

SALE

3011 Willow Ln

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Thousand Oaks, CA 91361

PRESENTED BY:

JAMES BEAN BRE # 01970580

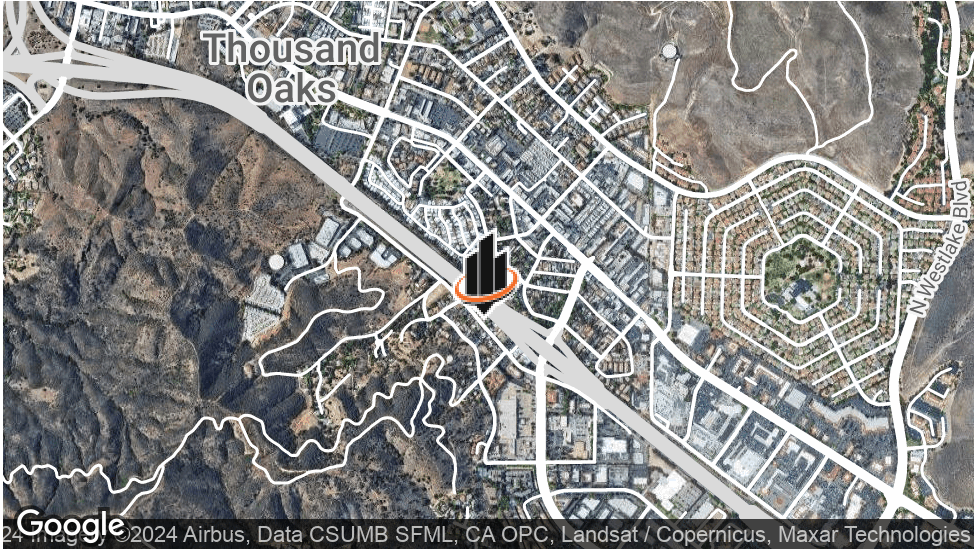
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$849,000
BUILDING SIZE:	1,125 SF
LOT SIZE:	6,540 SF
PRICE / SF:	\$754.67
YEAR BUILT:	1957
ZONING:	M1
APN:	6760060270

PROPERTY OVERVIEW

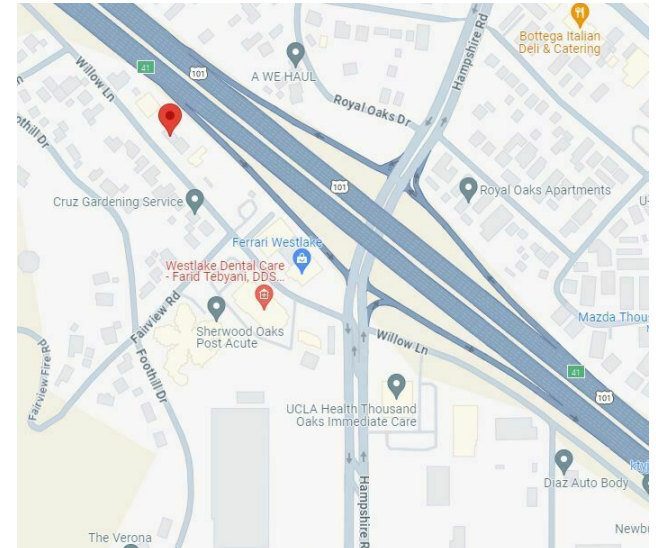
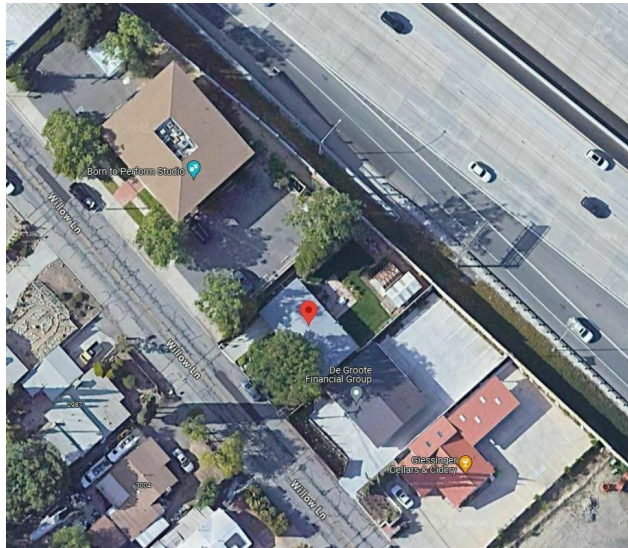
This is a Single Family Residence that is zoned M-1. It has been owned by the same family for decades and is now in a family trust sale. All surrounding properties have been converted to some other commercial use.

PROPERTY HIGHLIGHTS

- Single Family Dwelling consisting of Three (3) Bedrooms and One (1) Bathroom providing a convenient floor plan for office retro-fit
- A large back yard that can easily be converted into rear parking
- Conveniently located in close proximity to the 101 Freeway

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ADDITIONAL PHOTOS



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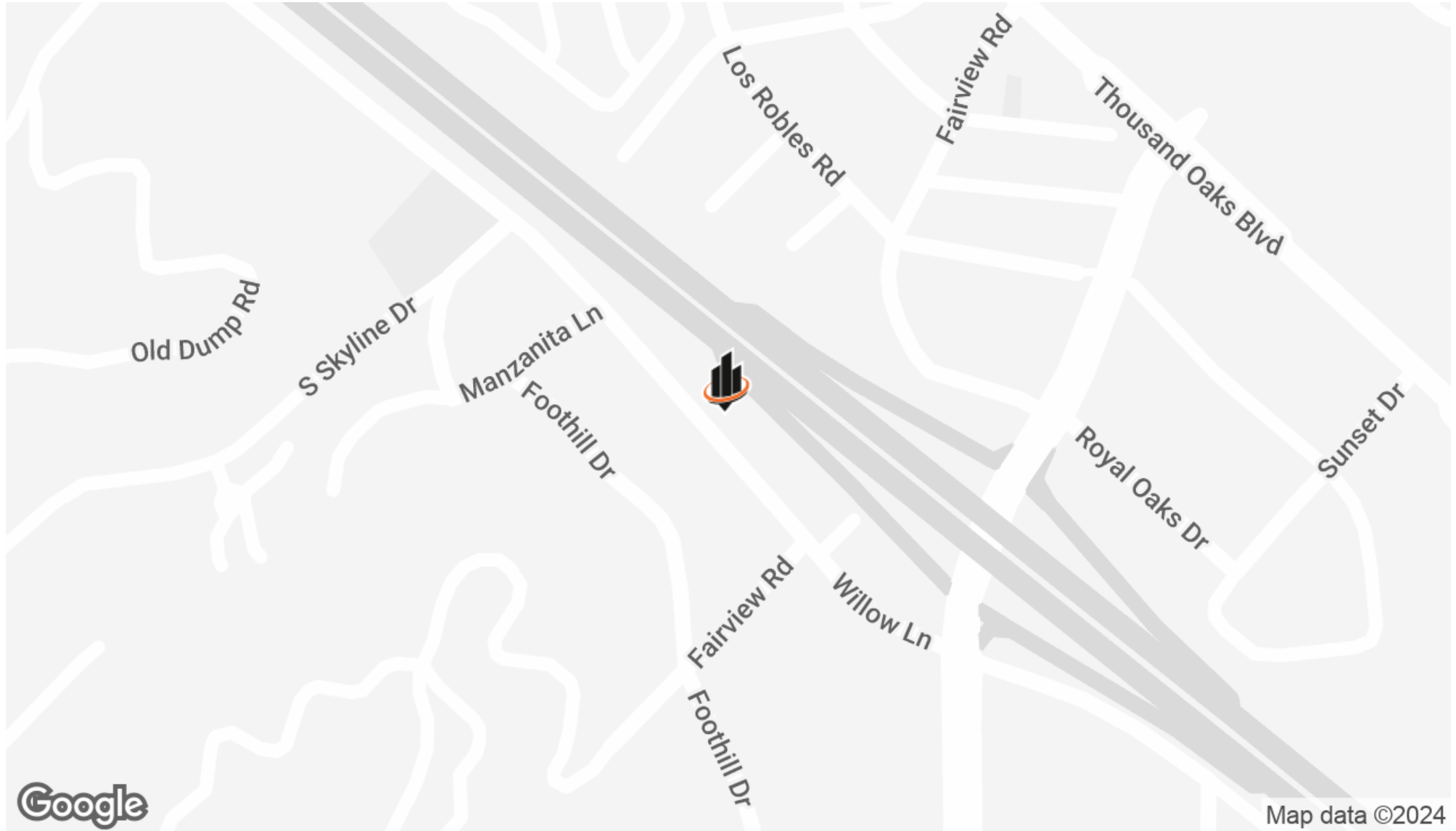
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SVN | RICH INVESTMENT REAL ESTATE PARTNERS

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,855	135,232	329,149
AVERAGE AGE	42.5	45.8	43.6
AVERAGE AGE (MALE)	41.9	44.0	42.4
AVERAGE AGE (FEMALE)	42.3	46.7	44.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,979	51,861	122,077
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$117,795	\$149,836	\$146,871
AVERAGE HOUSE VALUE	\$580,444	\$805,790	\$795,773

2020 American Community Survey (ACS)

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