

# ALBERTSONS & STARBUCKS ANCHORED SHOPPING CENTER

Retail and Office Spaces Available | 26527 Agoura Road, Calabasas, CA, 91302



EXCLUSIVELY PRESENTED BY



**AUSTIN HARRELL | (818) 514-0547**

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## RETAIL SPACES

- Suite 100: ± 1,732 RSF - former "cleaners" use
- Suite 112: ± 1,200 RSF - former "salon" use

## PROPERTY HIGHLIGHTS

- Convenient freeway adjacent shopping center
- Growing trade area with strong demographics
- Adjacent to gas stations, restaurants, retailers, apartments, and newly constructed hotel
- Situated on major thoroughfare connecting cities of Malibu and Calabasas
- Adjacent to Harbor Freight Corporate Center, UCLA Health, McDonalds, Taco Bell, and UPS store
- Join Albertson's, Starbucks, Sharky's, Mediterranean Pita Grill, Hanami Sushi and other great co-tenants

DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	4,710	22,551	90,485
AVG. HH INCOME	\$112,679	\$132,702	\$134,582
DAYTIME POP.	4,871	22,024	86,807
TRAFFIC COUNT	±162,778 on the 101 Freeway		



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## ±1,000 - 5,000 SF AVAILABLE

- Elevator access
- Beautiful common areas with outdoor seating and restrooms outside of suite(s)
- Plenty of natural light
- Second floor storefront access
- Views of neighboring mountains, hills, and open space



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Suite 112 ±1,200 RSF - Former "salon" use

±1,000 - 5,000 SF offices spaces with signage

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