#### **Steve Buenger**

805.207.3572

DRE# 01383195 Buenger Commercial Real Estate, Inc. DRE# 01378022



818.917.1891

DRE# 01384105 Berkshire Hathaway Home Services, California Properties DRE# 01317311



### RETAIL BUILDING FOR SALE or LEASE

28350 Roadside Dr Agoura Hills 91301



SALE PRICE REDUCED: \$7,250,000

FOR LEASE \$2.00 / Square Foot Monthly / NNN

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122 Info@BuengerInc.com www.BuengerInc.com

CalDRE License: 1378022



3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122 Info@BuengerInc.com www.BuengerInc.com

CalDRE License: 1378022











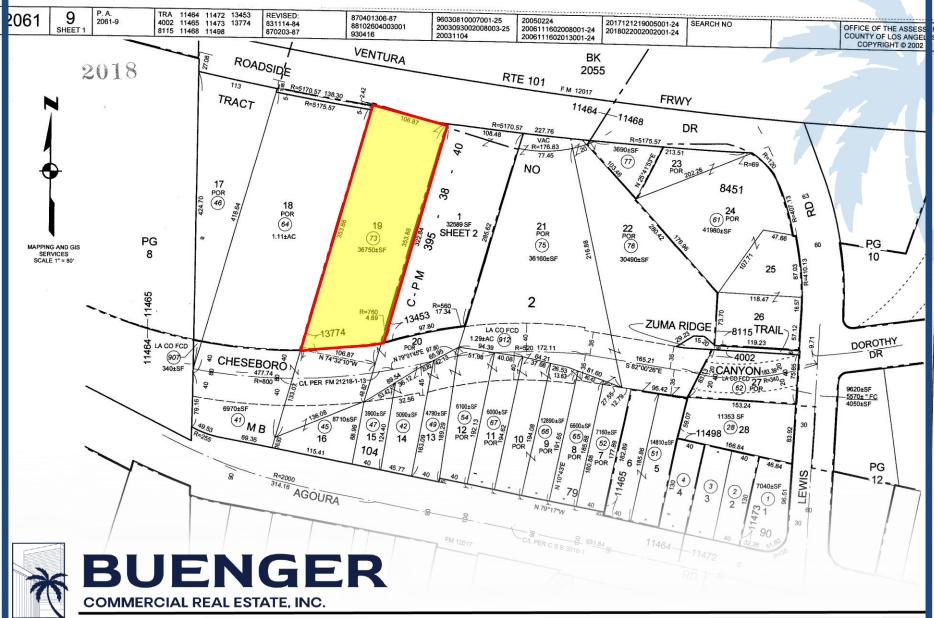
## BUENGER

COMMERCIAL REAL ESTATE, INC.



3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122 Info@BuengerInc.com www.BuengerInc.com

CalDRE License: 13/8022



3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122 Info@BuengerInc.com www.BuengerInc.com CalDRE License: 1378022



3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122 Info@BuengerInc.com www.BuengerInc.com CalDRF License: 1378022

**Zoning:** CRS-FC-OA Commercial Retail Service-Freeway Corridor-Old Agoura Design **Jurisdiction:** City of Agoura Hills, Los Angeles County

#### **Permitted Uses**

Appliance repair shop

Art gallery Art studio

Auto service station, primary

Auto parts and accessory store

Banks and financial institutions

Bar/tavern

Butcher and meat market

Childcare center

Church/temple

Citizens' improvement club/community center

Clinic, child-family guidance

Clinic, physical therapy

Computer programming/software and system design

Computer sales, rental, lease and service, and training

Costume shop, sale and rent

Dancing as an incidental use in a bar or restaurant

Daytime pet care and overnight boarding

Dressmaker/tailor

Drugstore

Electronics store

Electronic, mechanical or video games, arcade

Floor covering, drapery or upholstery store

Furniture cleaning, refinishing or reupholstery shop

Grooming service, such as dog grooming

Gun shop/gunsmith

Hearing aids sales and service

Interior decorators' office

Jewelry store sales, repair

Laboratory, medical, dental or optical

Laboratory, research, analysis

Laboratory, materials testing

Laundry or cleaning agency, retail (on-site cleaning permitted)

Live entertainment

Lawnmower engine and garden power tool repair

Library

Locksmith, key and lock

Motion picture theater

Motion picture filming, temporary

Museum

Music store, music sales, instrument sales and repair

Newspaper, magazine stand

Office, business or professional

Office, insurance

Office, medical or dental

Office, public relations or advertising

Office, real estate

Office, accountants, bookkeepers

Office machines and equipment sales

Pest control service

Pet store, no kennel

Photocopy service

Photographic studio, including incidental processing

Picture framing shop

Prescription pharmacy

Remote teller, for pedestrian use

Restaurant/café

Retail store

Saddlery/equestrian shop

Shoe store

Snack shop: ice cream, coffee, juice

Studio: dance, yoga

Studio: martial arts, gymnastics

Studio: radio, television, recording

Swimming pool, spa sales and service

Tailor/dressmaker

Theater

Tobacco shop

Travel agency

Veterinarian/animal hospital



For complete list of allowed uses, scan QR Code



BUENGER

**COMMERCIAL REAL ESTATE, INC.** 

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122 Info@BuengerInc.com www.BuengerInc.com

CalDRE License: 1378022

Steve Buenger 805.207.3572

DRE# 01383195
Buenger Commercial Real Estate, Inc.
DRE# 01378022

Renee Rosen
818.917.1891
DRE# 01384105
Berkshire Hathaway Home Services,
California Properties
DRE# 01317311

# BUENGER

COMMERCIAL REAL ESTATE, INC.

Broker Disclaimers -- This offering memorandum is confidential and has been prepared by Buenger Commercial Real Estate, Inc. (Broker) solely for the use of prospective purchasers. This offering memorandum is not intended to provide all the information necessary to reach a purchase decision. Each prospective Buyer is strongly encouraged to conduct their own thorough review and due diligence.

**Financial Information** -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Broker make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

Agency -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

Confidentiality -- All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Please do not visit the property without making prior arrangements through the Broker. Please do not contact tenant or property owner, nor talk to any employees. All due diligence information and all property tours must be provided by Buenger Commercial Real Estate, Inc.