

Subject Property

THOUSAND OAKS DEVELOPMENT SITE

1710 E Thousands Oaks Blvd
Thousands Oaks, California 91362

*Site dipection not to scale



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LEOLA
COMMERCIAL, INC.

THOUSAND OAKS DEVELOPMENT SITE
104,285 SF (2.39 Acres)
Un-entitled Land
Zoning: Specific Plan 20 (SP-20)



Property Name: THOUSAND OAKS DEVELOPMENT LAND

Address: 1710 E Thousands Oaks Blvd Thousands Oaks, California 91362

PRICE: \$1,400,000

Price/SF: \$13.42

Price/Developable Unit: \$19,444

APN: 670-0-181-380, 400, 420

Lot Size: 104, 285 SF (2.39 Acres)

Possible Number of Units: 72

Zoning: MU / MUOZ

DEVELOPMENT STANDARD	MU / MUOZ
Residential Density – Minimum	20 du/ac
Residential Density – Maximum	30 du/ac
Residential Floor Area – Minimum	50% in Mixed-Use Projects
Residential Floor Area – Maximum	100%
Non-Residential FAR – Maximum	1.0
Building Coverage – Maximum	80%
Height – Minimum	20 feet
Height - Maximum1	50 feet Within 50 feet of residential zone or exclusively residential use: 30-feet from property line - 25 feet maximum 30 feet to 50 feet from property line -45 feet maximum over 50 feet from property line - 50 feet maximum
Sec. 9-4.1050 Purpose (MU/MUOZ). The MU or Mixed-Use Zone and the MUOZ or Mixed-Use Overlay Zone are intended to provide a method by which land located in the zone may be designed and developed for both commercial and residential uses compatible and harmonious with the existing or potential development of adjacent areas. This zone will be implemented on all parcels designated as Mixed-Use per the zoning map. For areas where there is an existing specific plan, the Mixed-Use Zone is applied as a Mixed-Use Overlay Zone (MUOZ). The Mixed-Use Overlay Zone standards supersede the specific plan standards. The specific plan standards still apply except where specifically modified by the Mixed-Use Overlay Zone.	

CONTACT INFORMATON

GABRIEL J CHIPE

Senior Vice President

CA: (818) 482-3666

LEOLA Commercial, Inc.
26575 Ruether Ave 2nd Fl
Santa Clarita, California 91350
gabe@leolacommercial.com
leolacommercial.com
CA DRE: 02056431

THOUSAND OAKS DEVELOPMENT

PARCEL NUMBERS

(1) - 670-0-181-420

(2) - 670-0-181-400

(3) - 670-0-181-380

