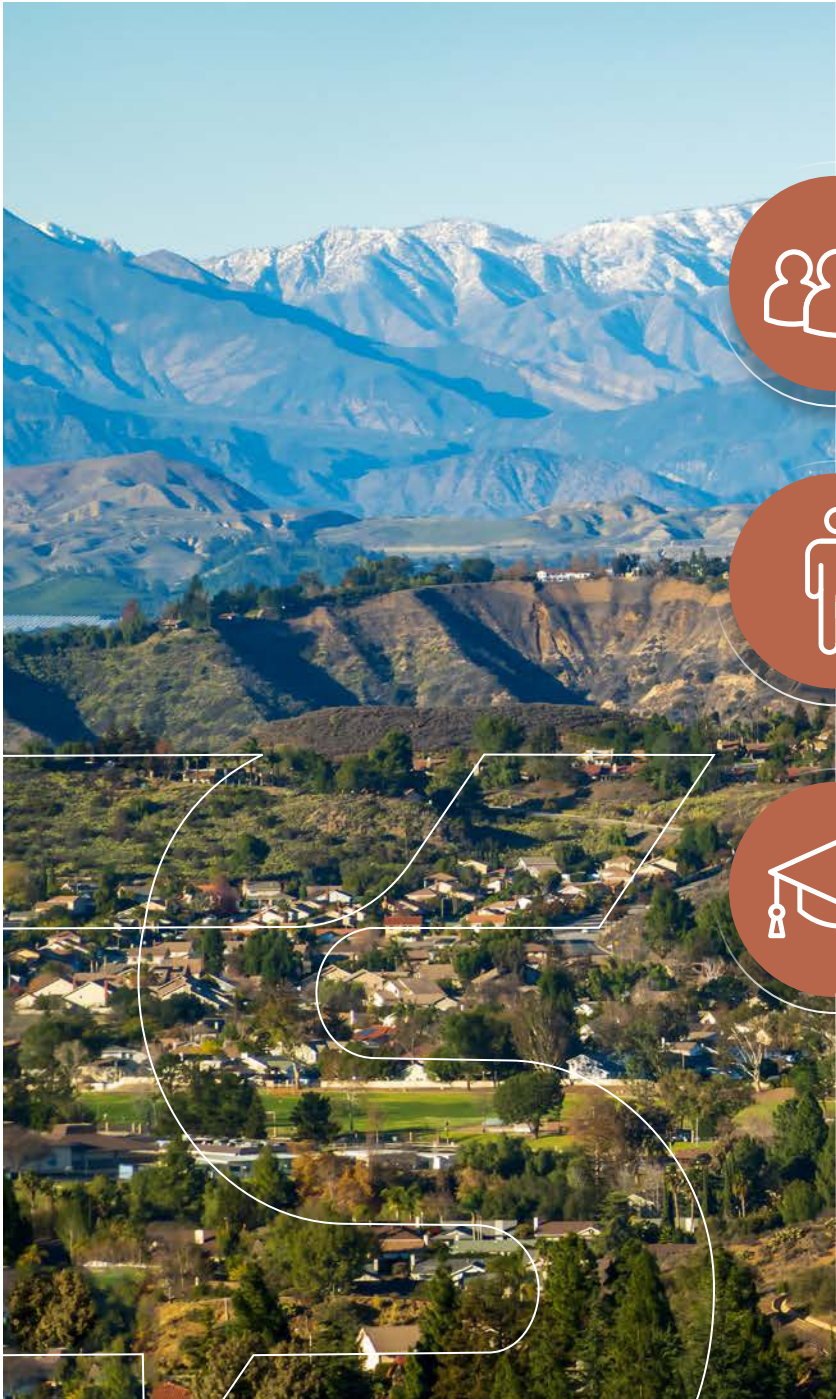
**Ranked 2nd safest
city in America by
the FBI**



**5-Star rating from
the US Chamber of
Commerce**



**96% of residents
say the city offers
quality of life**



DEMOGRAPHICS

129,342 people and 17,027 companies can't be wrong – Thousand Oaks is a great place to live and work. 75.35% of residents in the area own their homes and support a strong, safe, and family driven community.



LABOR POOL

With a diverse business community and highly educated workforce (93.6% high school graduates and 49% college graduates), the city of Thousand Oaks provides a large affluent labor pool.



EDUCATION

With some of the top primary schools in the state, Thousand Oaks ranks 9/10 by Great Schools for its lowered teacher to student ratio, higher participation in advanced high school courses and modern K-12 facilities. The area surrounding Thousand Oaks also boasts notable colleges such as Cal Lutheran University, Pepperdine University, Cal State Channel Islands, UCLA, USC, UC Santa Barbara, California Institute of Technology and Moorpark Community College. The city hosts a plethora of trained, eager and educated employees looking for jobs.



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