

FOR SALE

FREESTANDING COMMERCIAL BUILDING WITH FREEWAY IDENTITY

1316 NEWBURY ROAD, THOUSAND OAKS, CA 91320

**SIGNIFICANT PRICE
REDUCTION!**



AVAILABLE

- Superior freeway visibility
- Expansive window line
- Excellent freeway access

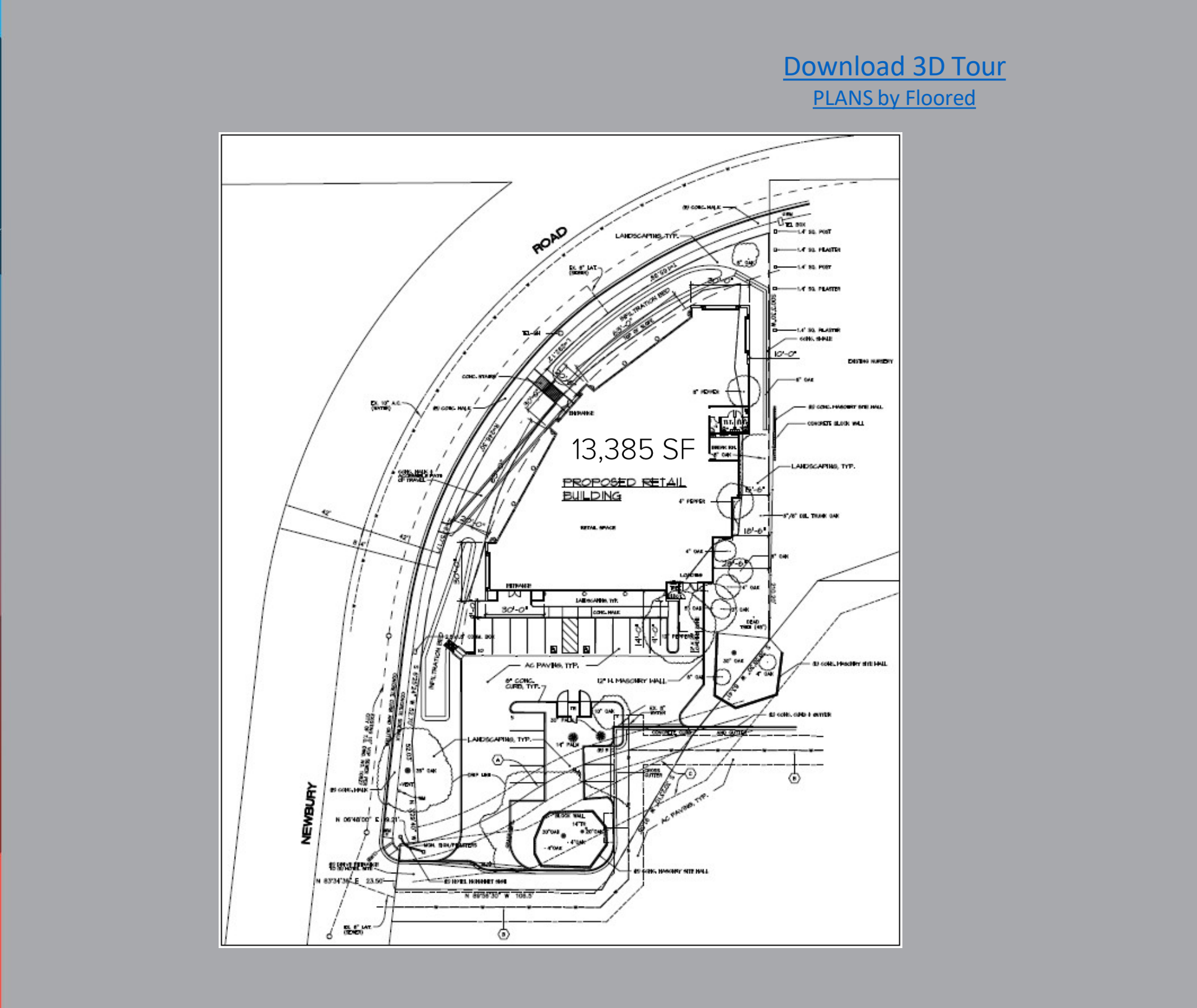
Sale: ~~\$5,354,000.00~~ **\$4,800,000.00**



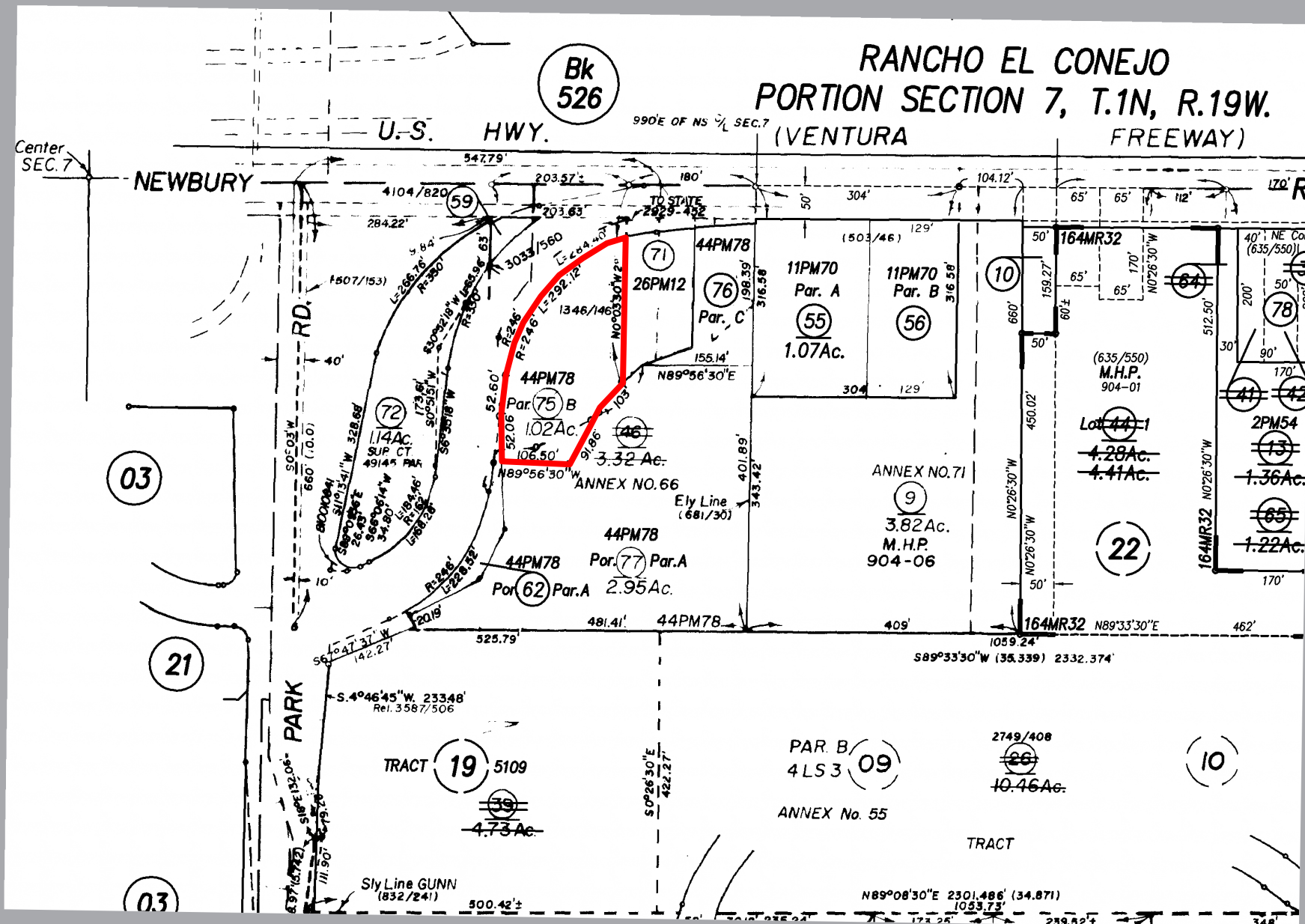
Building Name:	Sleep Shoppe
Size:	13,385 SF
Lot Size:	1.02 ac (44,431 SF)
Building Type:	Single-tenant, freestanding
Occupancy	Upon close of escrow
Zoning:	C-2
Parking:	54 spaces (18 on-site/36 via reciprocal parking agreement)
HVAC:	6 units
Restrooms:	1 men / 1 women
Sprinklers:	Yes
Ceiling Height:	12' – 16'
Year Built:	2012
APN:	660-0-010-750
Power:	600 Amps @ 120/208 V.3 ph
Loading:	Double pedestrian door (8'x8')

Photos



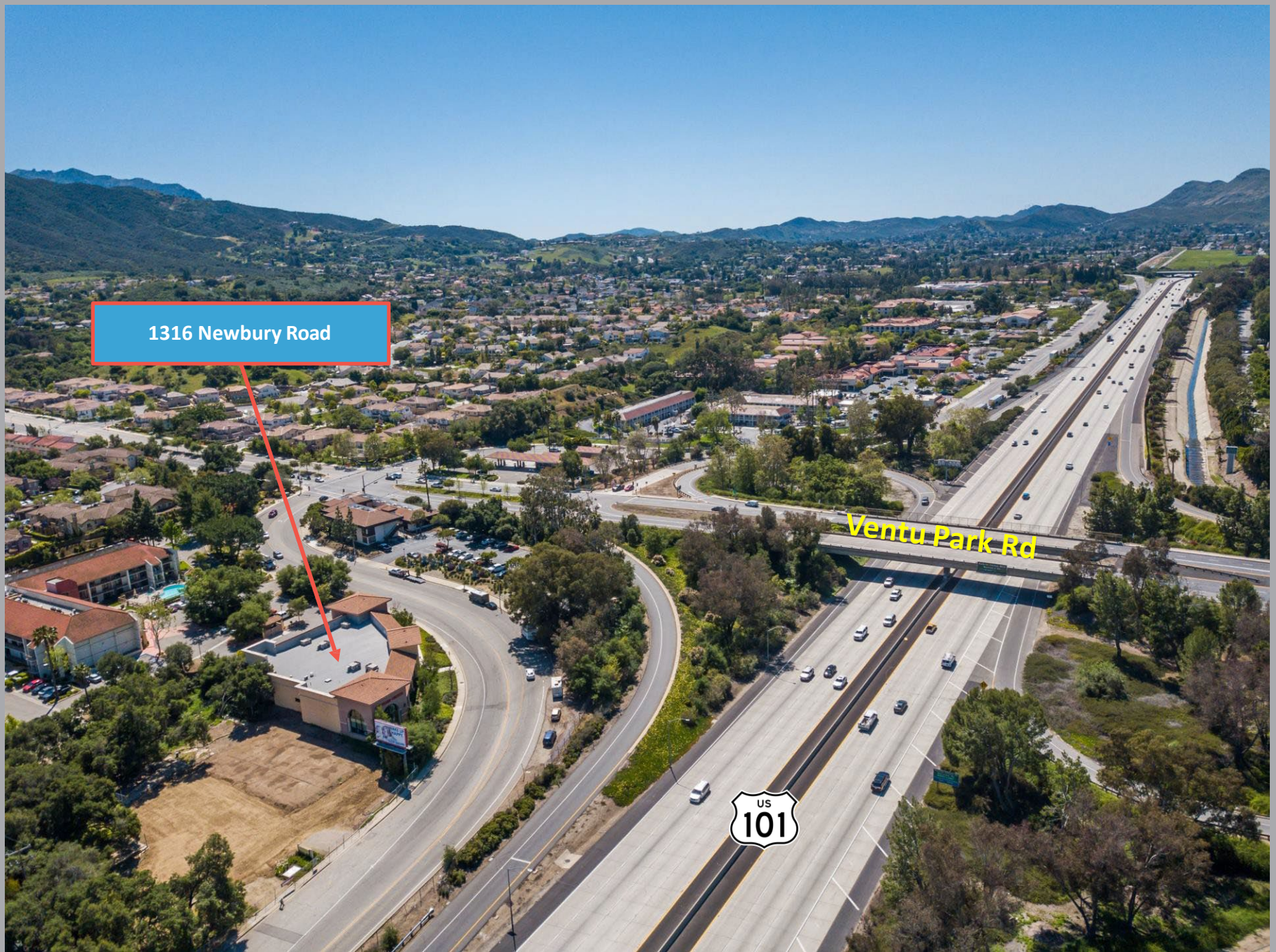


Parcel Map



1316 Newbury Road

Ventu Park Rd





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FREESTANDING COMMERCIAL BUILDING

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