

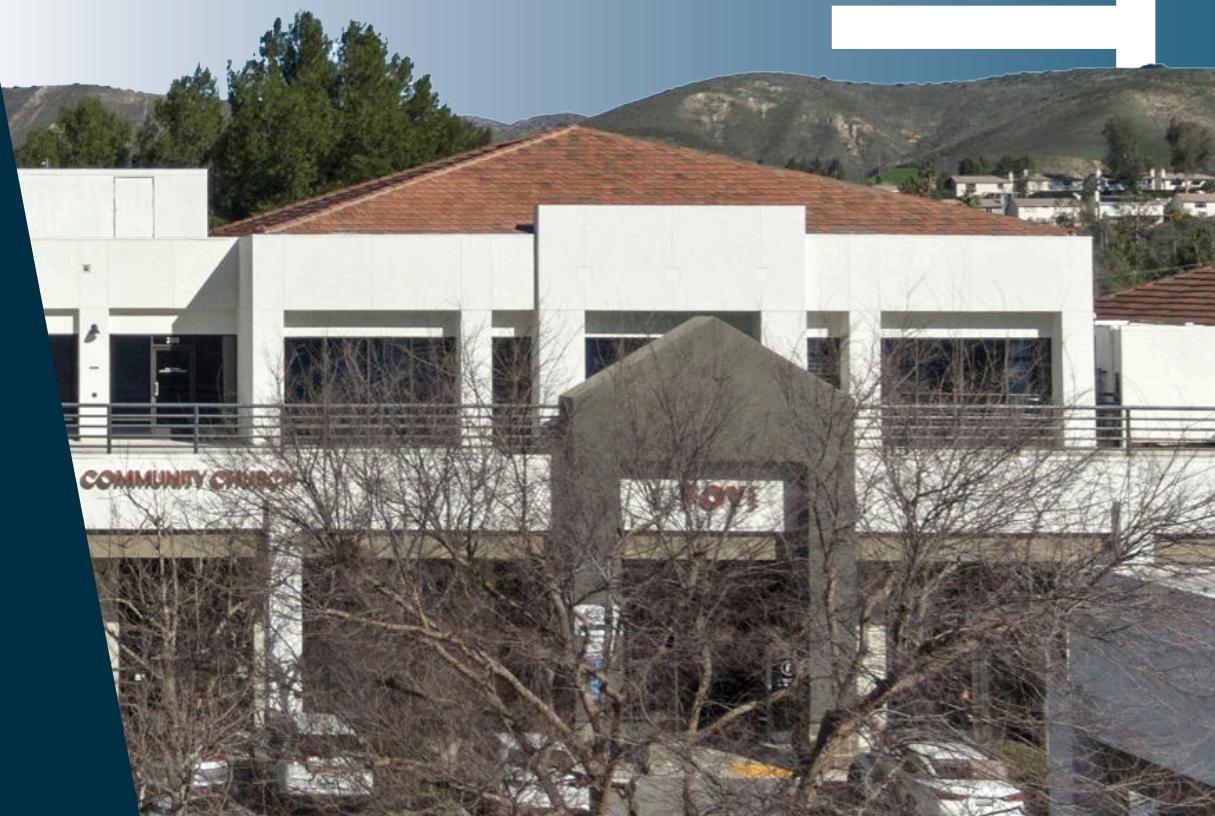
TOWN CENTER AGOURA HILLS



02

The Agoura Hills Town Center offers approximately **56,000 square feet** of retail, restaurant, and office space in a highly sought-after neighborhood center. The location features a truly dynamic, service-based tenant mix including Fleet Feet, Water Wings Swim School, Academy of Dance, Swanky Salon, FOY Life, Moxie Fitness, and more.

The center benefits from **excellent freeway visibility** and **abundant surface parking with 277 spaces** (4.92 spaces per 1,000 square feet). In addition, several neighboring **mixed-use developments** are currently in the planning stages, enhancing the long-term value and foot traffic of the area. This is a highly unique opportunity to become part of a desirable and well-curated tenant mix within the one-of-a-kind Agoura Hills Town Center.





03



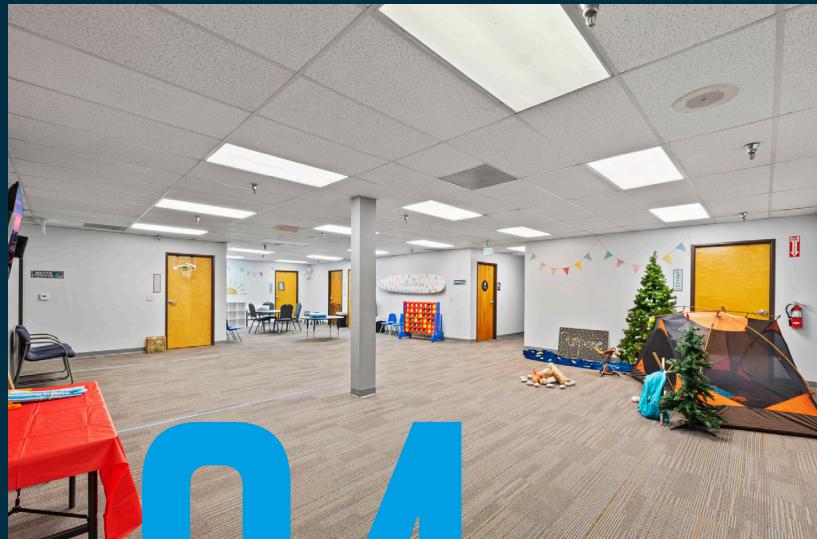
OPEN

SIZE	Approx. 14,790 sq. ft.
PRICE	\$1.95/NNN per sq. ft.
OCCUPANCY	Available Now
TERM	Negotiable

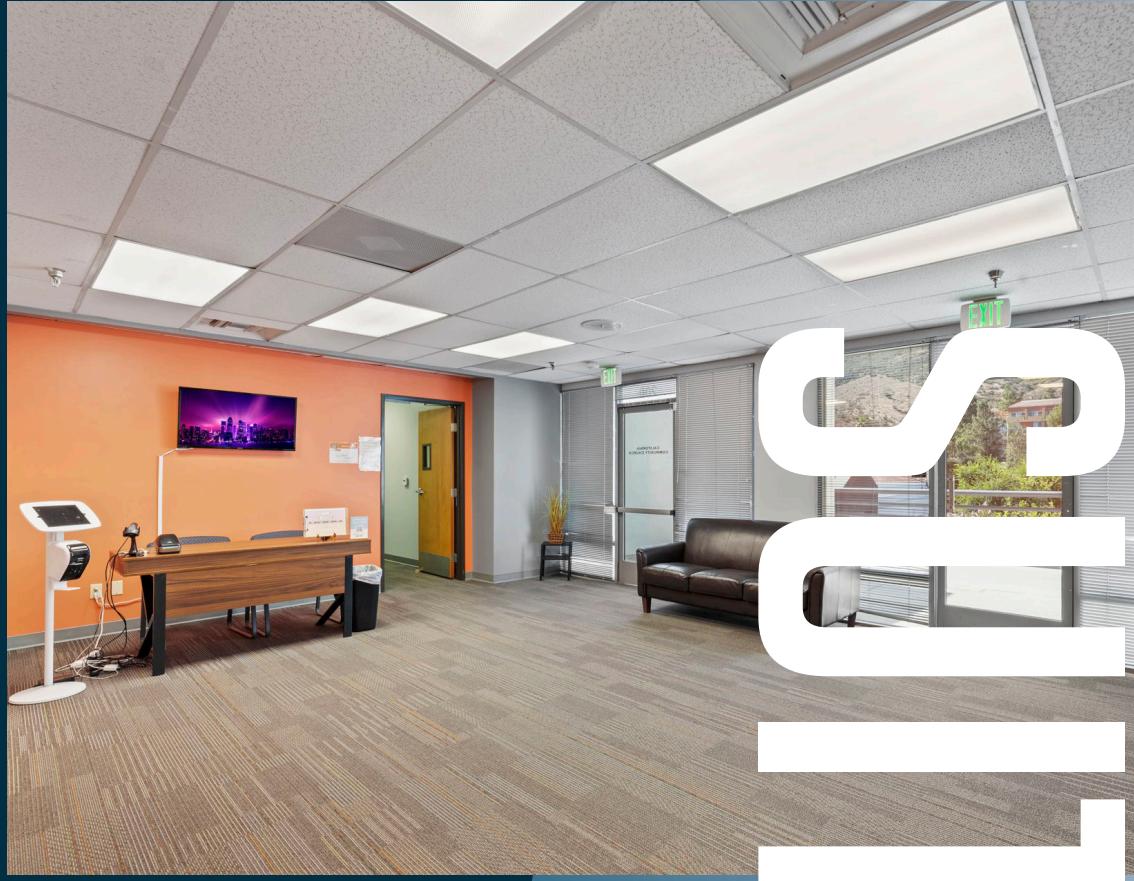
NOTES

Second generation church space,
extremely high ceilings on first floor,
highly improved space. Plug & play for
many different uses. Private balcony.
Monument & building signage available.

TOWN CENTER



04



WESTC

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SIZE	Approx. 3,444 sq. ft..
PRICE	\$2.25/NNN per sq. ft.
OCCUPANCY	Available Now
TERM	Negotiable

NOTES

Former Grissini Space. Second generation restaurant space, full kitchen build out, building signage and monument signage available.

05

AGOURA HILLS
TOWN CENTER

06



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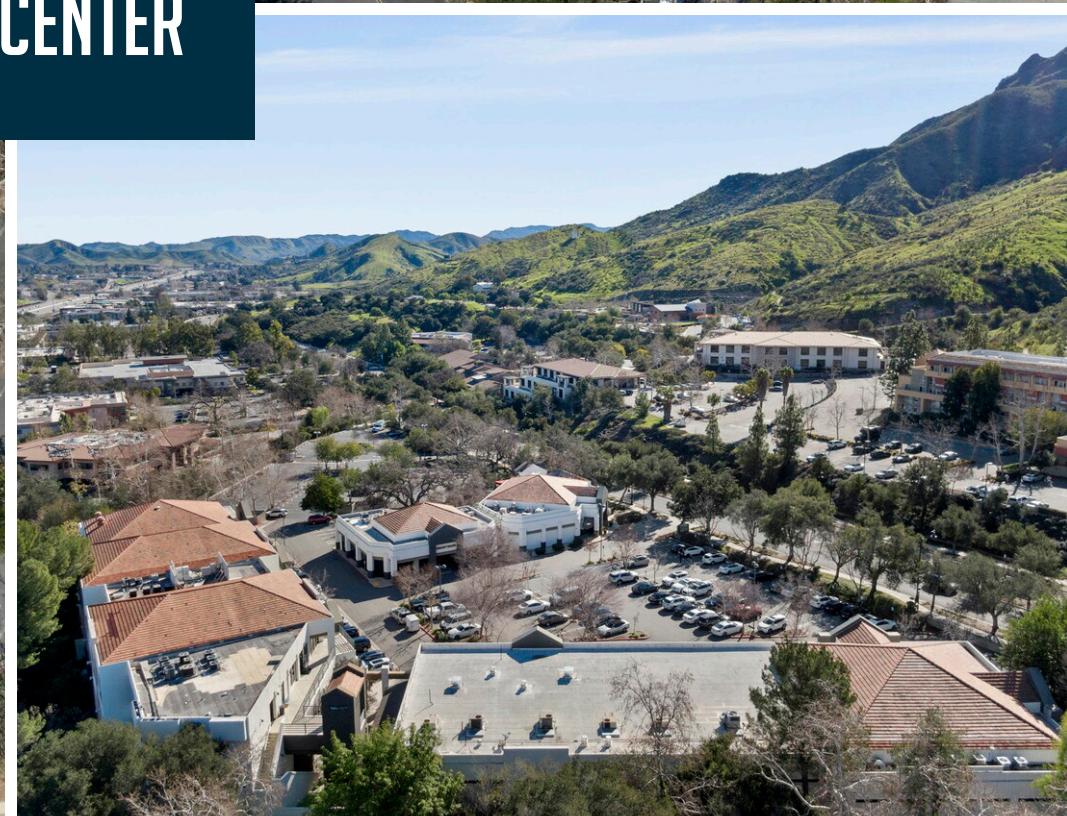
SIZE	Approx. 2,564 sq. ft.
PRICE	\$2.25/NNN per sq. ft.
OCCUPANCY	Available Now
TERM	Negotiable

NOTES
Former Salon Space

07



AGOURA HILLS
TOWN CENTER

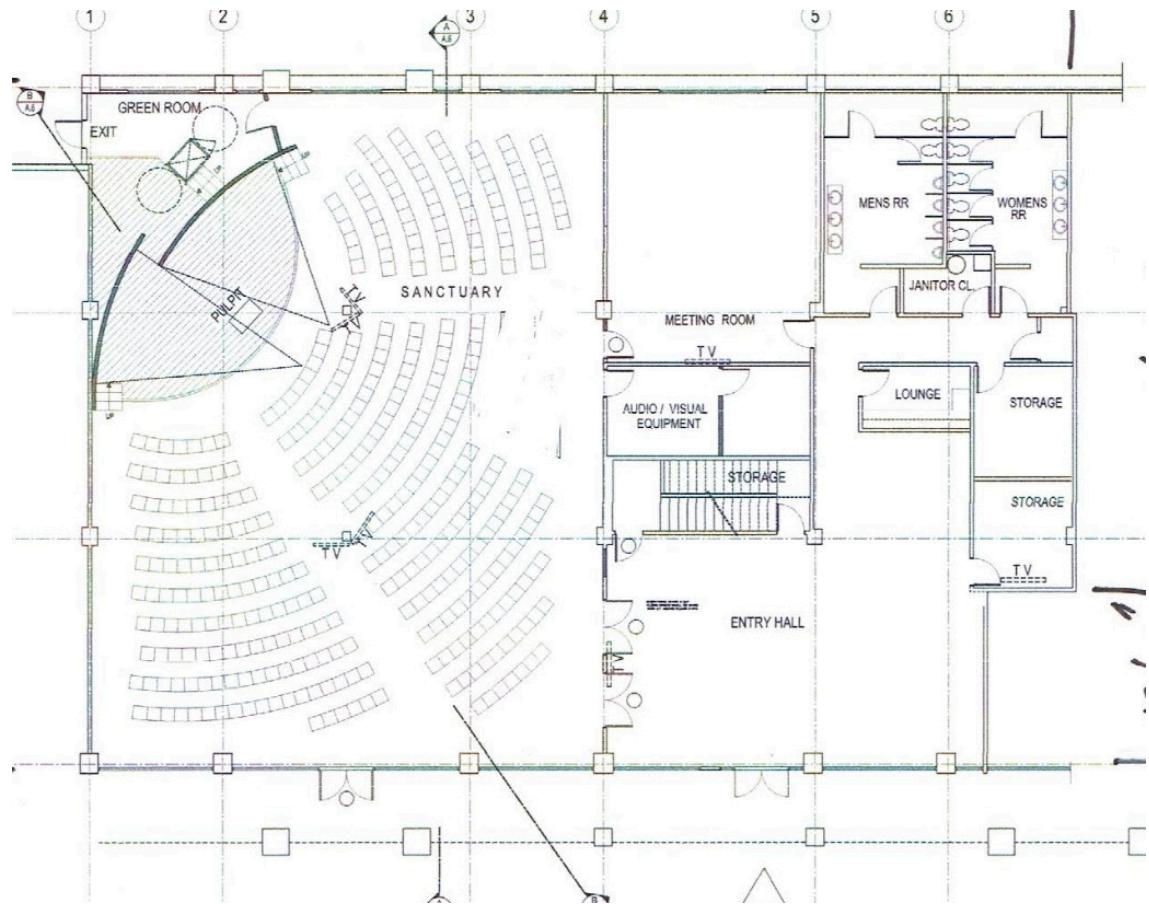


SUITE B FLOORPLAN

1ST FLOOR

 WESTCORD

08

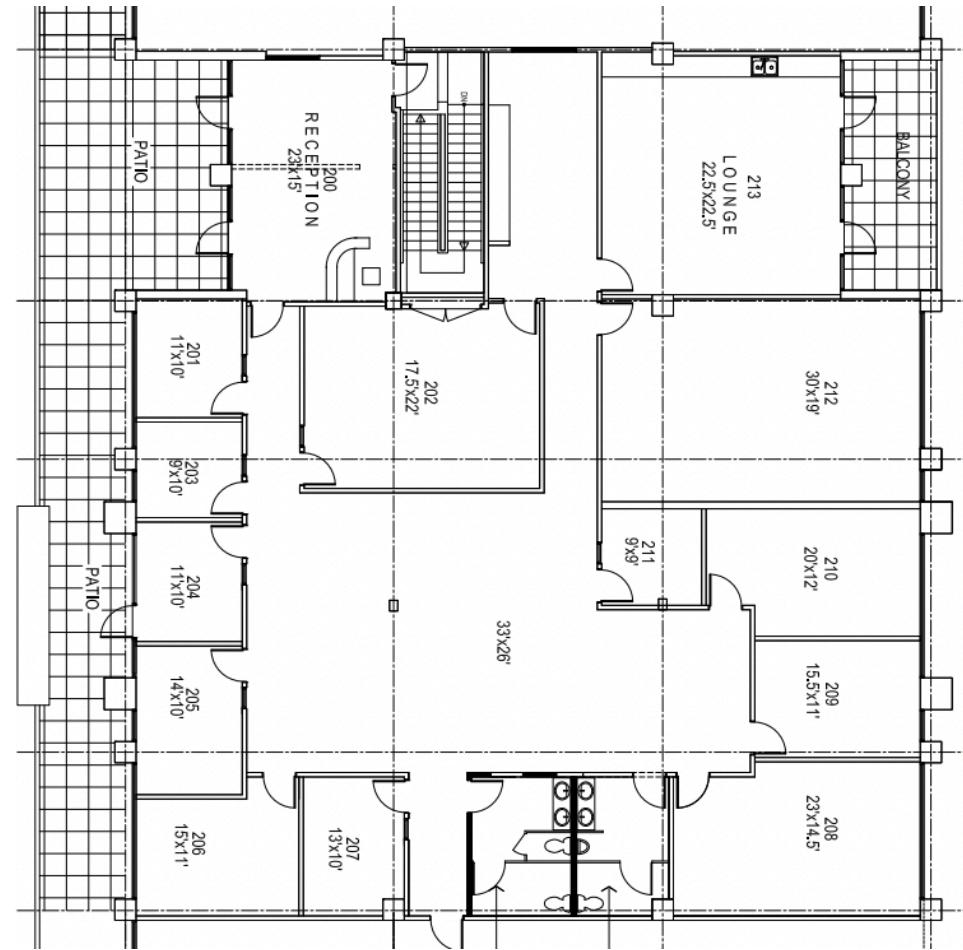


AGOURA HILLS
TOWN CENTER

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SUITE B FLOORPLAN

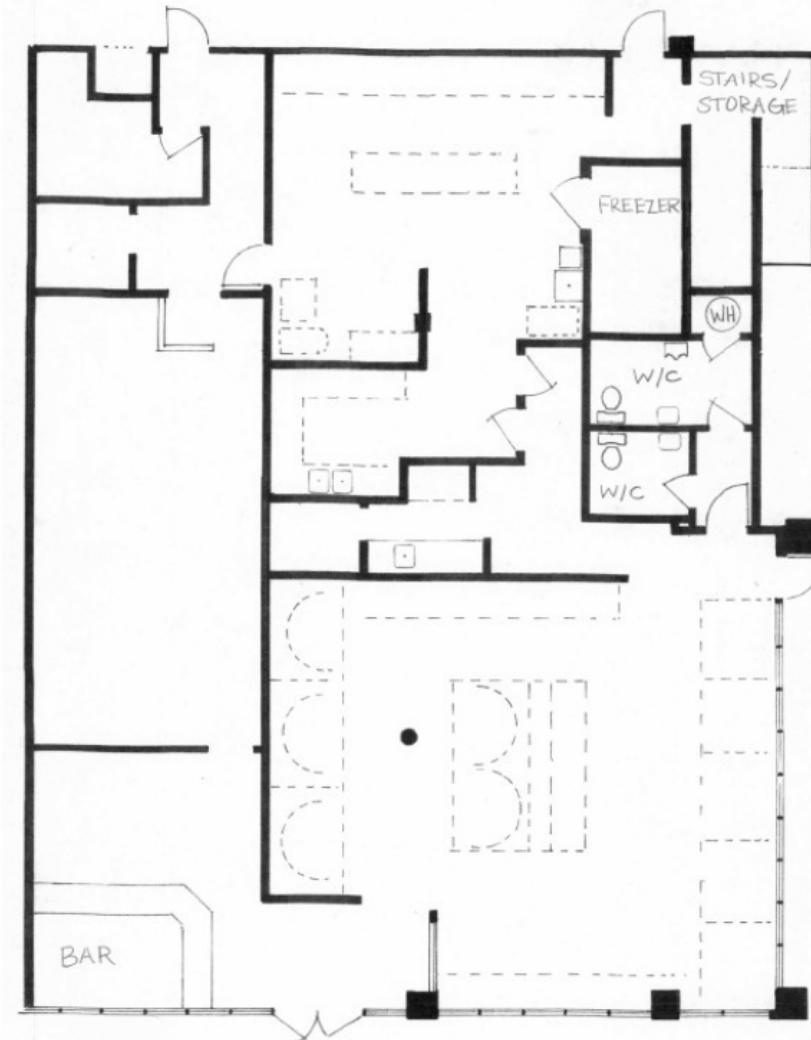
2ND FLOOR



SUITE R FLOORPLAN

 WESTCORD

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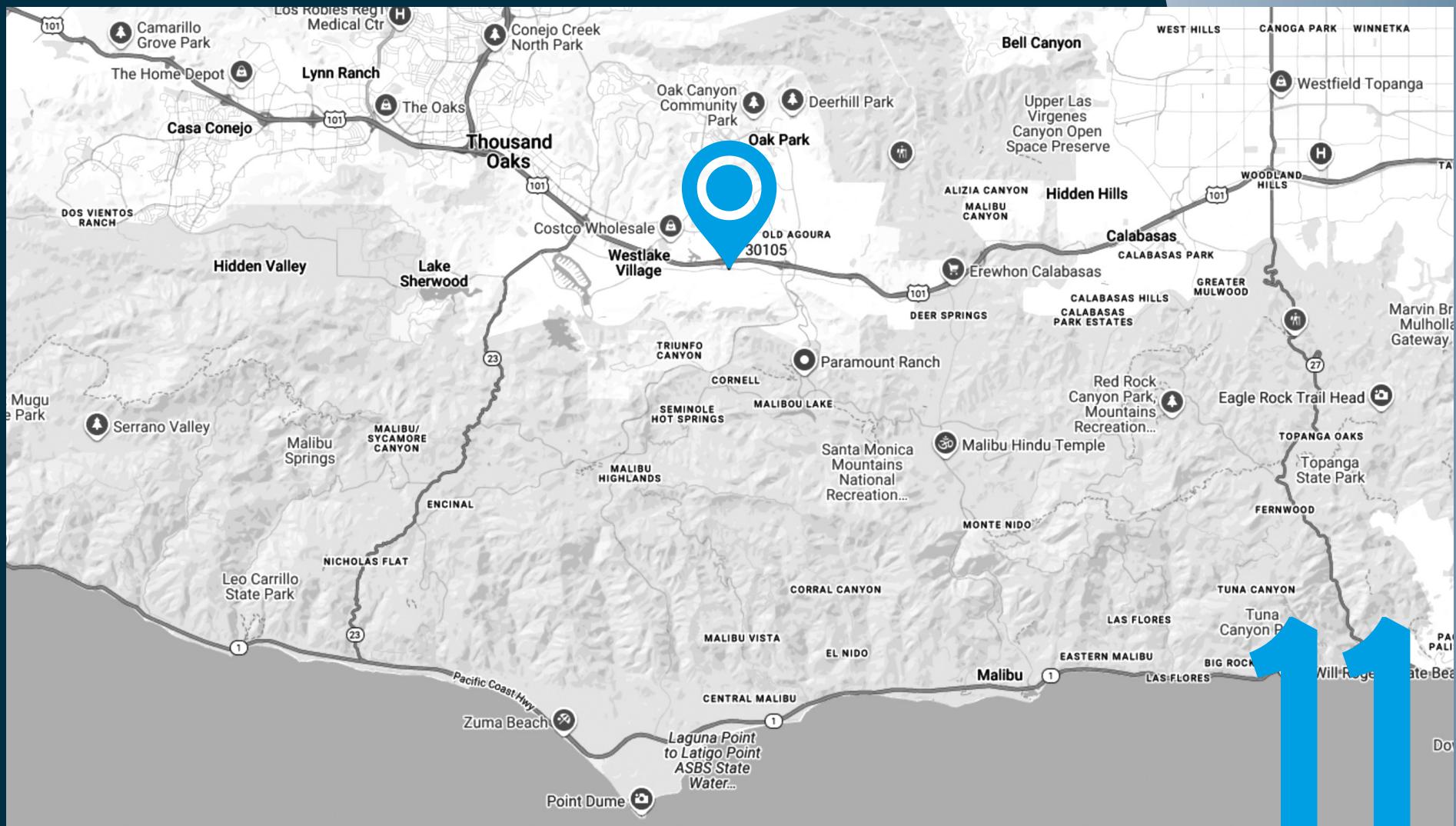


AGOURA HILLS
TOWN CENTER

TOWN AGOURA HILLS
CENTER

AERIAL

30105 AGOURA ROAD / AGOURA HILLS 91301 / CA



MARKET OVERVIEW

Agoura Hills

Nestled in the scenic foothills of the Santa Monica Mountains, Agoura Hills offers a perfect blend of natural beauty and modern convenience. With direct access to the 101 Freeway, it's an ideal location for businesses seeking connectivity to both Los Angeles and Ventura County. The area boasts a thriving local economy, top-rated schools, and a vibrant, professional community.

Surrounded by parks, hiking trails, and upscale dining options, Agoura Hills provides a lifestyle that attracts top talent. Leasing office space here means positioning your business in a prestigious, sought-after location with exceptional quality of life.

Surrounding Conejo Valley Businesses



DEMOGRAPHICS

AGOURA HILLS

Avg Household Income **\$140,177**



72,994
Population

44.8
Median Age



48.9% male
51.1% female

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JEREMY PRINCIPÉ

Vice President
DRE #02131156
M (805) 390-5267
T (805) 497-4557
Jeremy@westcord.com

BRENDAN PAGANI

Vice President
DRE #02095300
M (949) 887-9814
T (805) 497-4557
Brendan@westcord.com

DREW PRINCIPÉ

Vice President
DRE #02154853
T 805 497 4557-254
M 805 796 2887
drew@westcord.com

TOWN CENTER AGOURA HILLS

