



Zack King
Keller Williams Commercial
Calabasas
818-825-7388
ZKing1@live.com



Is Pleased To Present

705 & 865 Hillcrest Dr.

Thousand Oaks, CA 91302

APN: 663-0-093-225 & 663-0-093-215

705 & 865 Hillcrest Dr. Thousand Oaks, 91320

705& 865 Hillcrest Dr. is an amazing opportunity to purchase an incredible 4.5 acre commercial lot in Thousand Oaks. The lot is located in the heart of Thousand Oaks, just minutes from the Thousand Oaks Mall and within walking distance to Sprouts Market.

This beautiful 2.5 acre lot has approximately 53,000 sq. ft. of flat usable land. The lot is zoned C-O, Commercial-Office which allows for a wide variety of uses such as office, medical office, assisted living and rehabilitation centers. Furthermore, the city has indicated that they may be open to mixed use or residential projects. The zoning allows 50% lot coverage and has a 25' height restriction.

The property also has a charming stream that runs along the back of it as well as beautiful oak trees throughout the property. This is an exceptional opportunity to purchase a versatile lot in the Thousand Oaks market.

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Exclusively offered by Zack King
for \$2,500,000



705 & 865 Hillcrest Dr. Thousand Oaks, 91320



- ✓ 2 lots totaling 4.5 acres lot
- ✓ Zoned C-O Commercial Office
- ✓ City of Thousand Oaks
- ✓ 53,000 sq. ft. flat usable land
- ✓ Minutes to Thousand Oaks Mall
- ✓ Minutes to freeway exit

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This beautiful 2.5 acre lot has approximately 35,000 sq. ft. of flat usable land. The lot is zoned C-O (Commercial-Office), which allows for a wide variety of uses, such as office, medical office, assisted living and rehabilitation centers. Furthermore, the city has indicated that they may be open to mixed use or residential projects. The zoning allows for 50% lot coverage and has a 25' height restriction.

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705 Hillcrest Dr. Thousand Oaks, 91320



- ✓ 2.5 acre lot
- ✓ Zoned C-O Commercial Office
- ✓ City of Thousand Oaks
- ✓ 35,033 sq. ft. flat usable land
- ✓ Minutes to Thousand Oaks Mall
- ✓ Minutes to freeway exit

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865 Hillcrest Dr. Thousand Oaks, 91320

865 Hillcrest Dr. is an amazing opportunity to purchase an incredible 1.95 acre commercial lot in Thousand Oaks. The lot is located in the heart of Thousand Oaks, just minutes from the Thousand Oaks Mall, and within walking distance to Sprouts Market.

This beautiful 1.95 acre lot has approximately 18,000 sq. ft. of flat usable land. The lot is zoned C-O (Commercial-Office), which allows for a wide variety of uses such as office, medical office, assisted living and rehabilitation centers. Furthermore, the city has indicated that they may be open to mixed use or residential projects. The zoning allows 50% lot coverage and has a 25' height restriction.

The property also has a number of beautiful oak trees throughout the property. This is an exceptional opportunity to purchase a versatile lot in the Thousand Oaks market.

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865 Hillcrest Dr. Thousand Oaks, 91320



- ✓ 1.95 acre lot
- ✓ Zoned C-O Commercial Office
- ✓ City of Thousand Oaks
- ✓ 18,067 sq. ft. flat usable land
- ✓ Minutes to Thousand Oaks Mall
- ✓ Minutes to freeway exit

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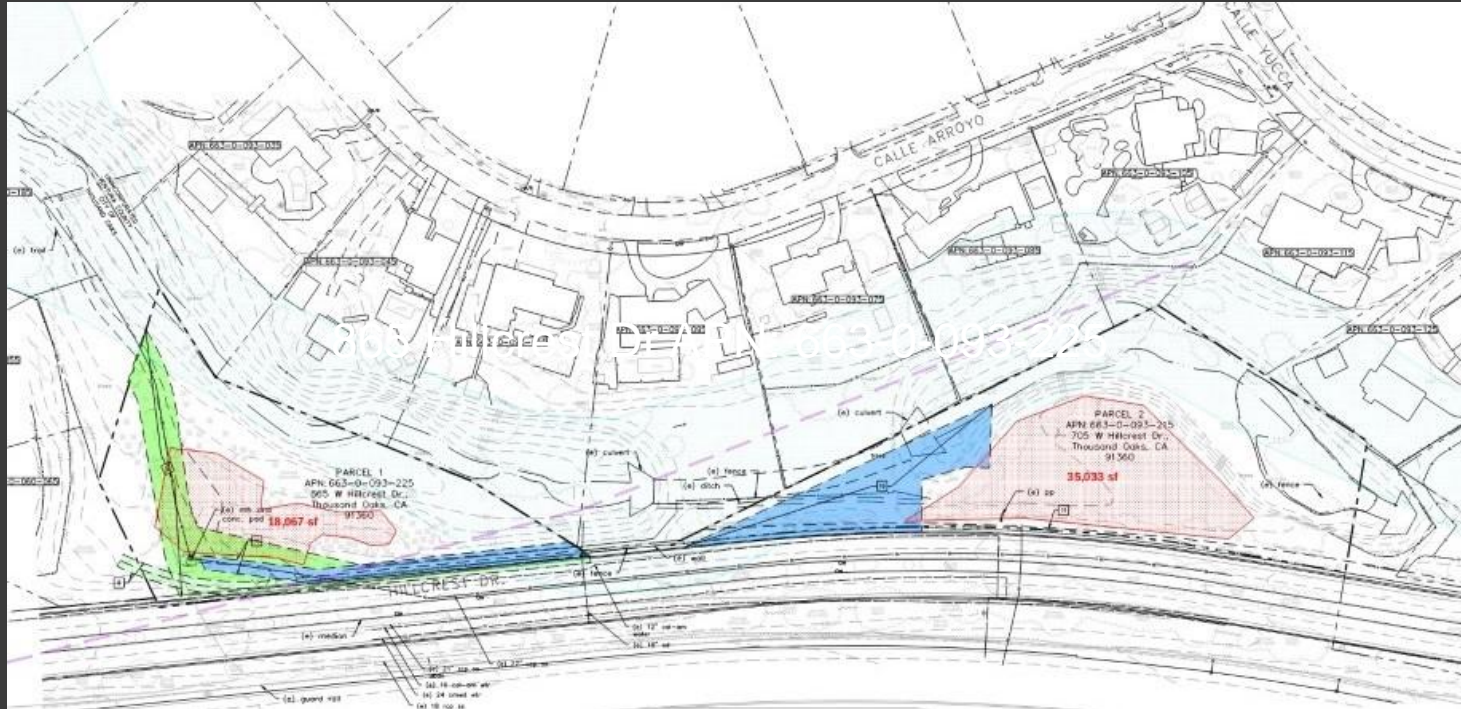
Exclusively offered by Zack King
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865 & 705 Hillcrest Dr. Thousand Oaks, 91320

865 Hillcrest Dr. APN: 663-0-093-225 1.95 acres 18,067 sq. ft. flat usable land

705 Hillcrest Dr. APN: 663-0-093-215 2.5 acres 35,033 sq. ft. flat usable land



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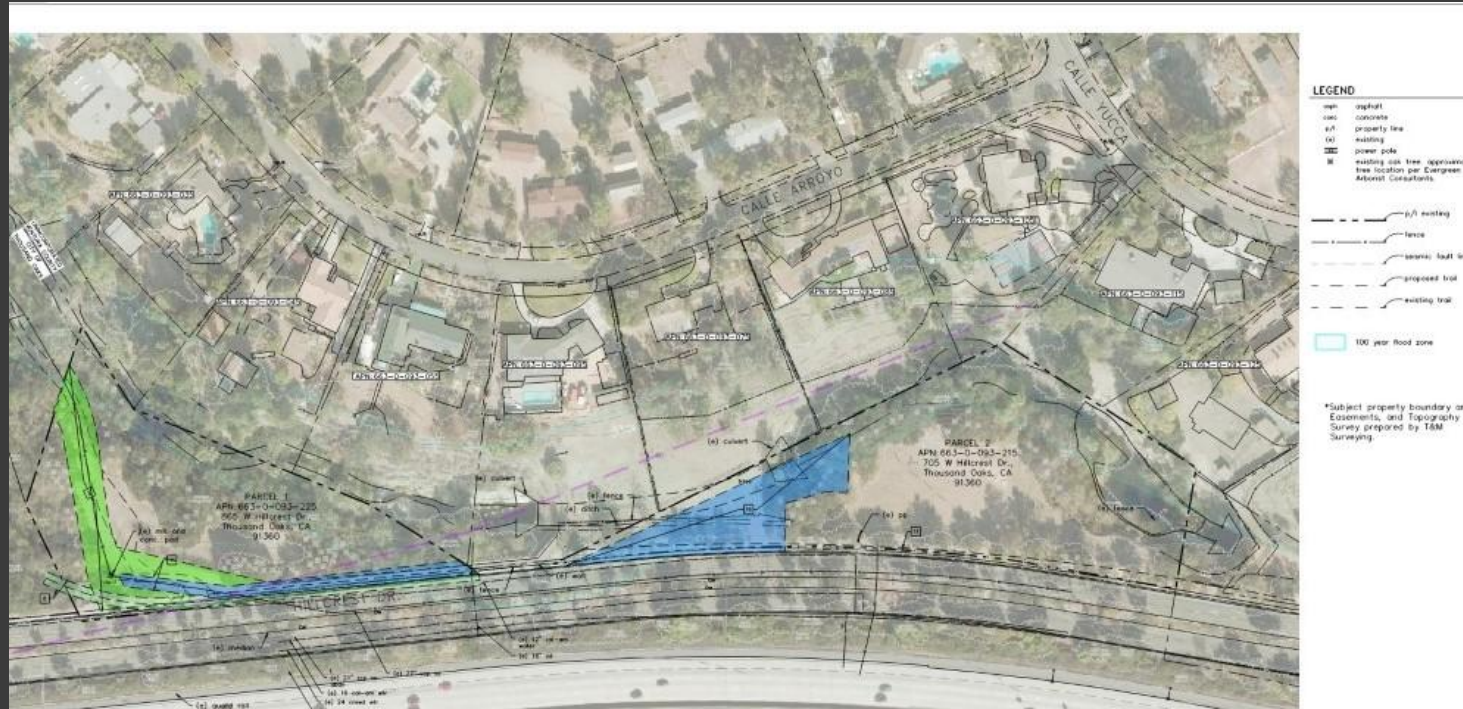
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