



555

MARIN STREET

THOUSAND OAKS, CA

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

TABLE OF CONTENTS

1 FLOORPLANS

2 EXECUTIVE SUMMARY

3 PROPERTY & SALE FIGURES

4 LOCATION OVERVIEW

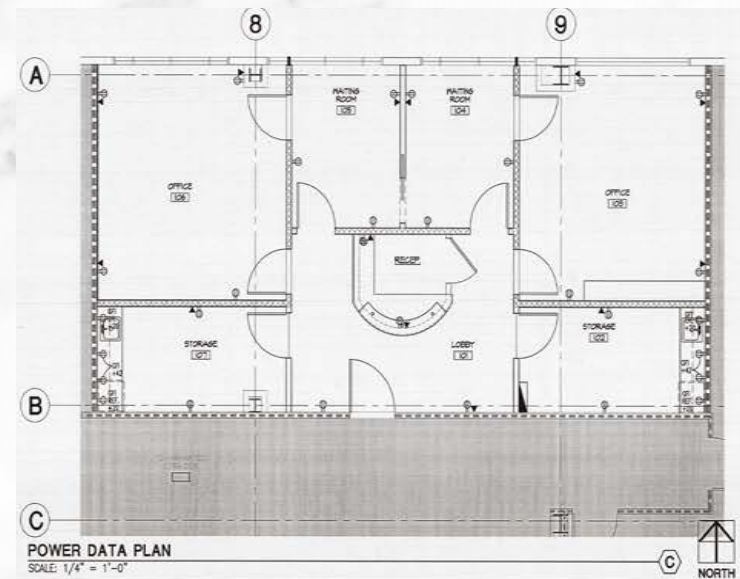
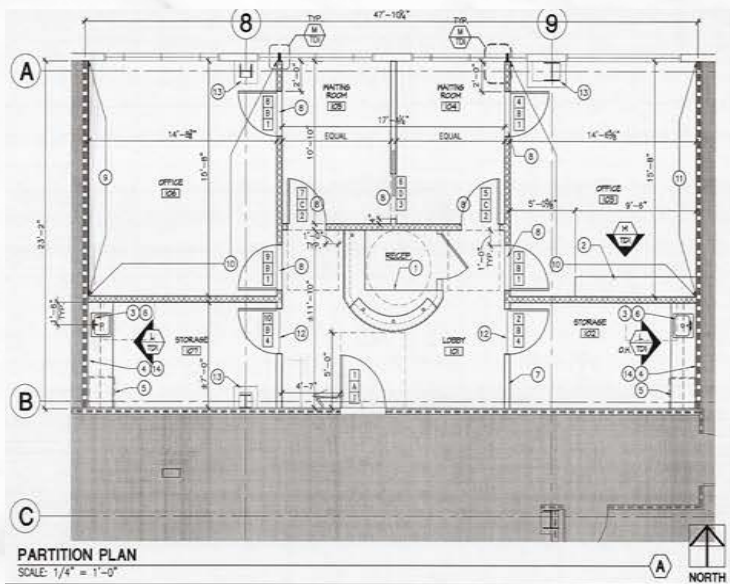
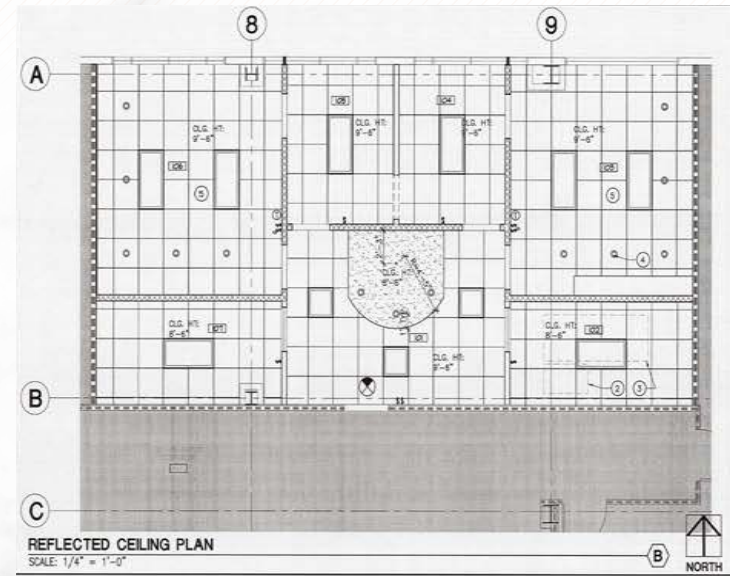
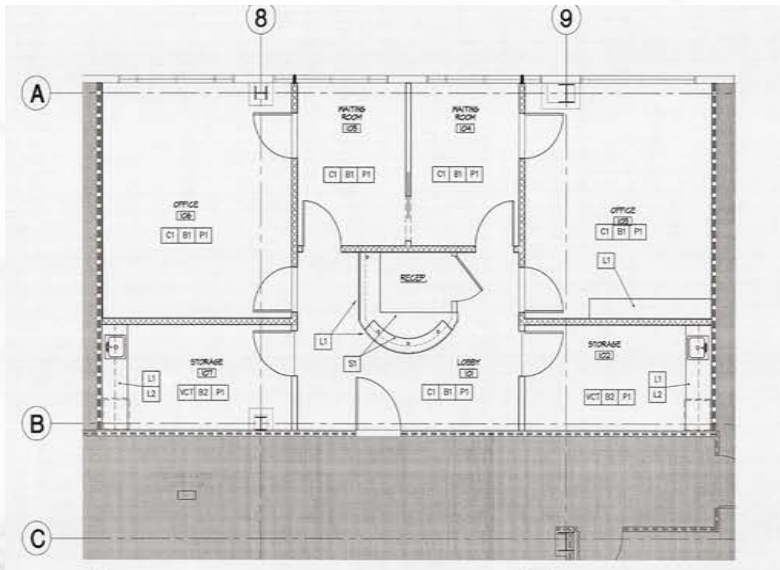
555
MARIN STREET
THOUSAND OAKS, CA



FLOORPLANS

555
MARIN STREET

FLOORPLANS





EXECUTIVE SUMMARY

555
MARIN STREET

EXECUTIVE SUMMARY

555 Marin Street is a state-of-the-art Office Condo building serving the community of Thousand Oaks

Formerly occupied by a psychiatry practice, suite 160 is fully equipped for use with two (2) twin offices, two (2) waiting rooms, two (2) multipurpose rooms each with their own plumbing, and a lobby/waiting area. Crafted with keen attention to detail, the walls of the main office come stocked with soundproofing and white noise to maintain the highest degree of focus. Each office is windowed with ample natural light and comes attached with its own private waiting room & separate entrance.

555 Marin hosts is zoned medical to support uses beyond the general office practitioner. Medical uses enjoy 5/1000 parking and medical utilities.



EXECUTIVE SUMMARY

Just 2.5 Miles from Los Robles Regional Hospital, 555 Marin St. finds itself in the heart of a thriving medical industry.

The property itself boasts 5:1000 parking with surface and covered options available. Owners at 555 Marin St. are entitled to use of the property's shared amenities, ground floor conference room, an onsite storage containers.

With JanssMarket Place, The Oaks Shopping Mall, and Los Robles Golf Course just minutes away, owners in this property are situated perfectly for access to high end retail and amenities at a moments notice.





PROPERTY & SALES FIGURES

555
MARIN STREET

PROPERTY DESCRIPTION



YEAR BUILT	2009
BUILDING SIZE	43,072 SQUARE FEET
CONDO SIZE	1,342 RSF
PARKING	5:1000 (SURFACE & COVERED)
PURCHASE PRICE	\$475,000
PRICE PER FOOT	APPROX. \$354/SF
HOA FEE	\$720/MO.

*Buyer to Verify all costs and square footages.



LOCATION OVERVIEW

555
MARIN STREET

AREA DEMOGRAPHICS



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2024 Households	5,294	26,948	48,654
2029 Household Projection	5,233	26,529	47,907



HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
Average Household Income	\$103,622	\$130,283	\$149,57
Median Household Income	\$79,398	\$105,838	\$120,950



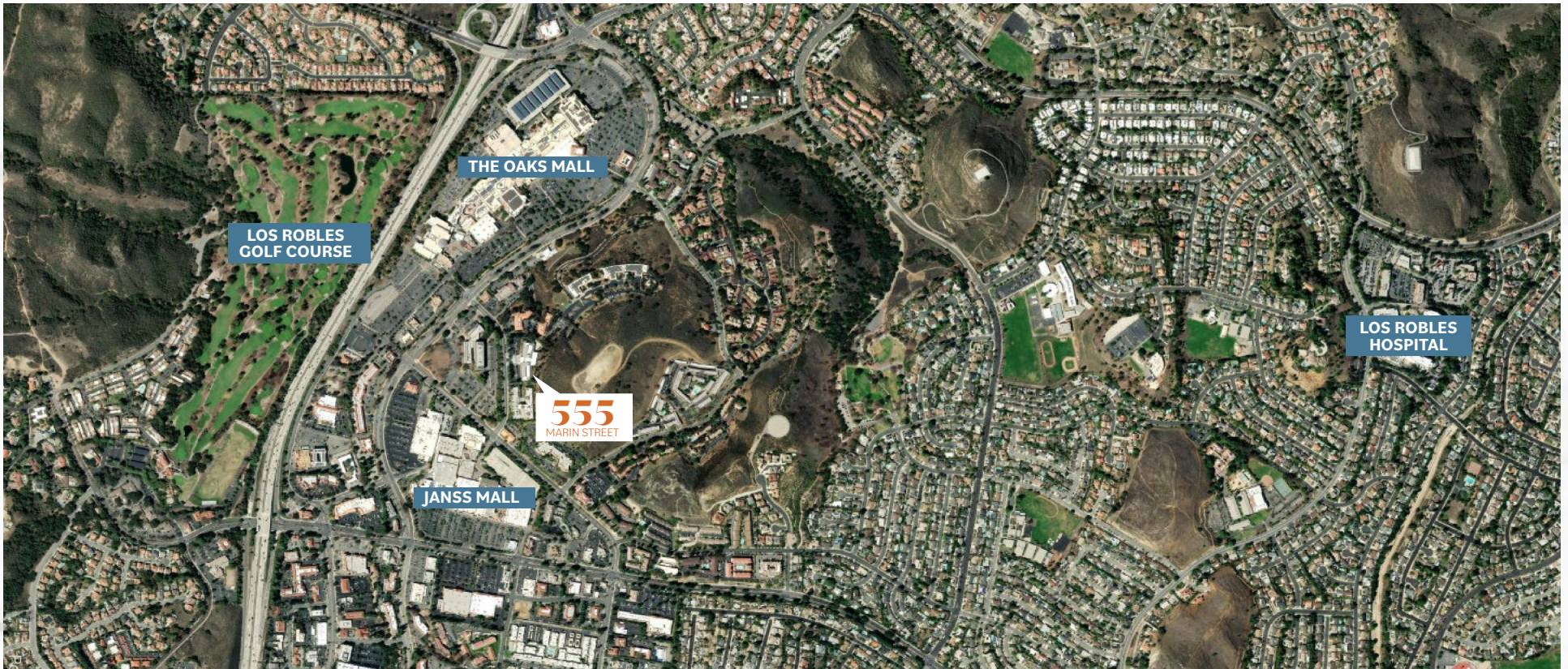
POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population	13,308	74,100	132,554
2029 Population Projection	13,159	72,992	130,64



BUSINESSES/EMPLOYEES

	1 MILE	2 MILES	3 MILES
Businesses	1,899	5,729	11,180
Median Household Income	10,911	46,771	87,133



COMMON AREAS



EXTERIOR AREAS



555

MARIN STREET

THOUSAND OAKS, CA

CONTACT US

Dalton W. Saberhagen

Vice President

+1 818 268 0732

dalton.saberhagen@cbre.com

Lic. 01971713

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE