

# Conejo Simi Moorpark Association of REALTORS® Hot Issues: Repurpose of Commercial Property



## REPURPOSE OF COMMERCIAL PROPERTY – IN FAVOR

The CSMAR is strongly in favor of repurposing of some retail, office and/or commercial properties. We urge ALL local cities, counties, and state governments to embrace and expedite passing of laws, regulations, and ordinances to facilitate and promote repurposing of properties that have become obsolete. The market and business environment has changed, and brick and mortar commercial retail centers are at risk of not being economically viable without flexible options on use and future market needs. Some vacancies have risen to the level that commercial property values are being threatened.

Nationwide retail and office commercial tenants have been in distress because of the move and technologically advantageous use of online purchasing. This appears to be a long-term change which will only gain more momentum with current COVID-19 economic reset. This puts commercial properties at a disadvantage because of market conditions, vacancies, and costs of operation. It is our collective duty to put obsolete properties to its best and highest use. We have already seen a move in different parts of the state and country in the repurpose of commercial properties that are no longer competitive. It has been said that “C class” properties will totally go away, “B class” properties will be in distress, and that “A class” properties will have to adapt.

## WHY CSMAR IS IN FAVOR

- Those properties who are in distress will be less viable and decrease in value.
- Vacancies can produce more vacancies, especially in larger properties such as office building and malls.
- Tax base may decline both in sales tax and property tax.
- Approval of different uses will enable value stabilization.
- Use for residential, health care, office, and storage are only a few uses which should be considered for vacant properties and those with large vacancies.
- The repurposing will make each community stronger and enhance our local quality of life.

## CSMAR

Conejo Simi Moorpark Association of REALTORS® (CSMAR) boundaries contain five cities: Thousand Oaks, Simi Valley, Moorpark, Westlake Village, Agoura Hills; in two counties: Ventura and Los Angeles. We also have three Municipal Advisory Councils areas: Oak Park, Santa Rosa Valley, and Casa Conejo. A great deal of coordination is required in dealing with overlapping rules, regulations, and ordinances which may affect real estate and property rights. Our Board of Directors has adopted Position Papers on issues which affect real estate the most. We believe it is important to articulate our positions on these issues to our roughly 2,000 members, citizens, and those in civic leadership positions.

