



CONEJO SPECTRUM

T H O U S A N D O A K S

OWNED AND DEVELOPED BY **SARES·REGIS** Group



**FOR PROPERTY INQUIRIES
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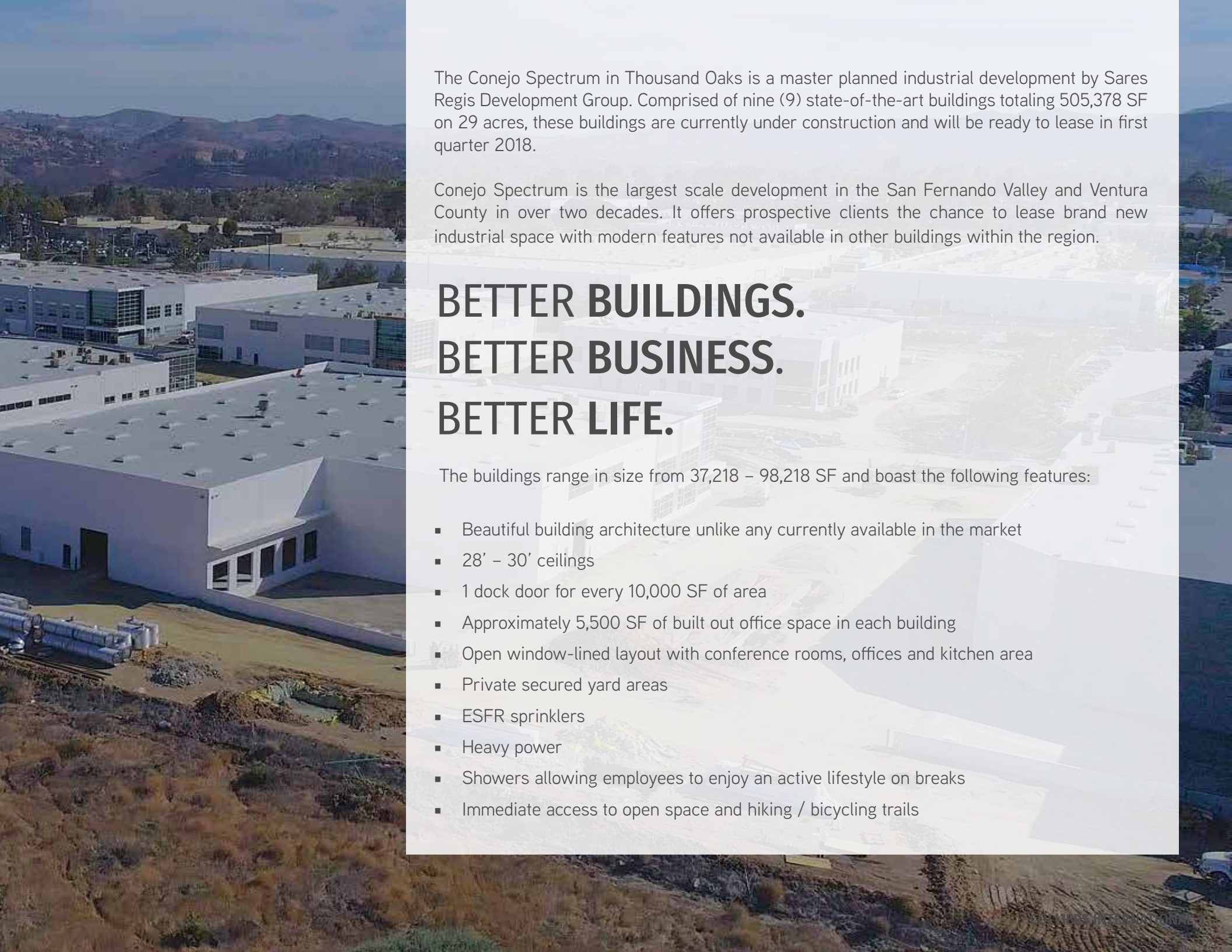
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The Conejo Spectrum in Thousand Oaks is a master planned industrial development by Sares Regis Development Group. Comprised of nine (9) state-of-the-art buildings totaling 505,378 SF on 29 acres, these buildings are currently under construction and will be ready to lease in first quarter 2018.

Conejo Spectrum is the largest scale development in the San Fernando Valley and Ventura County in over two decades. It offers prospective clients the chance to lease brand new industrial space with modern features not available in other buildings within the region.

BETTER BUILDINGS. BETTER BUSINESS. BETTER LIFE.

The buildings range in size from 37,218 – 98,218 SF and boast the following features:

- Beautiful building architecture unlike any currently available in the market
- 28' – 30' ceilings
- 1 dock door for every 10,000 SF of area
- Approximately 5,500 SF of built out office space in each building
- Open window-lined layout with conference rooms, offices and kitchen area
- Private secured yard areas
- ESFR sprinklers
- Heavy power
- Showers allowing employees to enjoy an active lifestyle on breaks
- Immediate access to open space and hiking / bicycling trails

A DEVELOPMENT UNLIKE ANY OTHER

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9
Property Address:	2615 Conejo Spectrum St.	2595 Conejo Spectrum St.	2585 Conejo Spectrum St.	2535 Conejo Spectrum St.	2455 Conejo Spectrum St.	2405 Conejo Spectrum St.	2430 Conejo Spectrum St.	2500 Conejo Spectrum St.	2575 Conejo Spectrum St.
Total Building SF:	39,542	50,708	49,048	45,588	98,218	55,748	90,580	38,728	37,218
Clear Height:	28-feet	28-feet	28-feet	28-feet	30-feet (1st column)	28-feet	30-feet (1st column)	28-feet	28-feet
Dock High:	4	5	5	4	14	5	14	4	4
Ground Level:	1	2	2	2	2	1	2	1	1
Mezzanine SF:	2,381	2,448	2,448	2,448	2,448	2,448	2,448	2,448	2,448
1st Floor Office SF:	3,070	3,035	3,035	3,035	3,035	3,035	3,035	3,035	3,035
Total TI Included:	5,451	5,483	5,483	5,483	5,483	5,483	5,483	5,483	5,483
Power (more available):	800 Amps 277/480 Volt	800 Amps 277/480 Volt	800 Amps 277/480 Volt	800 Amps 277/480 Volt	1200 Amps 277/480 Volt	800 Amps 277/480 Volt	1200 Amps 277/480 Volt	800 Amps 277/480 Volt	800 Amps 277/480 Volt
Sprinklers:	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Parking:	79	86	92	79	136	109	160	75	50
Monthly Lease Rate:	\$0.89 NNN psf	\$0.87 NNN psf	\$0.87 NNN psf	\$0.87 NNN psf	\$0.83 NNN psf	\$0.89 NNN psf	LEASED!	\$0.89 NNN psf	\$0.89 NNN psf



BUILDING 1
39,542 SF

BUILDING 2
50,708 SF

BUILDING 3
49,048 SF

BUILDING 4
45,588 SF

BUILDING 5
98,218 SF

BUILDING 6
55,748 SF

CONEJO SPECTRUM STREET

BUILDING 9
37,218 SF

BUILDING 8
38,728 SF

LEASED
BUILDING 7
90,580 SF

CONEJO CENTER DRIVE

RANCHO CONEJO BOULEVARD







HIGHER QUALITY OF LIFE

Thousand Oaks offers a small town feel with metropolitan comforts and refinements, being one of the most ideal places in California to live, work, and play. 35 miles from Downtown Los Angeles, the city offers world-class entertainment and a multitude of shopping areas with a full spectrum of shops and restaurants. Weather is Mediterranean-like in the area due to Pacific offshore winds making the location up to twenty degrees cooler than the neighboring San Fernando Valley. Active lifestyles are encouraged in Thousand Oaks with over 150 miles of trails for hiking, biking and horseback riding.



**RANKED SECOND 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**



**15,000 ACRES OF OPEN
SPACE WITH 150 MILES OF
PUBLIC TRAILS**

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.

ACTIVE LIFESTYLE

Providing some of the most spectacular trails in Southern California, the city of Thousand Oaks is a fantastic location for hiking and bicycling enthusiasts. Trail heads scatter the city, surround Conejo Spectrum, and lead to vistas providing views of the coastline as well as the Sespe Wilderness Area.

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 GreatSchools 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, and Moorpark Community College. The city hosts a plethora of trained, eager and educated employees looking for jobs.

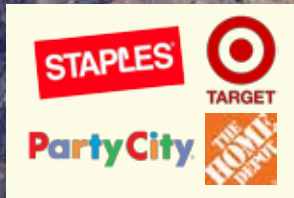
Source: local.niche.com, GreatSchools.com, toaks.org, The Greater Conejo Valley Chamber of Commerce, Thousand Oaks Community Opinion Survey

CONVENIENT AMENITIES

Arroyo Conejo
Open Space

Conejo Canyons
Open Space

CONEJO SPECTRUM



101

101

CENTRAL LOCATION

Located less than one mile from the 101 Freeway, Conejo Spectrum also has direct access to I-5 via the 23, 118 and 405, all linking Conejo Spectrum to the rest of Southern California.

The project is adjacent to the San Fernando Valley and its vast network of freeways, airports and rail services. The site is located just 24 miles from the Port of Hueneme, near Oxnard.

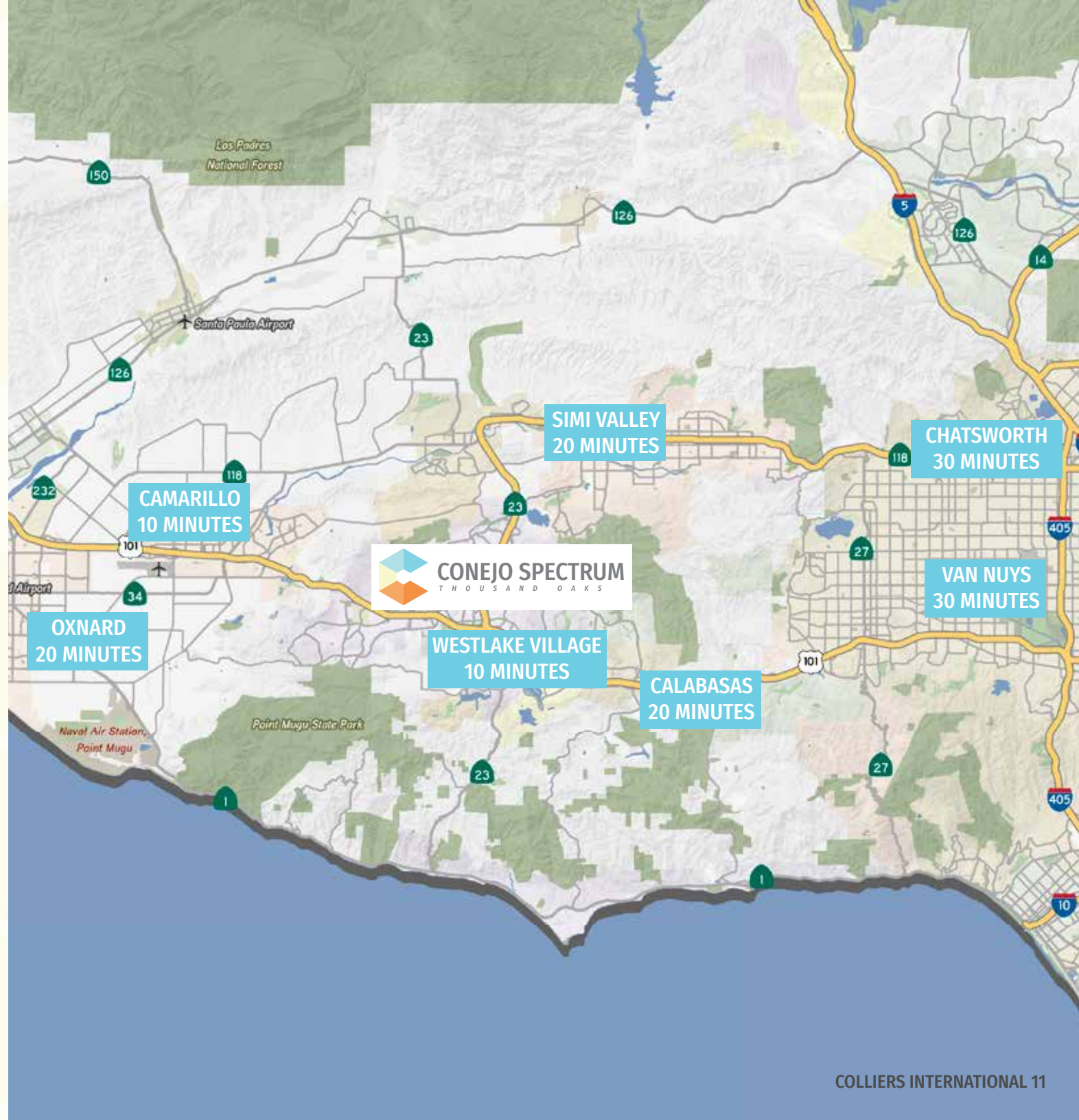
VAN NUYS AIRPORT
30.7 MILES

HOLLYWOOD BURBANK AIRPORT
39.9 MILES

LOS ANGELES INTERNATIONAL AIRPORT
46.7 MILES

PORT OF LOS ANGELES
67.4 MILES

PORT OF LONG BEACH
68.8 MILES





VIBRANT BUSINESS

Thousand Oaks benefits from a vibrant, growing and progressive business community. The affluent city places a high value on collaboration with its businesses, and the city's "A-Team Assistance" from the Economic Development office acts as the primary point of contact for businesses new to the area or expanding within.

The City of Thousand Oaks has a strong presence in international business with companies such as Dole Foods, Sage Publications and Amgen maintaining corporate headquarters within the area. It is an excellent corporate environment and a great place to recruit a full range of talent.



1. AMGEN
2. ANTHEM BLUE CROSS
3. ARCONIC
4. ATARA BIOTHERAPEUTICS
5. BMW DESIGN WORKS
6. BOCOM PHARMACEUTICALS
7. COSMETIC TECHNOLOGIES
8. HELMET HOUSE
9. LAC GROUP
10. LAND O' LAKES
11. MCKESSON CORPORATION
12. PACIFIC SALES
13. SAGE PUBLICATIONS
14. SENSATA TECHNOLOGIES
15. SHIRE
16. SKYWORKS SOLUTIONS
17. SPECTRUM CABLE
18. SUPERIOR POOL PRODUCTS
19. TECOM INDUSTRIES
20. UPS
21. VERIZON
22. VENTURA BIOCENTER

- BANK OF AMERICA
CONRAD HILTON FOUNDATION
DOLE FOOD COMPANY
EASTON SPORTS
FARMERS INSURANCE
GUITAR CENTER
LOS ANGELES RAMS
REALTOR.COM
TELEDYNE

BETTER BUILDINGS.

The most contemporary, up-to-date and high-profile industrial buildings to be offered in the history of the Conejo Valley.

BETTER BUSINESS.

A sophisticated business environment where the government works hand in hand with companies.

BETTER LIFE.

Tenants will enjoy the close proximity to local retail and restaurants, the quality of life and outstanding schools.

www.conejospectrum.com







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