

DEVELOPMENT SITE FOR SALE

THOUSAND OAKS // CA 91362



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Champagne

FOR SALE + DEVELOPMENT SITE

APN #6700170150 // THOUSAND OAKS // CA 91362

Site Available

SITE AVAILABLE	ACRES	LIST PRICE
Raw Land	2.22	\$1,300,000

About

Rare opportunity to acquire approximately 2.22 acres of raw undeveloped land, zoned sp-20, in the highly coveted business improvement district of downtown Thousand Oaks. Strong upside for developer seeking to build any of the approved uses in the Thousand Oaks Specific Plan. Neighboring developments include Thousand Oaks Civic Arts Plaza, Gardens of the world, and the Lakes shopping plaza.

Property Details

- + Rare development opportunity
- + Prime frontage on TO Blvd
- + In business improvement district
- + Zoned for mixed use
- + 101 Freeway exposure
- + Scenic views of Conejo Valley
- + Excellent signage opportunities
- + Close proximity to Cal Lutheran



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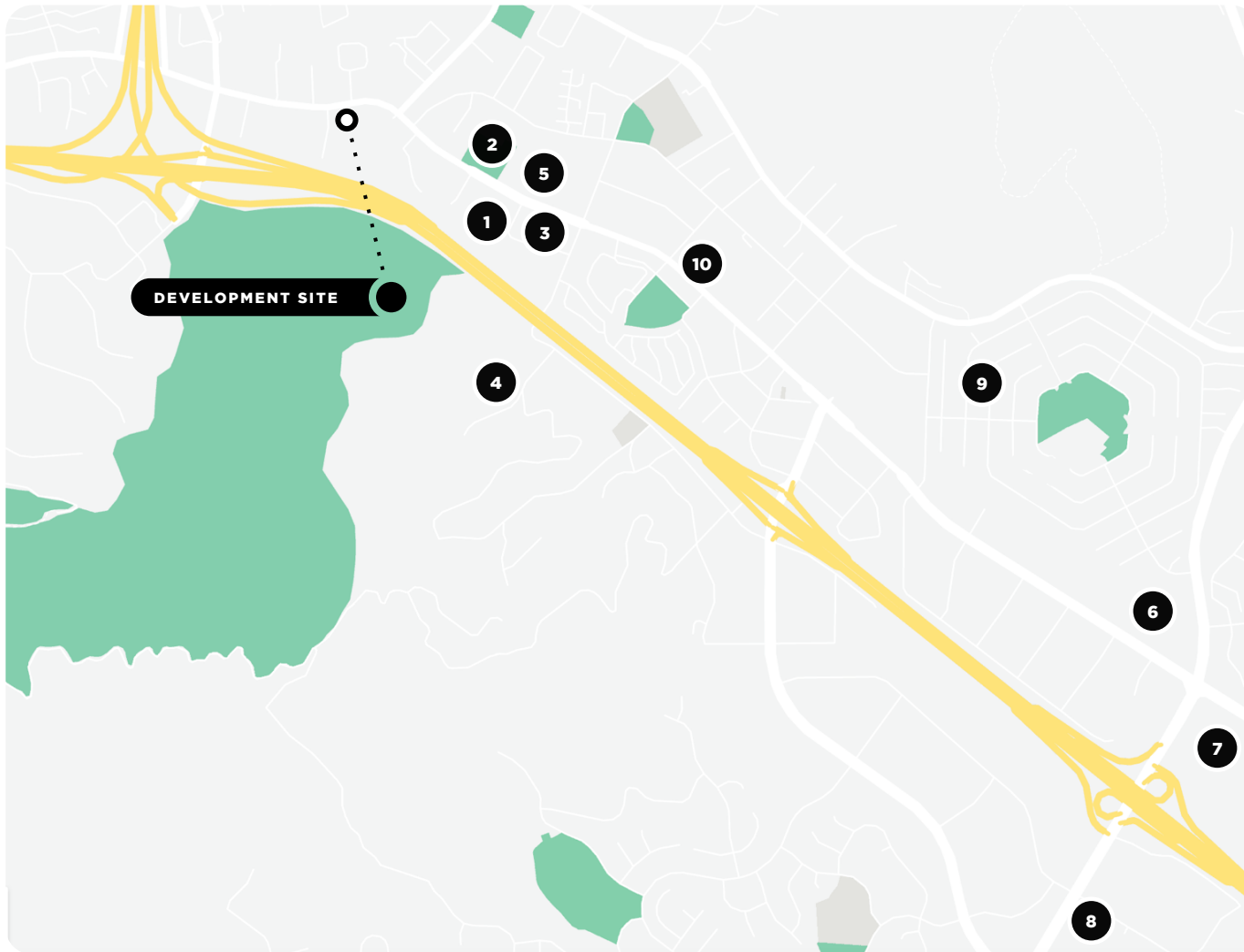
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Demographics (5 Mile)

2017 POPULATION 142,903 <i>People</i>	2017 INCOME \$108,927 <i>Median Household</i>
HOME VALUE \$715,991 <i>Median Home Value</i>	HOME OWNERSHIP 3.4% <i>Vacant Homes</i>
HOME OWNERSHIP 69.6% <i>Own Their Home</i>	HOME OWNERSHIP 27% <i>Rent Their Home</i>

Local Amenities

- 1: Thousand Oaks Civic Arts Plaza
- 2: Gardens of the World
- 3: The Lakes Shopping Mall
- 4: The Bay Club Thousand Oaks
- 5: Mastro's Steakhouse
- 6: Northgate Plaza
- 7: Thousand Oaks Promenade
- 8: Westlake Plaza
- 9: Westlake High School
- 10: 24 Hour Fitness

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Specific Plan Purpose

The purpose of the Thousand Oaks Blvd Specific Plan is to create a unique and identifiable commercial corridor for Thousand Oaks that is an economically viable, self-sustainable, and pedestrian-friendly destination.

Specific Plan Boundary

The Specific Plan covers an area of approximately 342 gross acres in the core of the City of Thousand Oaks. The Specific Plan Area generally follows the boundaries of the Thousand Oaks Boulevard Business Improvement District and extends along Thousand Oaks Boulevard roughly from Conejo Boulevard/Moorpark Road in the west to Duesenberg Drive in the east.

Use Code

P = Permitted

SUP(A) = Administrative Special Use Permit

SUP(PC) = Planning Commission Special Use Permit

Specific Plan Use Table

Arcades and pool halls	P	Internet access studios/cafes	P
Art and craft studios	P	Internet mail/order sales businesses	P
Auto internet sales (no outdoor display)	P	Laundry and dry cleaning	P
Automobile service stations	SUP (A)	Museums	SUP (A)
Auto sales, new/used (showroom only)	P	Newsstands	P
Banks and financial services	P	Office, business, professional & government	P
Barber shop, beauty, nail, & tanning salon	P	Offices, medical and dental	P
Bed and Breakfasts	P	Parks and playgrounds	P
Caretaker residence (Upper stories only)	P	Pet care Grooming & Veterinary	P
Check cashing services	P	Photography studios	P
Community centers	SUP (A)	Post of Offices	P
Copying and reproduction services	P	Police stations	P
Day spa (cosmetic/massage/relaxation)	P	Postal box and mailing services	P
Eating/drinking (w/ alcohol beverage service)	SUP (A)	Public gardens	SUP (A)
Eating/drinking (w/ dancing/live entertainment)	SUP (A)	Mixed-use (assigned residential capacity)	SUP (PC)
Eating/drinking (w/ outdoor seating areas)	P	Mixed-use (unassigned residential capacity)	SUP (CC)
Eating/drinking (w/ drive-through facilities)	SUP (PC)	Retail up to 20,000 sqft	P
Eating/drinking (w/ outdoor barbeques)	P	Retail up to 20,000 sqft (alcohol tasting)	SUP (A)
Eating/drinking (w/ none of the above)	P	Retail over 20,000 square feet in size	SUP (A)
Farmers markets	P	Schools and special instruction	P
Fire stations	P	Smoking lounges/cafe (cigar & hookah)	SUP(A)
Health club, gymnasium, exercise studio, & yoga	SUP (A)	Temporary use (Per TOMC)	P
Home occupation (Upper stories only)	P	Theaters and auditoriums, indoor	P
Hotels and motels	P	Transportation facilities	SUP(A)
Household maintenance services	P	Work/live units (upper stories only)	P

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BOUNDARY MAP
1" = 60'