



**CONEJO SUMMIT**

**BUSINESS PARK**

**THOUSAND OAKS | CALIFORNIA**



**NEWMARK**

**SHAPPELL**  
PROPERTIES

**50-ACRE MASTER PLANNED INDUSTRIAL DEVELOPMENT**

# PROPERTY OVERVIEW

Conejo Summit Business Park is a 754,222 square foot master planned industrial development on 50 acres of land in Thousand Oaks, CA. The projects consists of up to fifteen (15) state of the art buildings, ranging from 23,700 square feet to 93,308 square feet and also provides the opportunity to modify the site plan and building footprints to accommodate custom build-to-suit requirements. Construction delivery of Phase 1 is estimated for Q4 2027.

Set in the technology and biotech hub of Thousand Oaks, Conejo Summit offers the most ideal setting for businesses of all sizes. With leasing options from 4,000 – 93,000+ SF, businesses can find a home that will allow them to set roots and grow in one of the most beautiful industrial settings in California which includes unmatched lifestyle amenities, open space, an abundance of talented labor, a synergistic business hub, supportive local government and a vibrant community.

## Located in Thousand Oaks, California.

### IDEAL FOR:

- Biotech
- Technology
- E-Commerce
- Manufacturing
- Warehousing
- Entertainment



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# PROPERTY DETAILS



**4,000 to 93,000 SF available**  
*(Inquire regarding building divisibility options)*  
*Larger building configurations are possible.*



**30' – 32' clear heights**



**2.2/1,000 Parking ratio for the project**  
*(Ability to be flexible up to higher parking ratio for certain buildings and uses.)*



**Heavy power availability**



**Dock high loading**  
*(Average of approximately 1.2 doors for every 10,000 SF)*



**Grade level loading**



**Significant glass and window line designed into each building**



**Beautiful office space with ability to deliver to suit**



**Incredible views of open space**



**Immediate access to hiking, biking, and walking trails**



**Outdoor gathering spaces and lunch areas**



**BUILDING 5A**  
90,080 SF

**BUILDING 5B**  
22,765 SF

**BUILDING 6A**  
32,015 SF

**BUILDING 6B**  
93,308 SF

**BUILDING 1A**  
33,552 SF

**BUILDING 1B**  
39,896 SF

**BUILDING 1C**  
39,900 SF

**BUILDING 1D**  
62,568 SF

**BUILDING 4A**  
41,967 SF

**BUILDING 4B**  
32,570 SF

**BUILDING 3**  
49,368 SF

**BUILDING 1E**  
74,101 SF

**BUILDING 1F**  
52,924 SF

**BUILDING 1G**  
50,460 SF

**BUILDING 2**  
38,748 SF

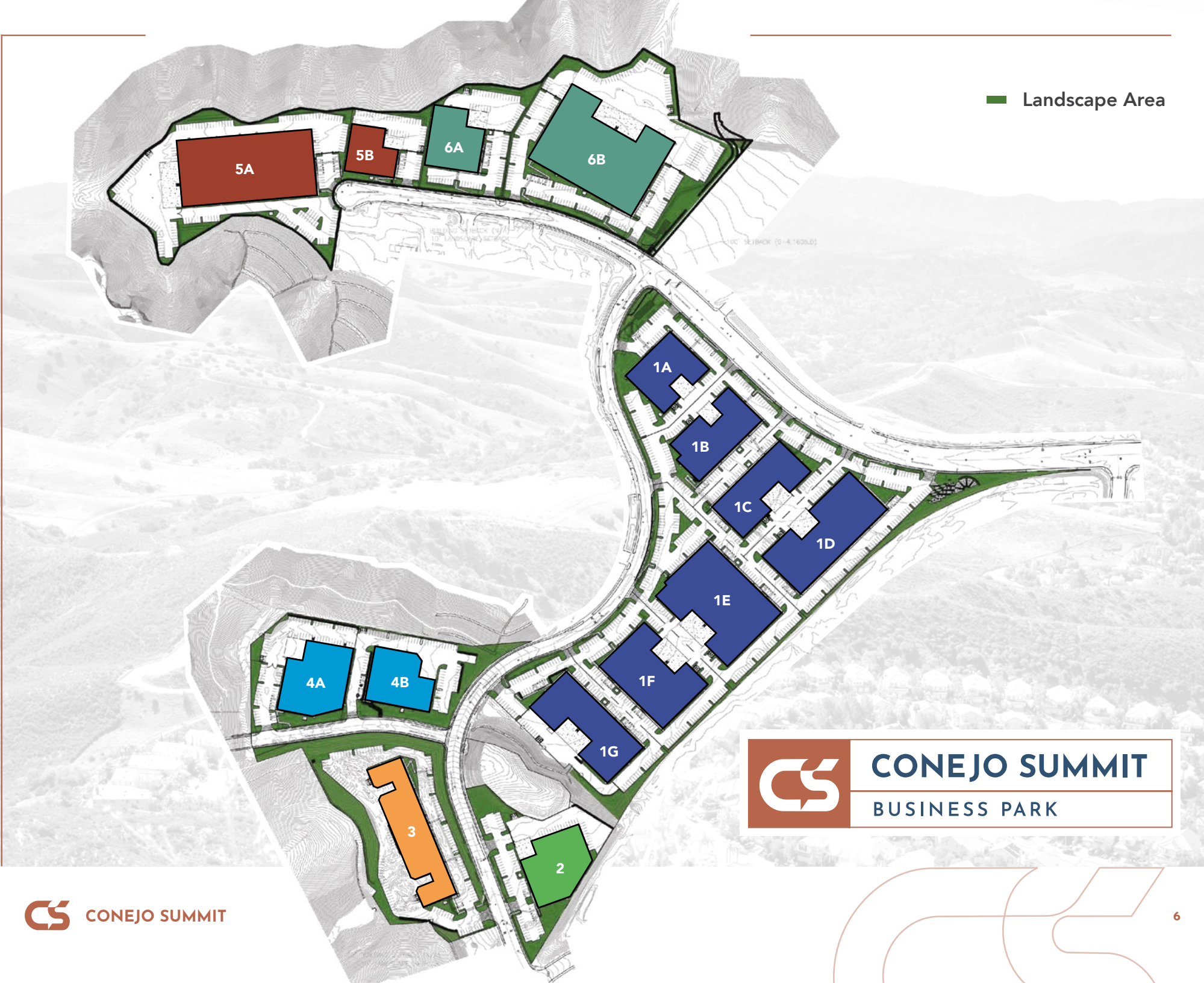
# BUILDING DETAILS

	BUILDING 1-A	BUILDING 1-B	BUILDING 1-C	BUILDING 1-D	BUILDING 1-E	BUILDING 1-F	BUILDING 1-G	BUILDING 2
<b>Total Building Size</b>	33,552 SF	39,896 SF	39,900 SF	62,568 SF	74,101 SF	52,924 SF	50,460 SF	38,748 SF
<b>Clear Height</b>	30	30	30	32	32	32	32	30
<b>Dock High Doors</b>	4	4	6	6	7	7	7	4
<b>Grade Level</b>	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
<b>Office Mezzanine</b>	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF
<b>Total Office SF</b>	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit
<b>Power</b>	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
<b>Sprinklers</b>	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
<b>Parking</b>	78	93	95	135	144	106	96	88
<b>Divisible</b>	No	Yes	Yes	Yes	Yes	Yes	Yes	No

	BUILDING 3	BUILDING 4-A	BUILDING 4-B	BUILDING 5-A	BUILDING 5-B	BUILDING 6-A	BUILDING 6-B
<b>Total Building Size</b>	49,368 SF	41,967 SF	32,570 SF	90,080 SF	22,765 SF	32,015 SF	93,308 SF
<b>Clear Height</b>	30	30	30	32	30	30	32
<b>Dock High Doors</b>	4	5	4	10	3	3	11
<b>Grade Level</b>	TBD	TBD	TBD	TBD	TBD	TBD	TBD
<b>Office Mezzanine</b>	0 SF	800 SF	800 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF
<b>Total Office SF</b>	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit	To Suit
<b>Power</b>	TBD	TBD	TBD	TBD	TBD	TBD	TBD
<b>Sprinklers</b>	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
<b>Parking</b>	128	88	69	189	53	78	223
<b>Divisible</b>	Yes	No	No	No	No	No	Yes

*Building details provided are subject to change*

■ Landscape Area



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# AREA AMENITIES



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# AREA NEIGHBORS



## REGIONAL PROXIMITY

Ventura	25 Miles
Santa Barbara	52 Miles
Santa Monica	43 Miles
LAX	47 Miles
Downtown Los Angeles	48 Miles
Port of Los Angeles	68 Miles
Orange County	82 Miles

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# Higher quality of Life



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THOUSAND OAKS | CALIFORNIA



**Ranked 2nd safest  
city in America by  
the FBI**



**5-Star rating from  
the US Chamber of  
Commerce**



**96% of residents  
say the city offers  
quality of life**



## DEMOGRAPHICS

129,342 people and 17,027 companies can't be wrong – Thousand Oaks is a great place to live and work. 75.35% of residents in the area own their homes and support a strong, safe, and family driven community.



## LABOR POOL

With a diverse business community and highly educated workforce (93.6% high school graduates and 49% college graduates), the city of Thousand Oaks provides a large affluent labor pool.



## EDUCATION

With some of the top primary schools in the state, Thousand Oaks ranks 9/10 by Great Schools for its lowered teacher to student ratio, higher participation in advanced high school courses and modern K-12 facilities. The area surrounding Thousand Oaks also boasts notable colleges such as Cal Lutheran University, Pepperdine University, Cal State Channel Islands, UCLA, USC, UC Santa Barbara, California Institute of Technology and Moorpark Community College. The city hosts a plethora of trained, eager and educated employees looking for jobs.



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