

176 AUBURN COURT
Westlake Village, CA
91263

RARE MEDICAL INVESTMENT

OFFERING MEMORANDUM



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**PARKING
FOR
176 AUBURN
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**Auburn Oaks Dental Building
176 Auburn Court**

Clyde Clifford
Principal
805.490.0959
cclifford@lee-re.com
DRE# 02073794

Michael Tingus
President
818.223.4380
mtingus@lee-re.com
www.miketingus.com
DRE# 01013724

PROPERTY OVERVIEW

ADDRESS:..... 176 AUBURN CT. THOUSAND OAKS/WLV CA 91362

PROPERTY TYPE:..... MEDICAL OFFICE - DENTAL

ASSESSOR'S PARCEL NUMBER:680 - 0 - 220 - 015

GROSS BUILDING AREA:10,235 approx SF

PARCEL SIZE:36,702 approx SF

ZONING/ USE CODE: C2

YEAR BUILT:1979

EXTERIOR CONSTRUCTION: MASONRY

NUMBER OF FLOORS: SINGLE STORY

HVAC/ ROOF: UPDATED 2019



OFFERING SUMMARY

ASKING PRICE:\$6,345,000

ANNUAL NOI:\$285,538

OCCUPANCY: 100% - 6 LONG TERM TENANTS, 7 UNITS

CAP RATE:4.5%









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