

**FOR LEASE**

**SITE**

**3167-3185 E THOUSAND OAKS BOULEVARD**  
**THOUSAND OAKS, CA 91301**

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# THOUSAND OAKS

SITE

  
42,005 ATC

E THOUSAND OAKS BLVD

HAMPSHIRE RD

# 3167-3185 E THOUSAND OAKS BLVD

### Location Overview

Located along the prominent Thousand Oaks Boulevard corridor in Thousand Oaks, this property offers a unique opportunity for users seeking a centrally positioned site within the Conejo Valley. The parcel features a functional layout with easy ingress and egress, making it ideal for automotive-oriented operations such as vehicle storage, towing, and auto body uses.

The site benefits from strong street presence and consistent daily traffic, providing both visibility and accessibility for operators. Its strategic location allows for convenient connectivity to surrounding commercial and residential neighborhoods, as well as nearby major thoroughfares, supporting efficient day-to-day operations.

# PROPERTY DETAILS

**Address:** 3167-3185 E Thousand Oaks  
Boulevard

**Lease Rate:** \$.29 / PSF / MG

**Available  
SF:** +/- 24,000 SF

**Lot Size:** +/- 0.55 Acres

**Zoning:** C2





3167-3185  
E THOUSAND  
OAKS BLVD

### Property Overview

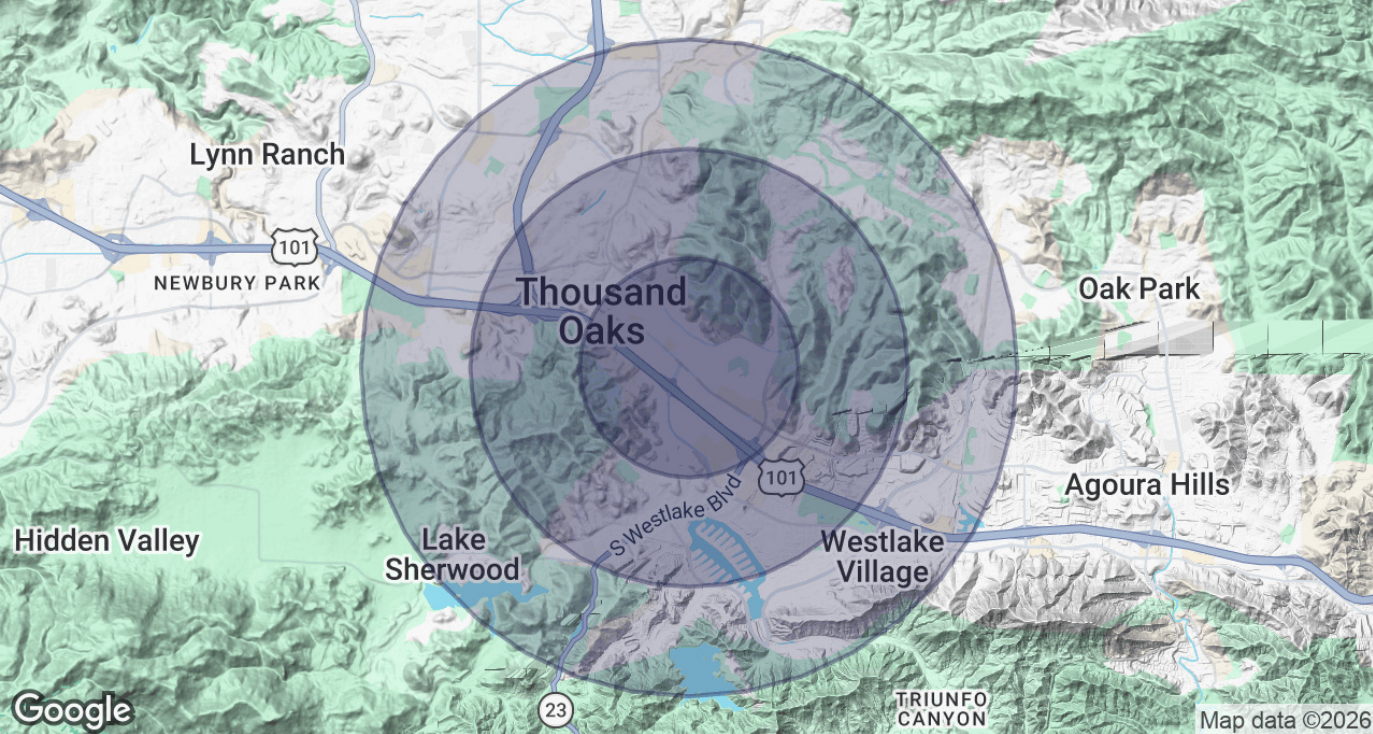
Rare opportunity to lease a versatile automotive yard +/- 24,000 SF located along the highly trafficked Thousand Oaks Boulevard corridor. The property is ideally suited for automotive-related uses including One (1) Bay, use of One (1) Car Lift, vehicle storage, towing operations, auto body, and similar industrial outdoor storage needs. The site offers convenient access, strong street frontage, and excellent visibility, making it well-positioned for both operational efficiency and business exposure. With flexible zoning and ample space to accommodate a variety of auto-oriented uses, this property presents an ideal solution for operators seeking a strategic location within the Conejo Valley. Contact broker for more details.

### Property Highlights

- Large Paved Automotive Yard
- Prime Location
- Fully Gated
- One (1) Bay
- One (1) Lift
- \*Common Area Office

# ADDITIONAL PHOTOS





# DEMOGRAPHICS

**Demographics**

**1 Mile**

**2 Miles**

**3 Miles**

<b>Population</b>	9,094	26,785	54,974
<b>Total Households</b>	3,385	10,860	21,626
<b>Average HH Income</b>	\$141,882	\$165,181	\$173,203