

# FOR SALE—14,724 SF MULTI-TENANT RETAIL BUILDING



**OWNER USER OPPORTUNITY**  
**28811 CANWOOD ST, AGOURA HILLS CA**

**EUGENE KIM**  
Principal  
818.444.4919  
ekim@lee-re.com  
CA DRE 01521416

**JAY RUBIN**  
Principal  
818.223.4385  
jrubin@lee-re.com  
CA DRE 01320005

LEE & ASSOCIATES – LA NORTH/VENTURA, INC.

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No broker or agent, other than Lee & Associates Seller's exclusive representative, is authorized to present this investment opportunity.

Interested buyers should be aware that the owner (the "Seller") of the property known as 28811 Canwood Street, Agoura Hills, CA ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing.

Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as the (i) the quality, nature, adequacy and physical condition of the Property including, but not limited to the structural element, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances. (ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the

zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vi) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. Although Seller's predecessors may have performed work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties.

The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Seller and executed by both parties; and (iii) approved by Seller, and such other parties who may have an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties.

The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker other than as set forth in Seller's commission agreement with Lee & Associates-LA North/Ventura, Inc. SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.



# OFFERING SUMMARY

**ADDRESS** 28811 Canwood St., Agoura Hills, CA

**BUILDING SIZE** ±14,724 SF

**LAND SIZE** 38,379 SF

**ASKING PRICE** \$5,850,000

**PRICE PSF** \$397/SF

**LAND PSF** \$152/SF





## OFFERING HIGHLIGHTS

28811 CANWOOD ST., AGOURA HILLS, CA



Owner User opportunity to occupy 6,826 SF of Ground Floor Retail Space/Showroom and enjoy passive income from 100% occupied property



Prime location in Agoura Hills adjacent to Trader Joes, the Shops at Oak Creek, Tesla dealership, and Homewood by Hilton



Great visibility with signage and branding opportunity



Strong demographics and nestled between affluent Westlake Village and Calabasas submarket

# PROPERTY PROFILE

28811 CANWOOD ST., AGOURA HILLS, CA

**BUILDING SIZE** ±14,724 SF

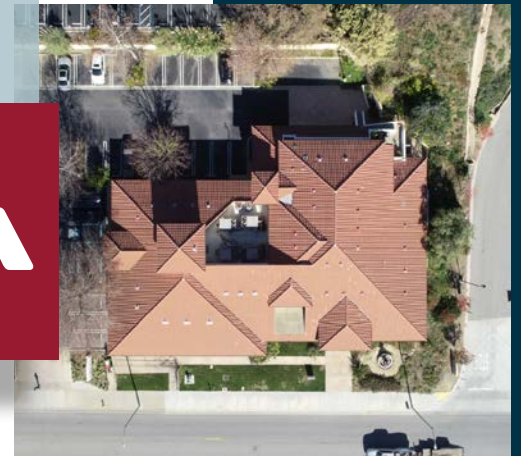
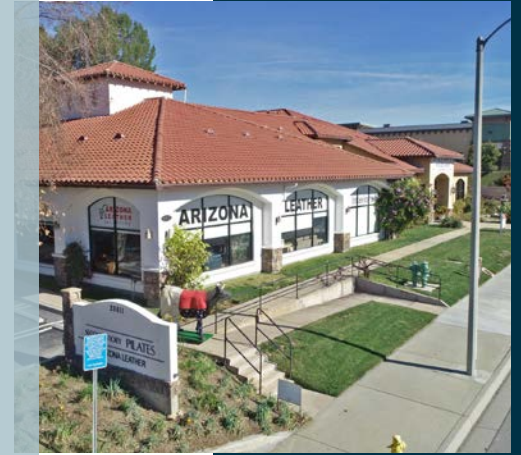
**LAND SIZE** 38,379 SF

**APN** 2048-011-032

**ZONING** BP-M-FC (Business Park Manufacturing District)

**YEAR BUILT** 2006

**PARKING** 40 Surface Spaces (3/1,000)





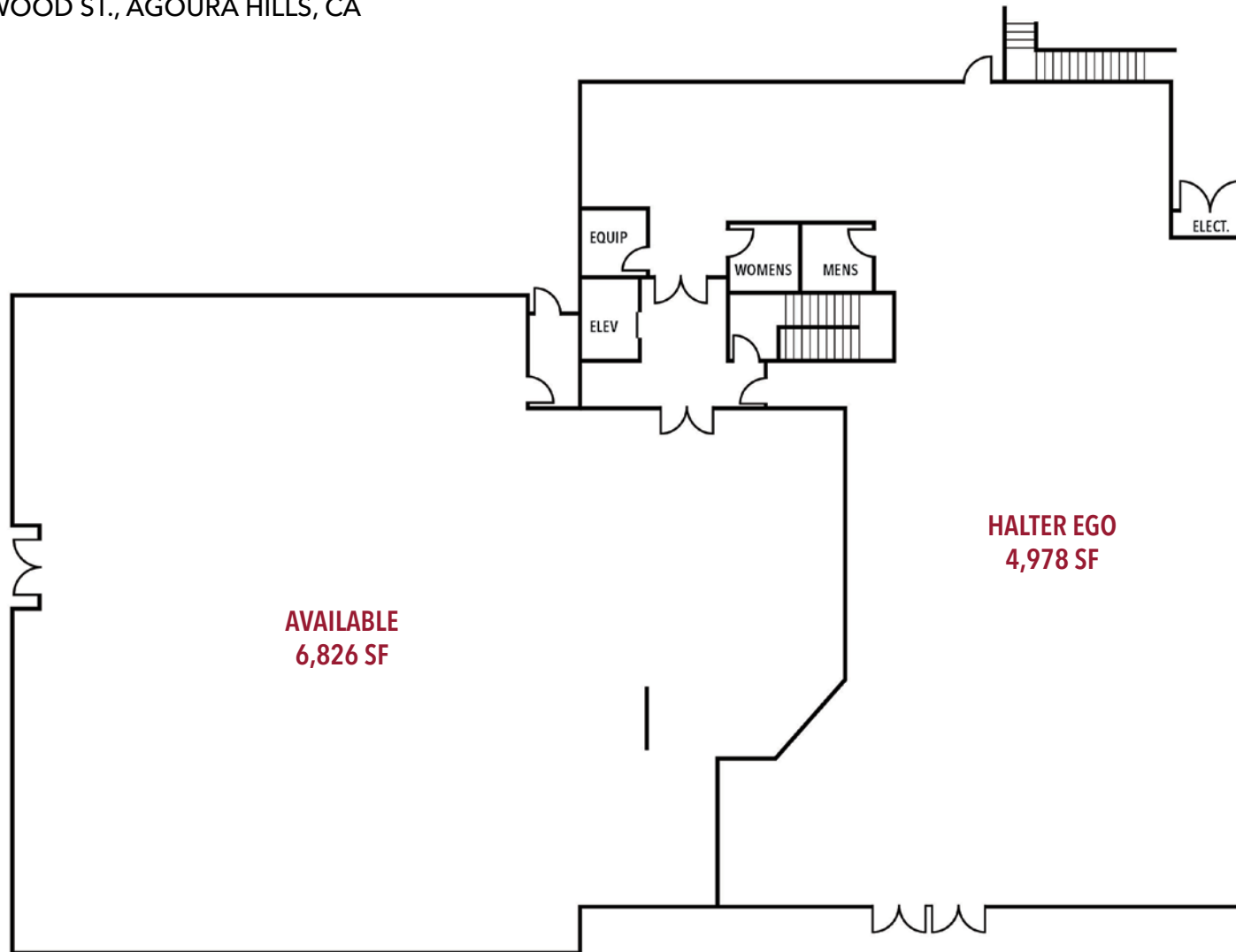
## GROUND FLOOR SPACE AVAILABLE

6,826 SF RETAIL / SHOWROOM

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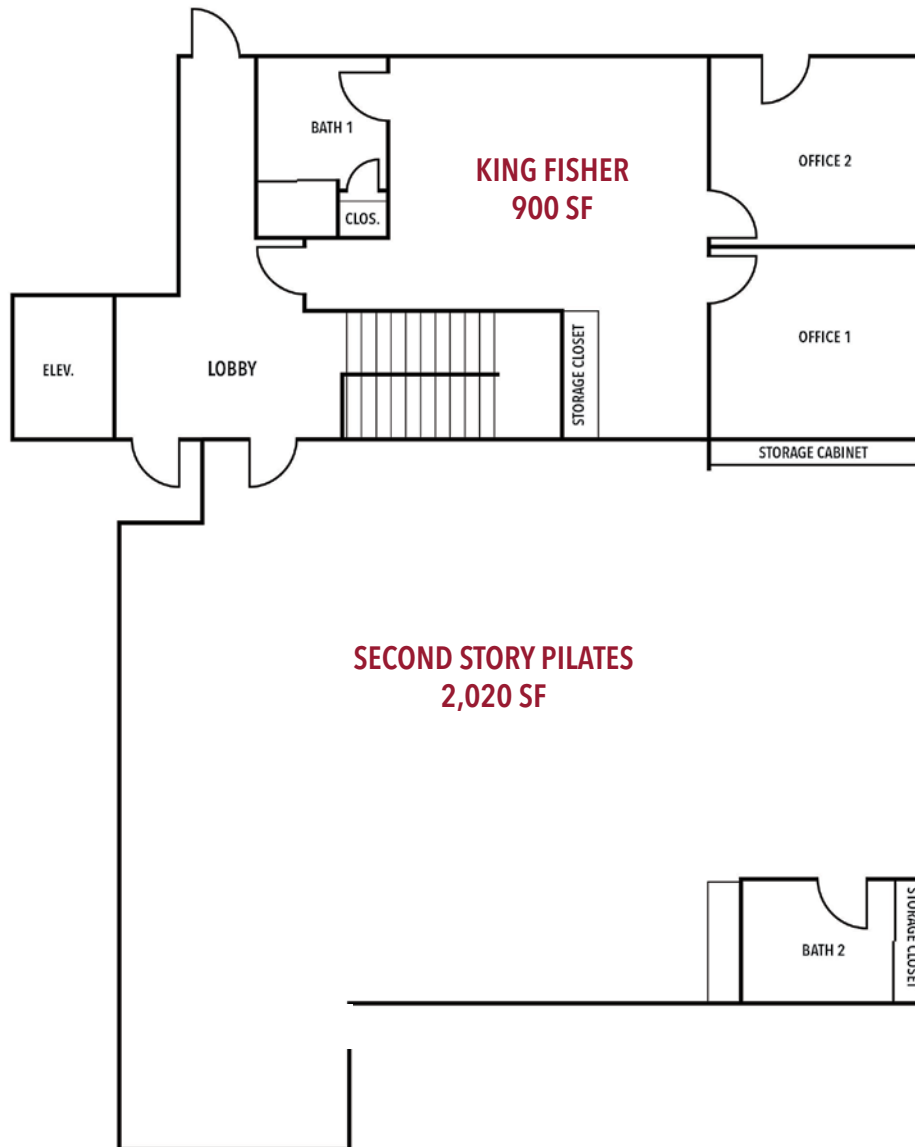
# SITE PLAN — FIRST FLOOR

28811 CANWOOD ST., AGOURA HILLS, CA



# SITE PLAN – SECOND FLOOR

28811 CANWOOD ST., AGOURA HILLS, CA



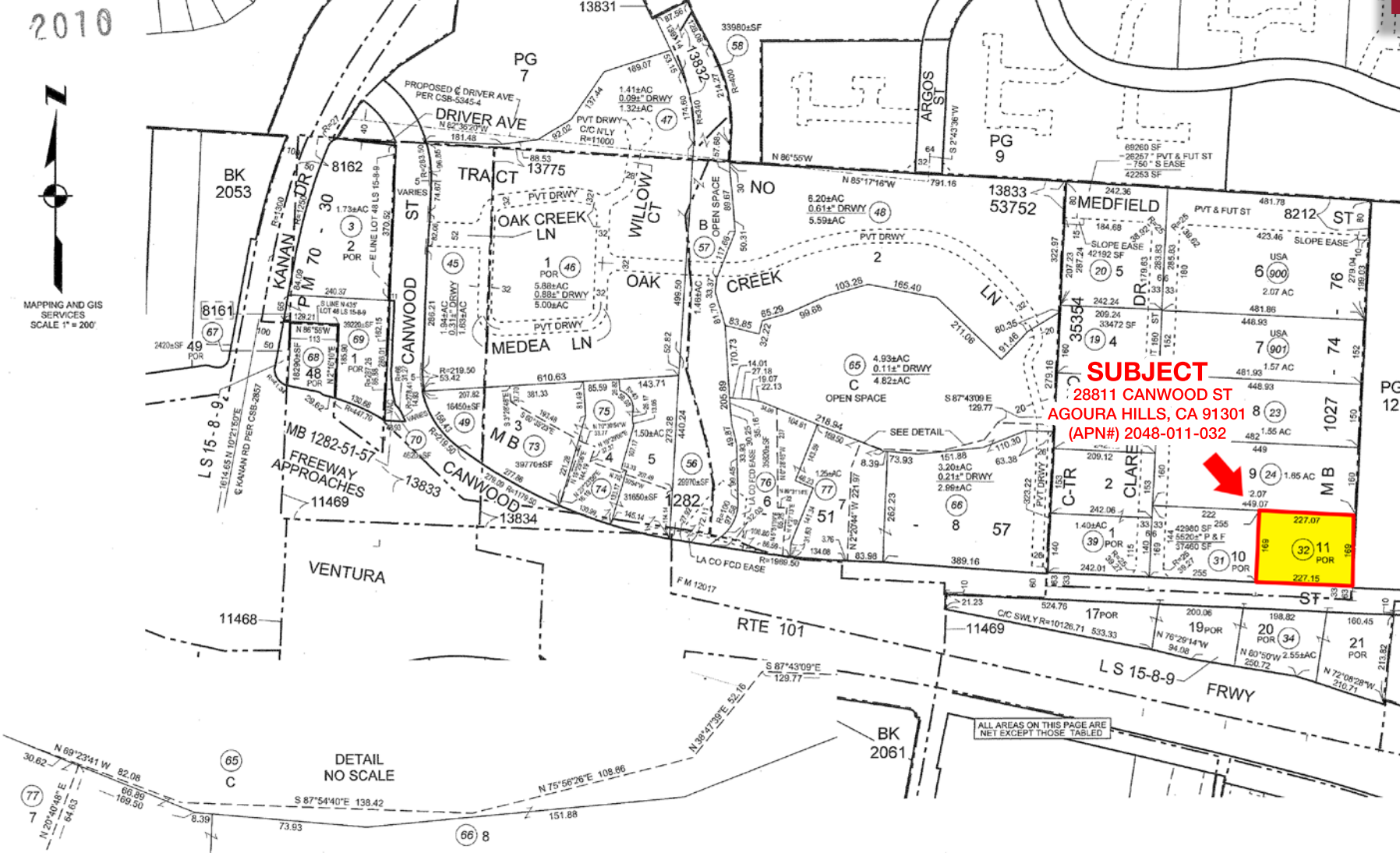


# PARCEL MAP

28811 CANWOOD ST., AGOURA HILLS, CA



2048	11	P.A. 2055-1 2048-7	TRA 8161 8162 8212	11469 13775 13831 13832	13833 13834	REVISED 2008011603005001-2.28 2008011603005002-2.28	20080421 2008101402004001-24 2009020907004001-02	2010030910004001-24 2010030910004002-24	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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## OPERATING EXPENSES (PROJECTED)

28811 CANWOOD ST., AGOURA HILLS, CA

	PSF	MONTHLY	ANNUAL
PROPERTY TAX	\$4.97	\$6,093.75	\$73,125.00
INSURANCE	\$0.29	\$350.00	\$4,200.00
UTILITIES	\$0.44	\$541.67	\$6,500.00
R&M	\$0.43	\$533.33	\$6,400.00
LANDSCAPE	\$0.33	\$400.00	\$4,800.00
ELEVATOR CONTRACT	\$0.19	\$235.00	\$2,820.00
TRASH	\$0.46	\$558.33	\$6,700.00
SECURITY	\$0.10	\$125.00	\$1,500.00
CLEANING	\$0.08	\$100.00	\$1,200.00
TELEPHONE	\$0.17	\$206.00	\$2,472.00
<b>TOTAL</b>	<b>\$7.45</b>	<b>\$9,143.08</b>	<b>\$109,717.00</b>



## TENANT SUMMARY

28811 CANWOOD ST., AGOURA HILLS, CA

SUITE	TENANT	SIZE	EXPIRATION
100	AVAILABLE	6,826 SF	M-T-M
101	HALTER EGO	4,978 SF	4/30/2029
200	SECOND STORY PILATES	2,020 SF	8/31/2028
201	KINGFISHER COUNSELING	900 SF	8/31/2027
<b>TOTAL</b>		<b>14,724 SF</b>	

*\* detailed rent roll available upon request*

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# AMENITIES MAP

28811 CANWOOD ST., AGOURA HILLS, CA



**VONS** **Ralphs** **CVS pharmacy** **The Latino Kid**  
**RITE AID** **CRONER'S** **Starbucks** **POSTAL ANNEX**  
**usbank** **citibank** **First Citizens Bank** **OrangeTheory**  
**Bank of America** **CHASE** **Union Bank** **T-Mobile**  
**Great Clips** **SUBWAY** **Sushi & Wasabi** **MARAJ**  
**WELLS FARGO** **BR** **UPS** **Maria's** **AGOURA'S DELICATESSEN**

Agoura Hills Animal Hospital • Cuckoo Rooster • Healthy Pet  
 Italia Deli & Bakery • Loves Pets • Sunshine Florist  
 Szechuan Place • The Yard Thai Cuisine • Uncle Af's  
 Village Bakery & Cafe • Vincitore Italian

**McDonald's** **Shell**  
**AGOURA MUSIC**  
**RAKU** **Indian Restaurant**

**TRADER JOE'S** **Habit BURGER GRILL** **HOMEWOOD SUITES**  
**JINKY'S CAFE** **TUTOR TIME**

**SUBJECT**  
 28811 Canwood St  
 Agoura Hills, CA

**HOWARD'S APPLIANCE-TV-MATRESS** **TESLA**  
**LI-HAUL** **PAINTS**

**Sit'n Sleep**  
**Pacific Patio FURNITURE**  
**Read's FURNITURE**  
**ETHAN ALLEN**

**Wickman's Lifestyle Furniture**  
**Fabio&CO**

**Do-it Center** **WOOD RANCH** **the Caravan** **AGOURA**  
**LEMON TREE** **NUMERO UNO** **TIFA** **CHOCOLATE & GELATO** **Carrara Pastries**  
**BASTA** **BLUE TABLE** **PLATA** **TWO DOUGHS**

**REGENCY THEATRES** **Cookie Thai Cafe** **MARK DOVE** **Adobe**  
**U-STORE-IT** **FedEx** **jiffylube** **AGOURA CAR CARE**  
**BURGER KING** **Pollo Loco** **SUSHI SU** **Speedway**

**IHOP** **ISLANDS**  
**Nick Rail music**  
**Jack** **LOTUS** **Chevron**  
**MANDARIN** **LOTUS**  
 FIRE CHINESE FUSION CUISINE

Agoura Hills City Hall/Library Recreation Center



### POPULATION

Agoura Hills: 20,070  
Calabasas: 23,559  
Westlake Village: 8,026



### MEDIAN HOUSEHOLD INCOME

Agoura Hills: \$158,325  
Calabasas: \$166,376  
Westlake Village: \$177,162



### MEDIAN AGE

Agoura Hills: 46  
Calabasas: 45  
Westlake Village: 53



### AVERAGE HOME PRICE

Agoura Hills: \$1,244,010  
Calabasas: \$1,715,331  
Westlake Village: \$1,491,653



### EDUCATION | 4-YEAR COLLEGE DEGREE

Agoura Hills: 38.3%  
Calabasas: 35.4%  
Westlake Village: 40.6%

## AREA DEMOGRAPHICS



## FOR INQUIRIES, PLEASE CONTACT

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