

Flex Condo Unit 3 & 4

5210 Lewis Road Unit 3 & 4, Agoura Hills CA 91301



OFFERING MEMORANDUM



Flex Condo Unit 3 & 4

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01	Executive Summary
	Investment Summary
	Location Summary

OFFERING SUMMARY

ADDRESS	5210 Lewis Road Unit 3 & 4 Agoura Hills CA 91301
COUNTY	Los Angeles
MARKET	San Fernando Valley
SUBMARKET	West SFV
OFFERING PRICE	\$1,325,000
BUILDING SF	3,650 SF
PRICE PSF	342.00
LAND SF	63,134 SF
LAND ACRES	1.45
YEAR BUILT	1982
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	ACH3*
APN	2055-006-134

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	4,427	37,390	66,200
2020 Median HH Income	\$91,639	\$126,522	\$130,289
2020 Average HH Income	\$128,621	\$175,072	\$184,354



PROPERTY OVERVIEW

- Rare opportunity to own office/flex condominiums in the Conejo Valley
- Numerous retail amenities nearby
- Scenic views of the Santa Monica mountains
- Outstanding visibility from the Ventura (101) Freeway
- ±90% improved office space
- ±10% warehouse space
- Zoning: CRS-FC-OA (City of Agoura Hills Zoning Map)
- 24 reserved surface parking stalls (2.4/1,000 SF ratio)
- Multiple private entrances
- Flexible layout for general professional office uses
- Ground level loading existing with additional loading available
- Multiple kitchenettes and unisex restrooms on each level

**HOA fee per 2 units is \$1,100 a month, which covers roof, parking lot, maintenance, building exterior, land's property tax, outdoor utilities and trash.





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

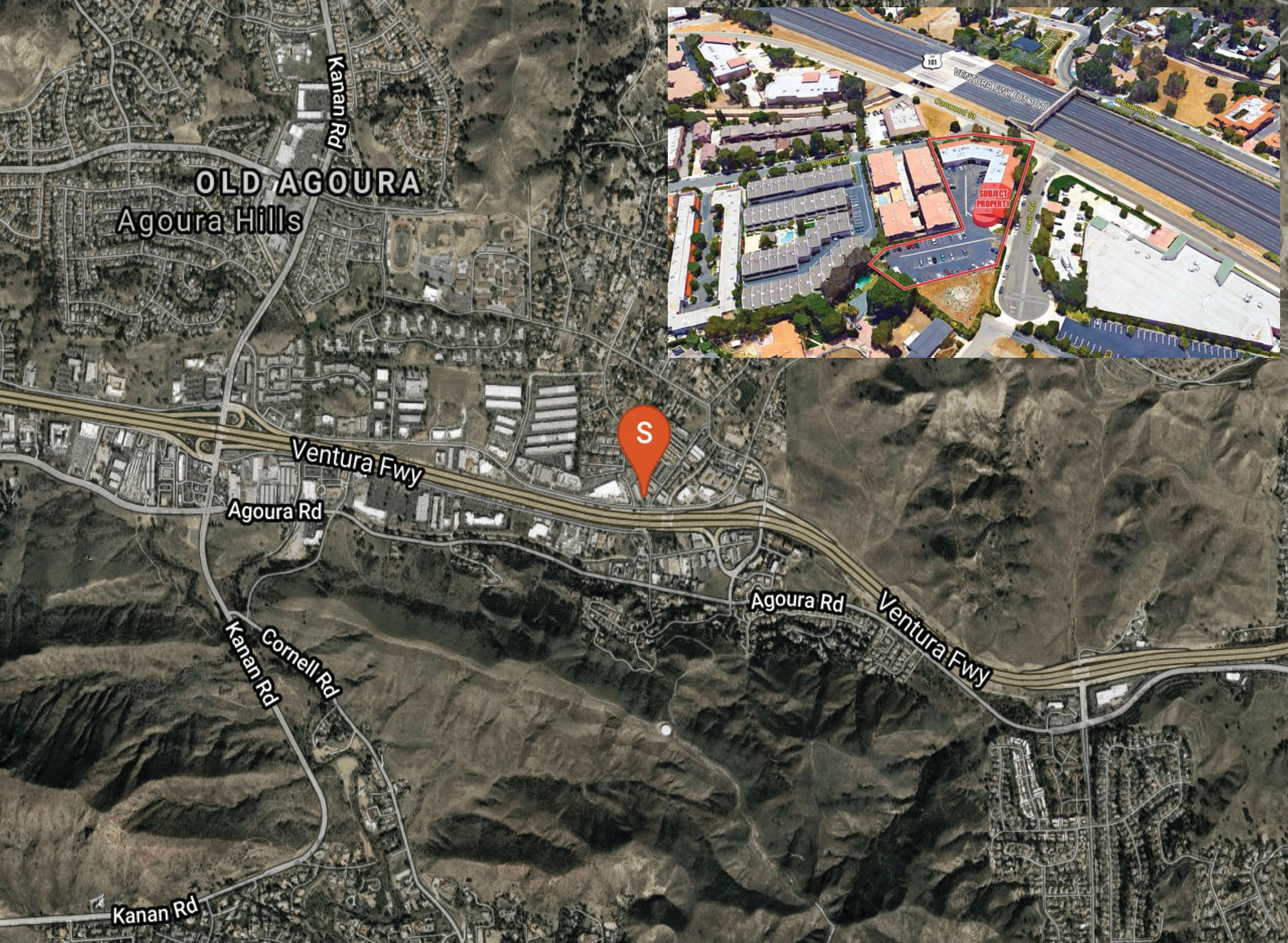
Pictures with Captions

PROPERTY FEATURES

BUILDING SF	3,630
LAND SF	63,134
LAND ACRES	1.45
YEAR BUILT	1982
# OF PARCELS	2
ZONING TYPE	ACH3*
BUILDING CLASS	3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
PARKING RATIO	2.4/1,000 SF

Year Completed	1982
Number of Floors	Two (2)
Utilities	Electricity: Edison Water: Las Virgenes Municipal Water Gas: Souther California Gas Telephone: AT&T Waste: G.I. Industries
Access	Vehicle access from Lewis Rd; Street parking with pedestrian walkway access from Lewis Rd and Colodny Dr
Loading	Ground level loading
Zoning	CRS-FC-OA
APN	2005-006-132 through 2005-006-140
Size	Approx. 10,000 SF





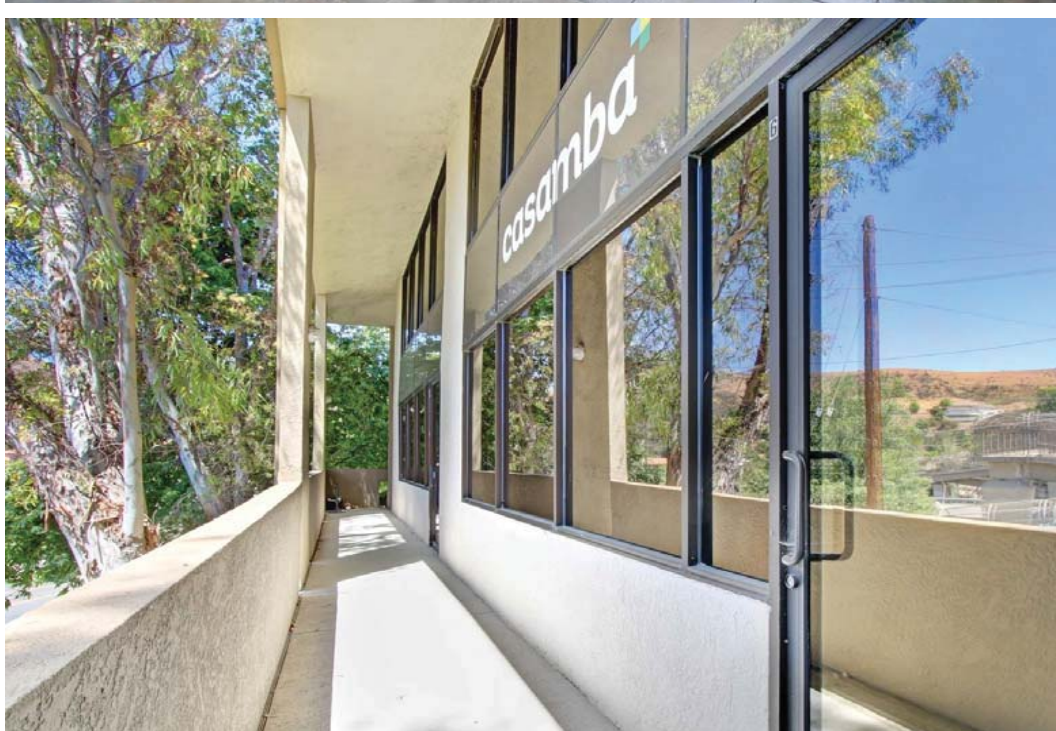
Floor Plans



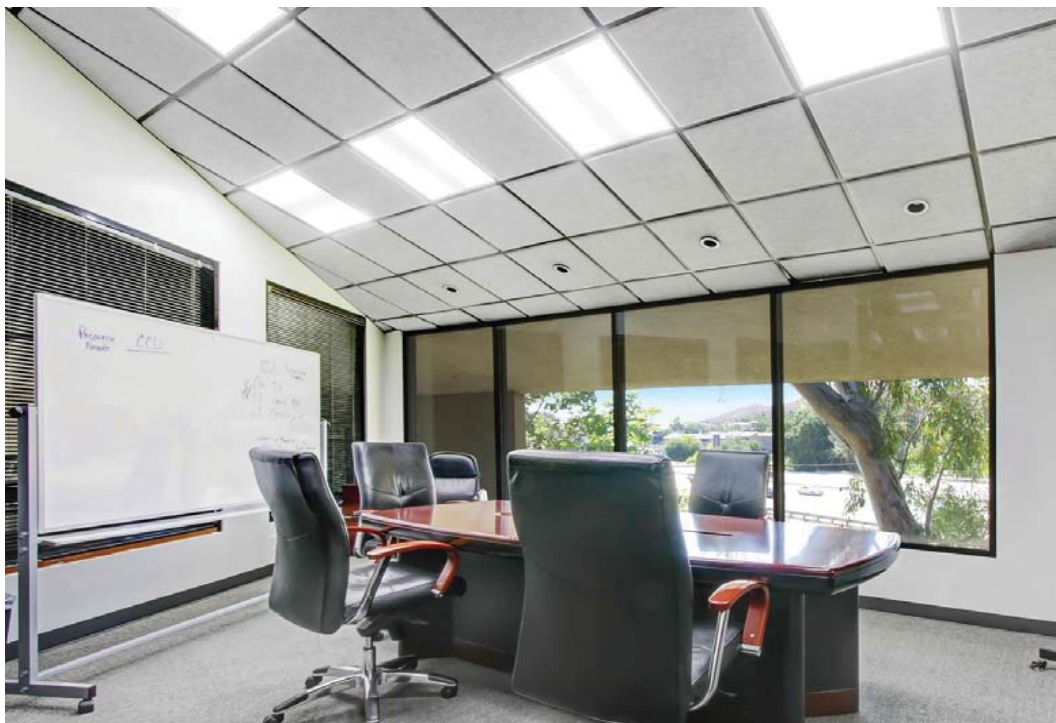
First Floor

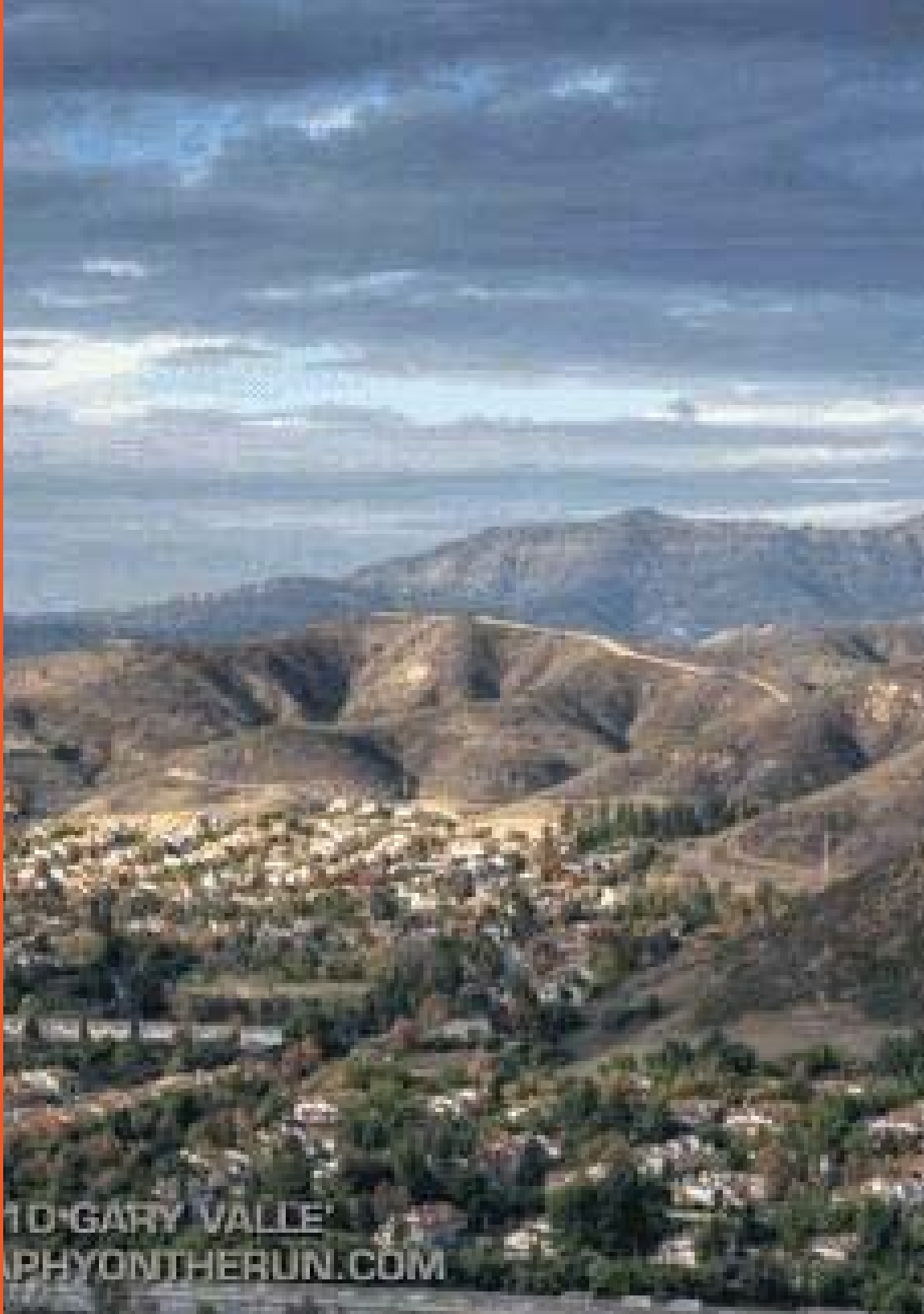


Second Floor









10 GARY VALLE
PHYON.THERUN.COM

03

Demographics

Demographic Details

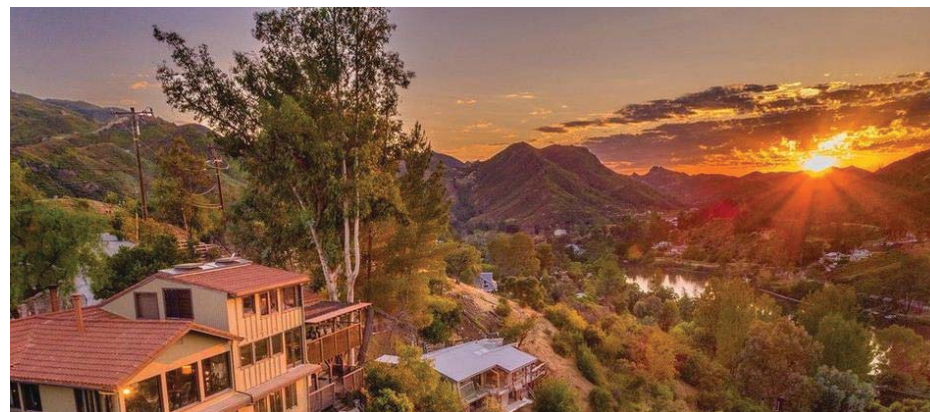
Demographic Charts

FLEX CONDO UNIT 3 & 4

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,411	37,431	64,754
2010 Population	4,202	37,071	65,799
2020 Population	4,427	37,390	66,200
2025 Population	4,490	37,385	66,312
2020 African American	95	578	1,003
2020 American Indian	16	95	154
2020 Asian	387	3,673	6,581
2020 Hispanic	589	3,699	5,879
2020 Other Race	204	995	1,477
2020 White	3,470	30,317	54,167
2020 Multiracial	247	1,700	2,760
2020-2025: Population: Growth Rate	1.40 %	0.00 %	0.15 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	87	522	1,033
\$15,000-\$24,999	91	416	776
\$25,000-\$34,999	124	492	893
\$35,000-\$49,999	134	798	1,471
\$50,000-\$74,999	297	1,686	2,509
\$75,000-\$99,999	267	1,356	2,480
\$100,000-\$149,999	340	2,668	4,759
\$150,000-\$199,999	182	1,780	3,171
\$200,000 or greater	331	4,156	7,823
Median HH Income	\$91,639	\$126,522	\$130,289
Average HH Income	\$128,621	\$175,072	\$184,354

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,341	13,503	24,206
2010 Total Households	1,758	13,813	24,903
2020 Total Households	1,853	13,875	24,916
2025 Total Households	1,875	13,823	24,857
2020 Average Household Size	2.36	2.69	2.65
2000 Owner Occupied Housing	893	10,057	18,660
2000 Renter Occupied Housing	404	3,124	4,919
2020 Owner Occupied Housing	881	9,834	18,204
2020 Renter Occupied Housing	972	4,042	6,712
2020 Vacant Housing	146	724	1,315
2020 Total Housing	1,999	14,599	26,231
2025 Owner Occupied Housing	912	9,883	18,305
2025 Renter Occupied Housing	963	3,940	6,552
2025 Vacant Housing	150	841	1,532
2025 Total Housing	2,025	14,664	26,389
2020-2025: Households: Growth Rate	1.20 %	-0.40 %	-0.25 %



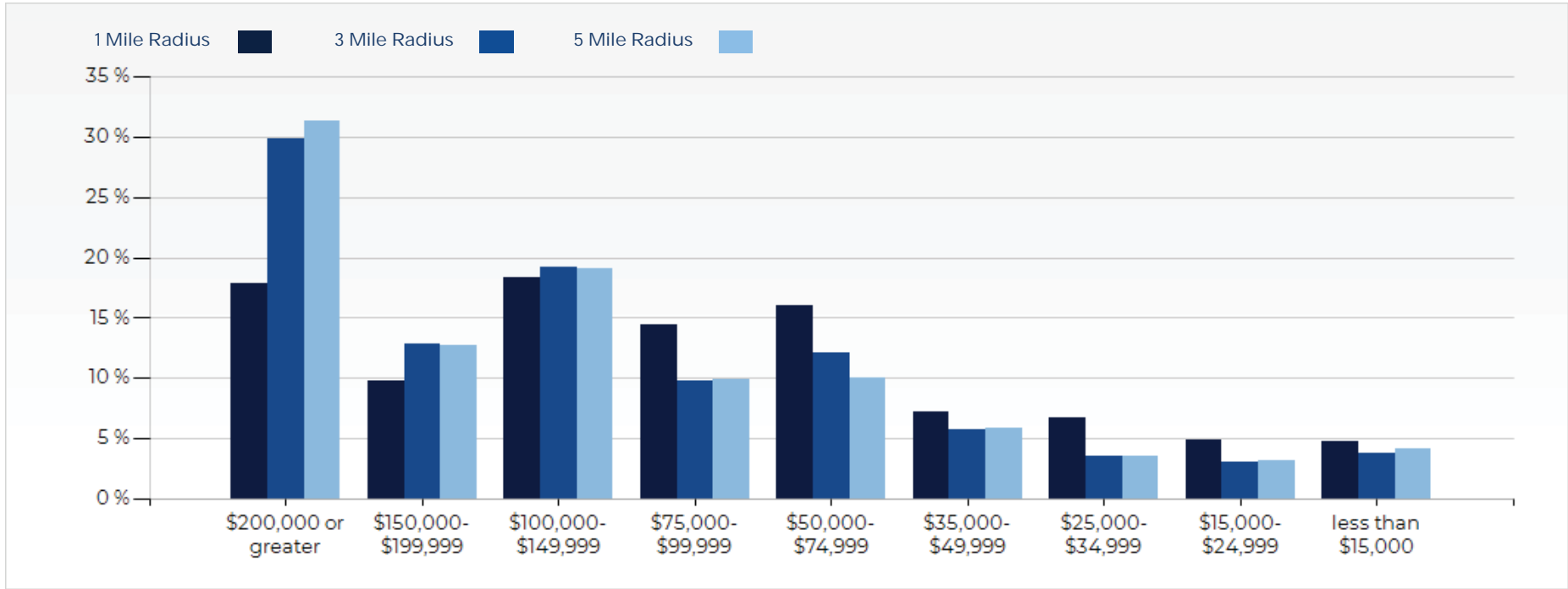
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	378	2,315	3,574
2020 Population Age 35-39	306	2,157	3,563
2020 Population Age 40-44	276	2,192	3,756
2020 Population Age 45-49	296	2,638	4,536
2020 Population Age 50-54	326	3,042	5,314
2020 Population Age 55-59	353	3,429	6,112
2020 Population Age 60-64	288	2,852	5,365
2020 Population Age 65-69	228	2,209	4,206
2020 Population Age 70-74	165	1,591	3,172
2020 Population Age 75-79	95	1,002	2,118
2020 Population Age 80-84	58	536	1,243
2020 Population Age 85+	103	556	1,294
2020 Population Age 18+	3,644	29,914	53,260
2020 Median Age	40	43	45

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,566	\$87,459	\$93,218
Average Household Income 25-34	\$96,384	\$111,889	\$120,055
Median Household Income 35-44	\$101,048	\$152,420	\$157,959
Average Household Income 35-44	\$131,641	\$180,820	\$197,038
Median Household Income 45-54	\$135,176	\$195,017	\$200,001
Average Household Income 45-54	\$174,334	\$233,596	\$249,843
Median Household Income 55-64	\$110,299	\$169,584	\$175,337
Average Household Income 55-64	\$156,327	\$216,916	\$228,069
Median Household Income 65-74	\$80,021	\$94,193	\$102,922
Average Household Income 65-74	\$106,401	\$127,638	\$135,384
Average Household Income 75+	\$64,601	\$78,444	\$89,465

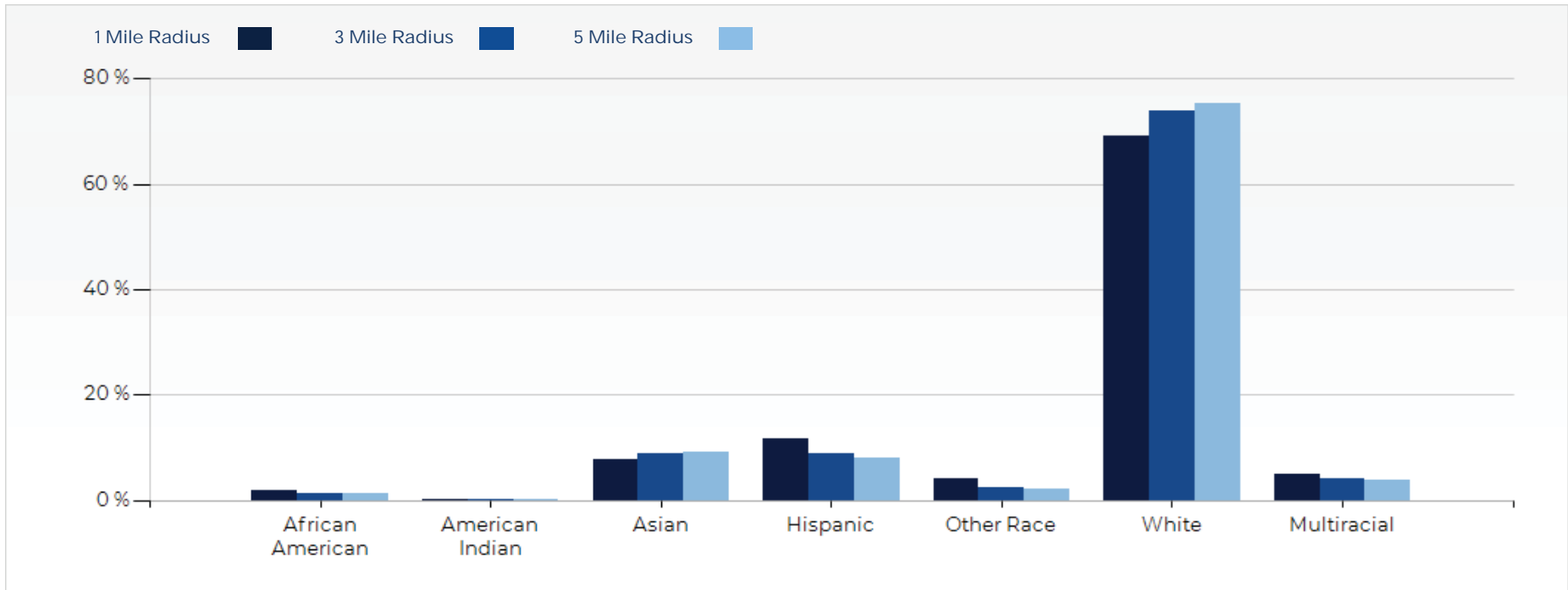
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	509	2,606	4,267
2025 Population Age 35-39	400	2,789	4,467
2025 Population Age 40-44	294	2,411	4,217
2025 Population Age 45-49	258	2,418	4,210
2025 Population Age 50-54	276	2,692	4,679
2025 Population Age 55-59	294	2,821	5,023
2025 Population Age 60-64	306	2,870	5,287
2025 Population Age 65-69	246	2,403	4,710
2025 Population Age 70-74	194	1,893	3,662
2025 Population Age 75-79	142	1,373	2,774
2025 Population Age 80-84	77	775	1,634
2025 Population Age 85+	97	612	1,453
2025 Population Age 18+	3,748	30,347	54,063
2025 Median Age	39	43	45

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,649	\$96,480	\$100,834
Average Household Income 25-34	\$110,235	\$128,390	\$136,724
Median Household Income 35-44	\$119,759	\$165,972	\$173,649
Average Household Income 35-44	\$160,417	\$209,846	\$227,761
Median Household Income 45-54	\$164,685	\$200,001	\$200,001
Average Household Income 45-54	\$205,666	\$263,638	\$279,778
Median Household Income 55-64	\$128,541	\$198,008	\$200,001
Average Household Income 55-64	\$178,106	\$246,933	\$258,929
Median Household Income 65-74	\$85,367	\$106,123	\$112,455
Average Household Income 65-74	\$125,211	\$152,538	\$159,212
Average Household Income 75+	\$76,775	\$93,465	\$103,093

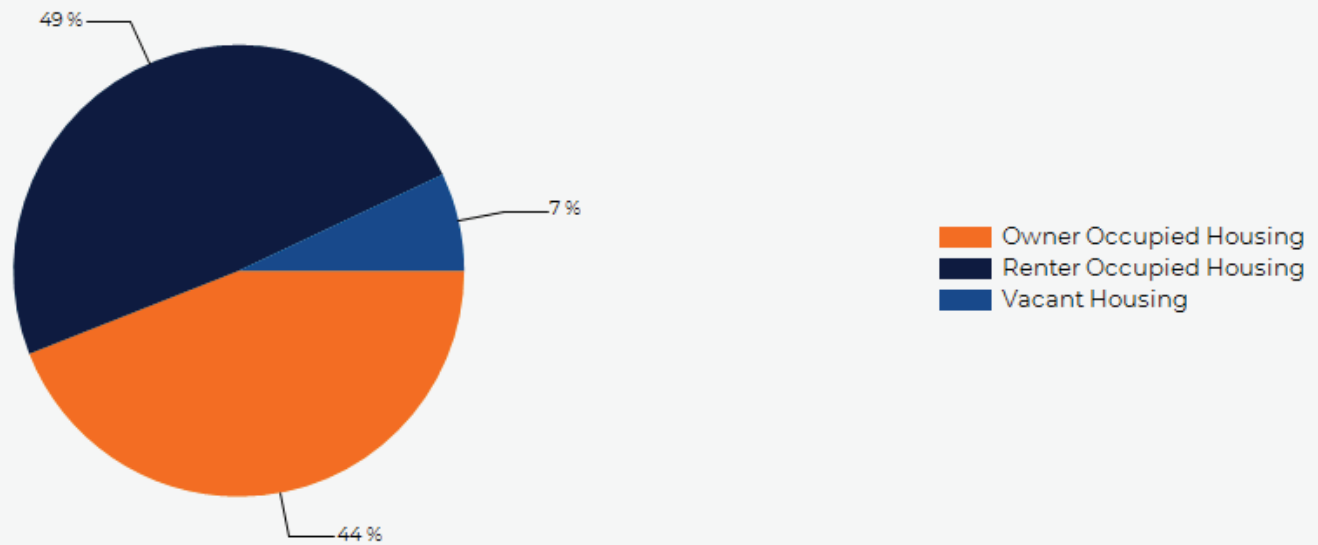
2020 Household Income



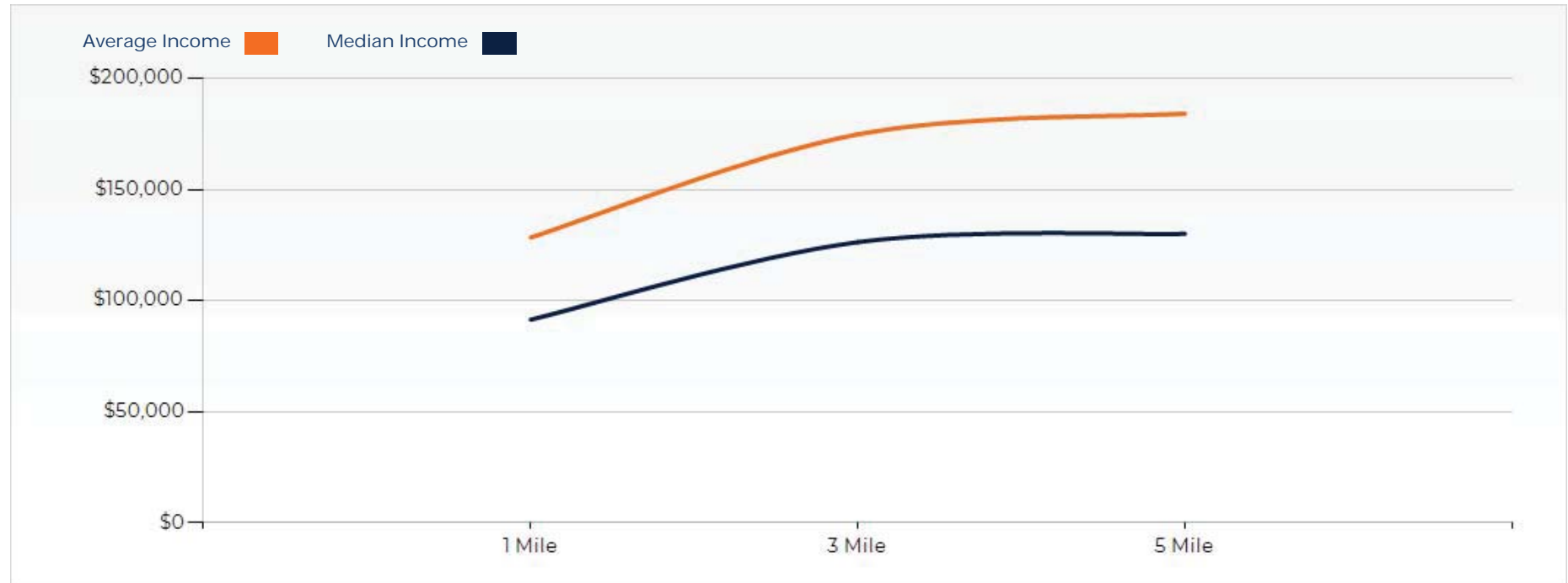
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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