

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



OWNER USER OPPORTUNITY

6,826 SF AVAILABLE FOR OCCUPANCY

28811 CANWOOD ST, AGOURA HILLS CA

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LEE & ASSOCIATES – LA NORTH/VENTURA, INC.

This Broker Opinion of Value / Offering Memorandum has been prepared for informational purposes only from sources deemed reliable, but no warranty or representation is made as to the accuracy or completeness thereof. This is not an appraisal. Any projections, opinions, assumptions, or estimates are subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING SUMMARY

SALE OPPORTUNITY

ADDRESS	28811 Canwood St., Agoura Hills, CA
BUILDING SIZE	±14,724 SF
LAND SIZE	38,379 SF 0.88 AC
ASKING PRICE	\$4,750,000
PRICE PSF	\$323/SF
LAND PSF	\$124/SF



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OFFERING HIGHLIGHTS

28811 CANWOOD ST., AGOURA HILLS, CA



Owner User opportunity to occupy 6,826 SF of Ground Floor Retail Space/Showroom and generate rental income from existing leases.



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

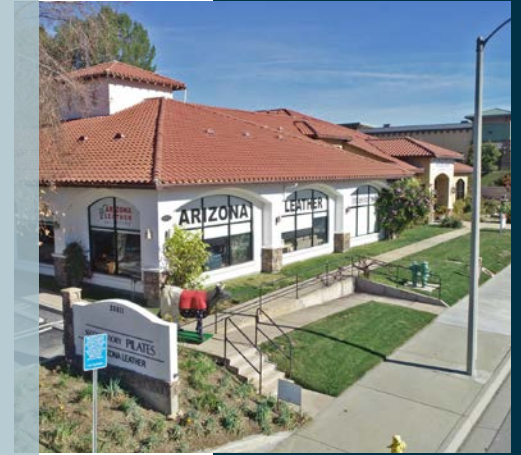
LAND SIZE 38,379 SF | 0.88 AC

APN 2048-011-032

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

YEAR BUILT 2006

PARKING 40 Surface Spaces (3/1,000)





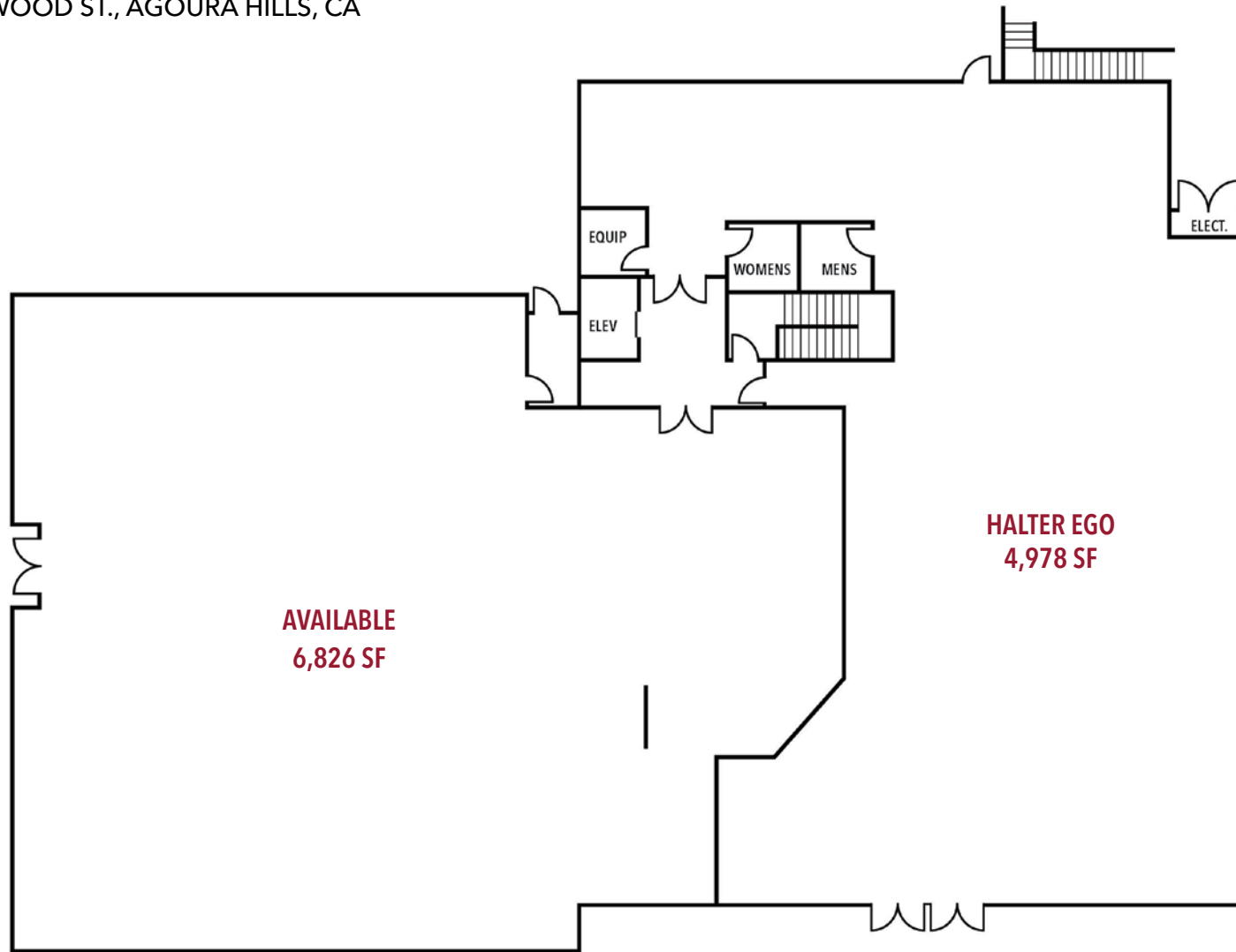
GROUND FLOOR SPACE AVAILABLE

6,826 SF RETAIL / SHOWROOM

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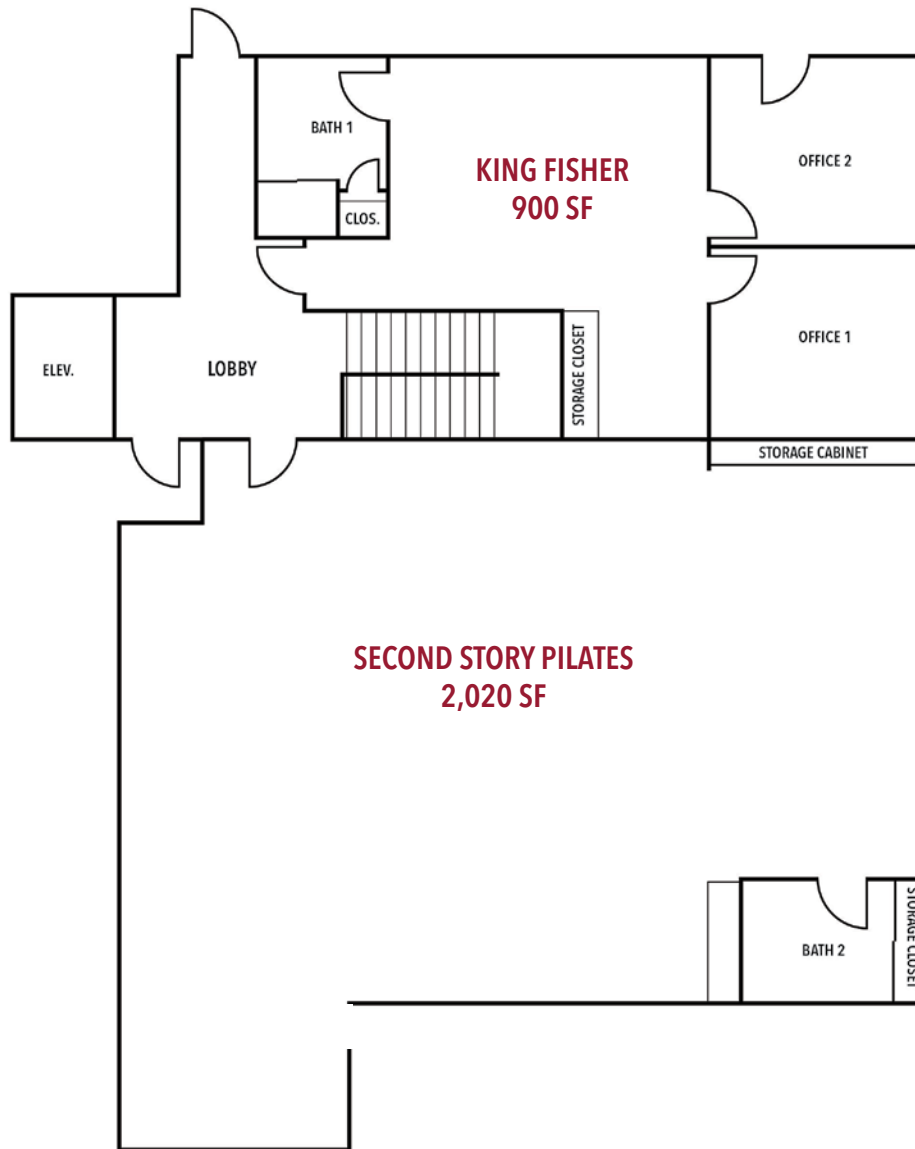
SITE PLAN — FIRST FLOOR

28811 CANWOOD ST., AGOURA HILLS, CA



SITE PLAN – SECOND FLOOR

28811 CANWOOD ST., AGOURA HILLS, CA

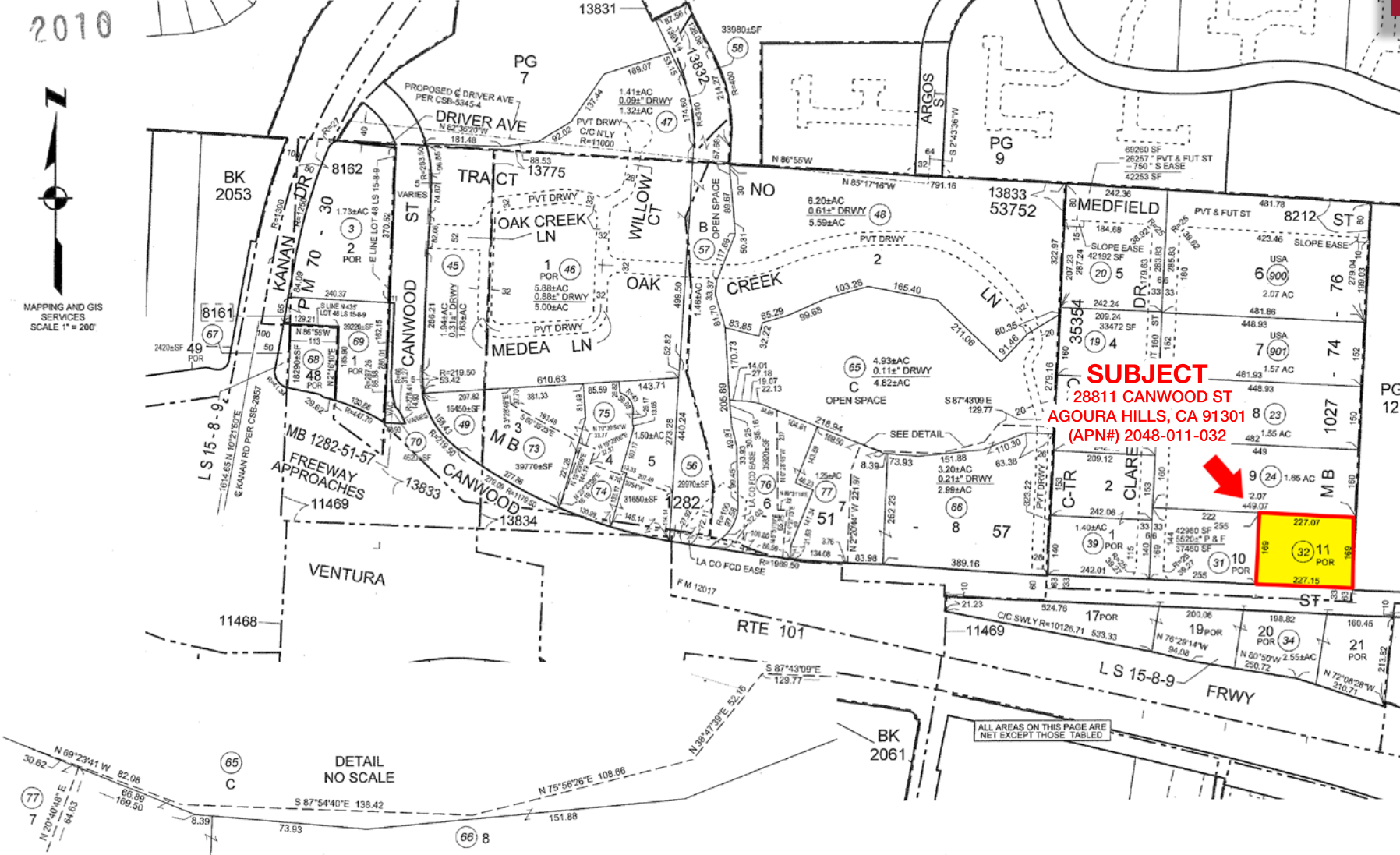


PARCEL MAP

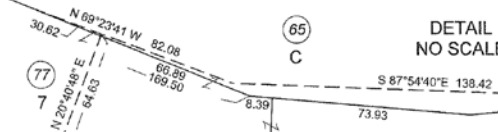
28811 CANWOOD ST., AGOURA HILLS, CA



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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MAPPING AND GIS SERVICES
SCALE 1" = 200'



Disclaimer: All information contained herein is believed to be accurate and reliable; however, no guarantees, expressed or implied, are made regarding its completeness or accuracy. Buyer is advised to conduct their own due diligence and independently verify all information. The seller and its representatives assume no liability for errors, omissions, or any discrepancies. Corp ID #01191898

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**
URBANE CAFE **JINKY'S CAFE**

SUBJECT
 28811 Canwood St
 Agoura Hills, CA

HOWARD'S **TESLA**
LI-HAUL **PAINTS**

Sit'n Sleep
Pacific Patio
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-STOR-IT **FedEx** **jiffylube** **AGOURA CAR CARE**
BURGER KING **Pollo Loco** **SUSHI SU** **Speedway**

IHOP **ISLANDS**
Nick Rail music
Jack **LOTUS**
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

DISCLAIMER

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Acceptance of this offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except legal counsel and financial advisors, without the specific written authorization of the Seller or Lee & Associates.

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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.





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