



Rare, Large Block of Medical Space in Agoura Hills



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**29525 Canwood Drive
Agoura Hills, CA**

PROPERTY FEATURES

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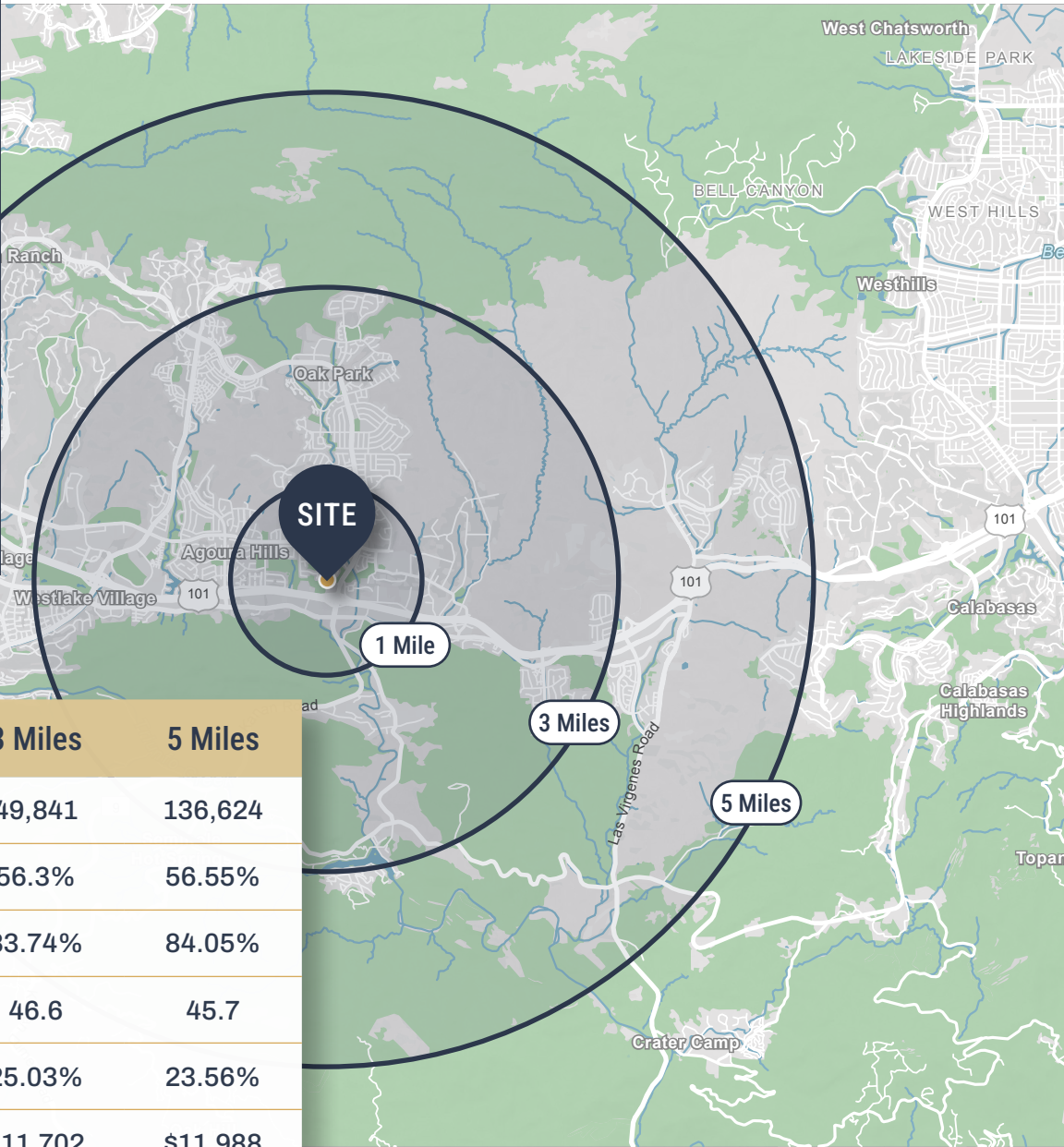
- Only purpose-built medical office building in Agoura Hills
- Recently renovated common areas and upgraded landscaping
- Prime 101 Freeway visibility (nearly 200,000 cars per day), with prominent signage available
- Ample (5+/1,000), free surface parking surrounding the building, with rare “covered” spaces available
- Brand new, 75-unit Oakmont Senior Living immediately adjacent to the property
- Professionally owned and managed by Anchor Health Properties



- Up to 5,513 contiguous square feet located on the ground floor (can be divided), with easy access from the parking lot
- Up to 8,880 contiguous square feet located on the 2nd floor (can be divided)
- Second generation medical improvements (plumbing, millwork, power) in-place
- Landlord has capital available for tenant improvements
- Freeway-visible, on-building signage available

AGOURA HILLS OVERVIEW

Located in the Conejo Valley, Agoura Hills provides one of Southern California's best quality of life. Both executive and affordable housing, some of the top schools in Southern California, ample open space, and access to both the Santa Monica Mountains and Malibu make Agoura Hills a prime destination for maturing millennials looking for home ownership and exceptional communities to raise a family. The rare combination of outstanding demographics and premier housing make Agoura Hills a best-in-class city within the Conejo Valley. Nearly 400,000 people live within a 10-mile radius of the Agoura Hills Medical Plaza, with annual healthcare expenditures averaging more than \$12,000 per household.



Trade Areas	1 Mile	3 Miles	5 Miles
2025 Total Population	10,019	49,841	136,624
Commercial Insurance	57.1%	56.3%	56.55%
Personal Insurance	83.5%	83.74%	84.05%
2025 Median Age	41.9	46.6	45.7
Percent Population 65+	19.84%	25.03%	23.56%
2025 Health Care : Average	\$9,869	\$11,702	\$11,988
2025 Median Household Income	\$107,395	\$137,101	\$150,064

PATIENT DEMAND FORECAST

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SERVICE LINE	2025 VOLUME	5 YR GROWTH
Endocrinology	278	15.8%
Spine	259	7.5%
Podiatry	2,127	7.3%
Vascular	2,228	5.5%
Physical Therapy/Rehabilitation	31,474	5.1%
Ophthalmology	11,891	4.7%
Miscellaneous Services	25,138	4.6%
Cardiology	12,967	3.6%
Pain Management	1,497	3.3%
Psychiatry	15,659	2.6%
Lab	54,777	2.3%
Orthopedics	3,909	2.2%
ENT	3,727	1.0%
Oncology	2,085	0.2%

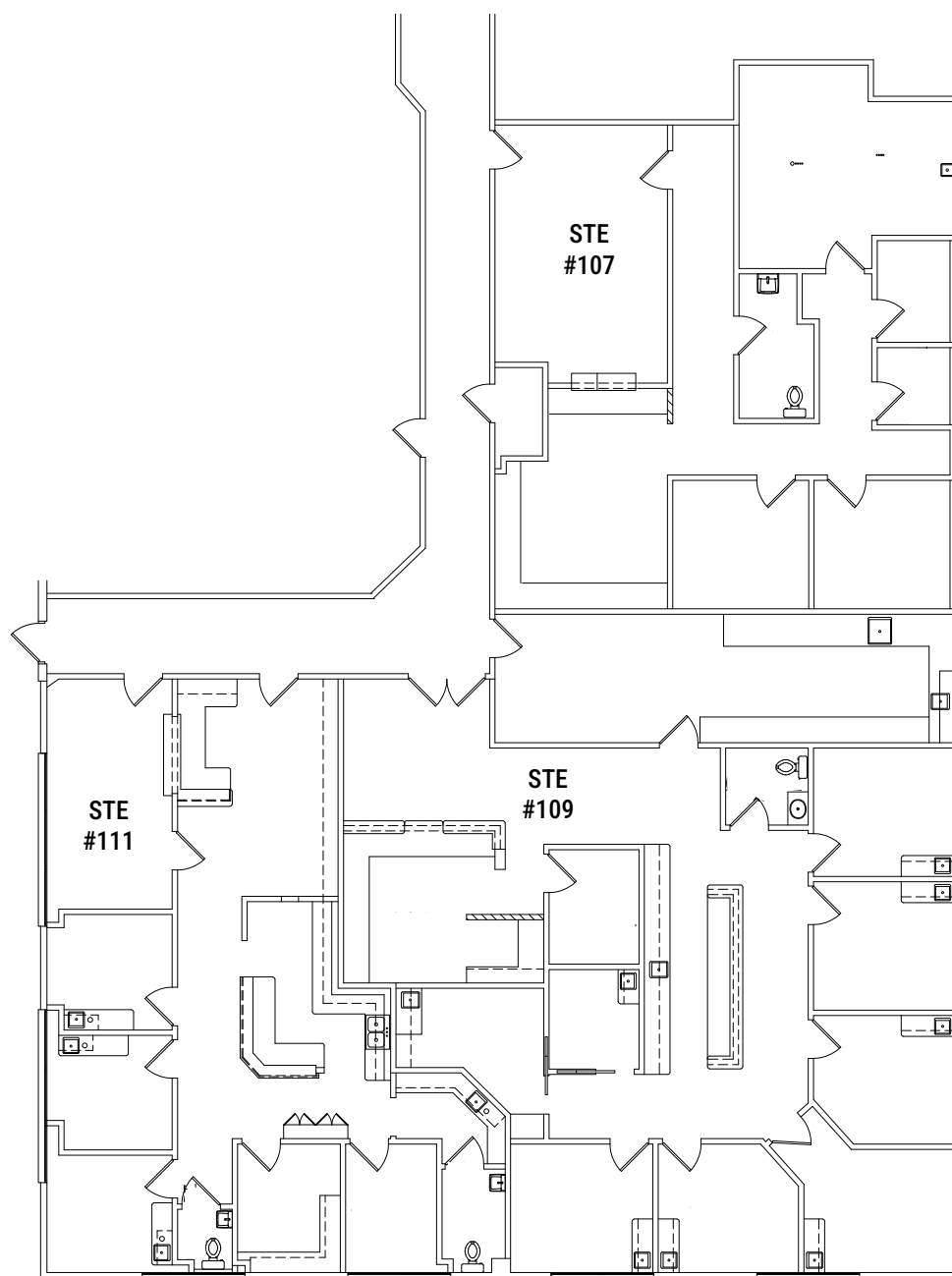
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties within the defined service area. The above data is representative of the zip codes within a five-mile radius of the property. For more information on the Advisory Board, please visit www.advisory.com.



FLOOR PLAN

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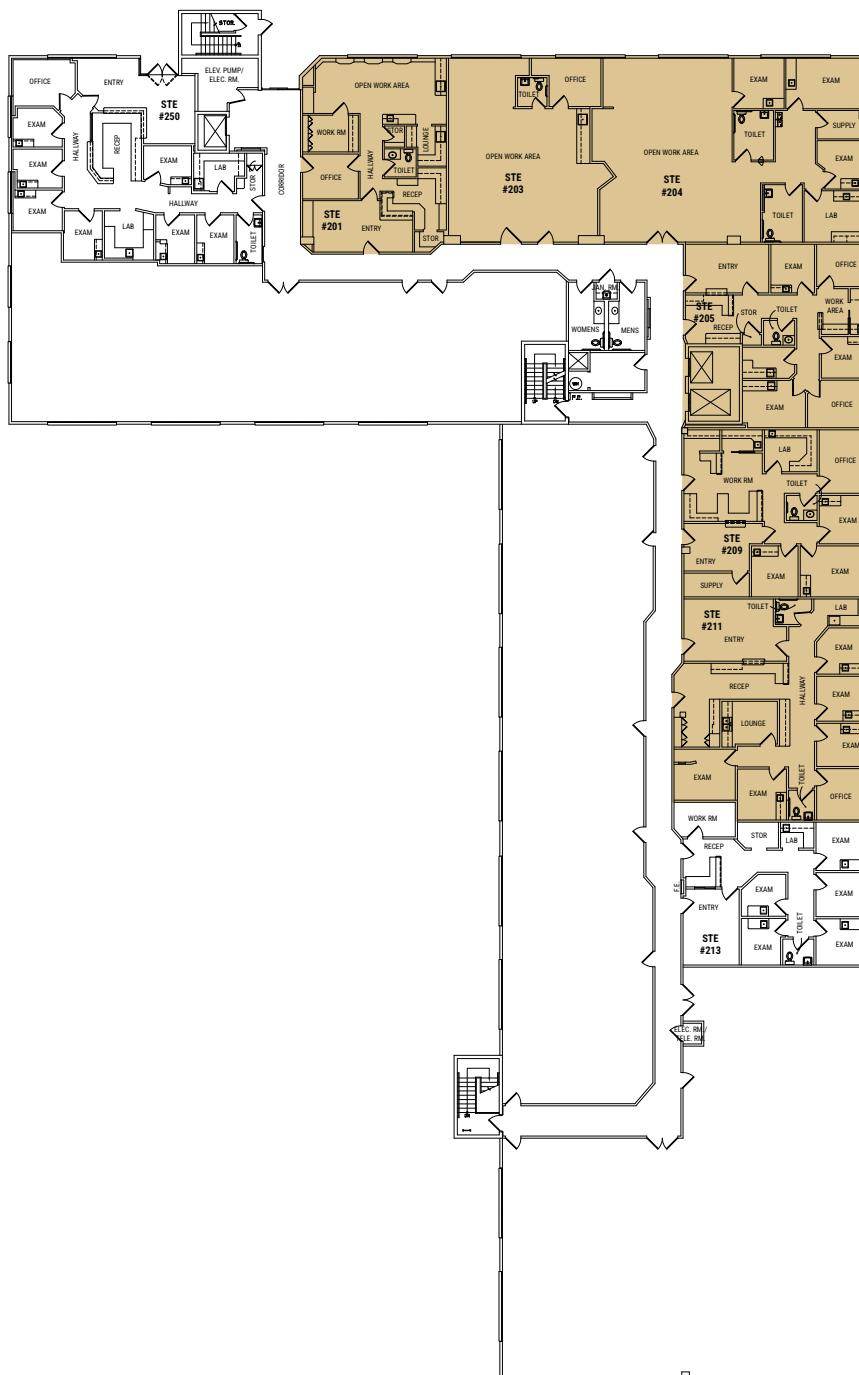
1st Floor Contiguous Block



FLOOR PLAN

2nd Floor Contiguous Block

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