

Call For Offers 3/20/26

For Sale
Owner/User Office Building
\$1,500,000 OBO

41 Year Leasehold

CANWOOD CORPORATE CENTER



29209 Canwood St, Agoura Hills, CA 91301



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**Broker Incentive
Available**

Attractively Priced

\$69.98 / RSF

21,436sf Office on 41-year Leasehold

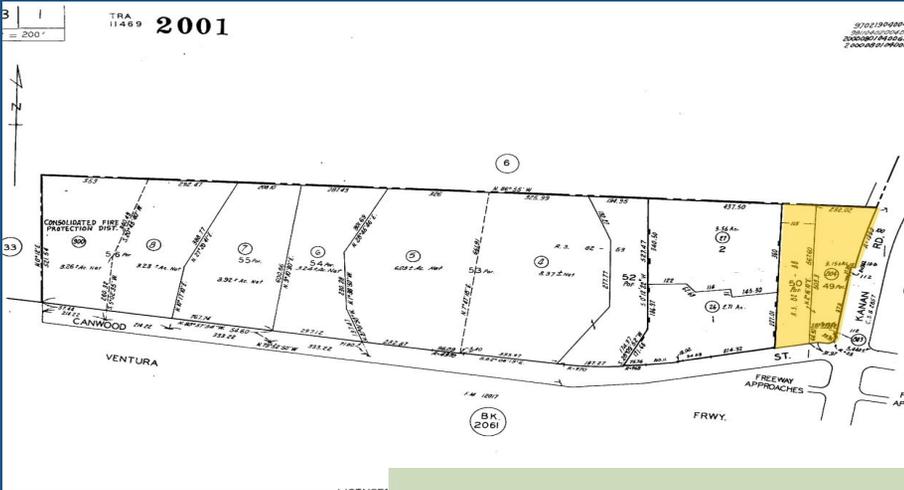
Seller Motivated!!!

- Beautiful class “B” office property on hillside setting offering spectacular views
- Owner-User opportunity for reduced occupancy cost vs leasing
- Priced at 75% below replacement cost
- Strong area demographics - 5-mile trade area is supported by a population of over 73,000 with a median household income of over \$141,343
- Convenient access to Ventura (101) Freeway via Kanan Road and Close proximity to abundant amenities including retail, hotels and banking
- Enjoy the benefits of owning a leasehold property



Price:	\$2,175,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.77 AC
Gross Building Area:	22,306 SF
Rentable Building Area:	21,436 SF
Sale Conditions:	Ground Lease (Leasehold)
No. Stories:	2
Year Built:	2008
Tenancy:	Multi
Parking Ratio:	3.45/1,000 SF
Zoning Description:	BP-OR-FC
APN / Parcel ID:	8900-763-769
Walk Score ®:	75 (Very Walkable)





29209

CANWOOD STREET
AGOURA HILLS, CA 91301



For More Information and to
Download the Offering Memorandum
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