

101 Freeway Adjacent Office / Retail Space Available for Lease

4945 Las Virgenes Rd., Calabasas, CA 91302



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- ±1,000 SF available
- Second-floor office/retail space
- Highly visible from the 101 Freeway
- Freeway signage potentially available
- Great medical and professional neighbor synergy

AREA AMENITIES

- Situated just south of the 101 Freeway on Las Virgenes Road with over 200,000 cars per day
- Join neighboring retailers including Albertsons, McDonald's, Taco Bell, Starbucks, and many more



DEMOS	1 MILE	3 MILE	5 MILE
Population	4,092	22,758	87,271
Avg. HH Income	\$151,492	\$158,224	\$163,988
Daytime Pop	3,382	18,929	73,736
Traffic Count	± 192,666 cars per day (101 FWY) ± 33,530 cars per day (Las Virgenes Rd)		



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