

For Sale

120,006 SF
6.33-Acre
Business Park

30801

AGOURA ROAD



30801
Building 1

AGOURA HILLS, CA

CBRE

30801

AGOURA
ROAD



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PROPERTY OVERVIEW

30801
AGOURA
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BUILDING FEATURES



Property Lot Size:
6.33 ACRES/275,735 SF



Year Built:
1986



Power:
**4,000 AMPS, 277/480 V
3 PHASE, 4 WIRE**



Loading:
2 DOCK HIGH DOORS



Access:
FREIGHT ELEVATOR
5,000 LB / 2,500 LB PASSENGER



Parking:
445 PARKING SPACES
*STANDARD STALLS = 437
HANDICAP STALLS = 8*



Zoning:
**BP - M-FC
(BUSINESS PARK
MANUFACTURING)**



Potential Expansion of Approximately:
**31,200 - 35,000 SF R&D FREE
STANDING BUILDING**
*WILL REQUIRE A FULL ENTITLEMENT
PROCESS AND PLAN CHECK/PERMIT
APPROVED BY THE CITY OF AGOURA HILLS*

All information needs to be verified. The BP-M district aims to accommodate larger scale businesses in light manufacturing, research, and distribution within a cohesive campus environment.



30801 AGOURA ROAD



PROPERTY HIGHLIGHTS



Strategically situated
off the Ventura Freeway
Major exposure to over
160,000 vehicles per day



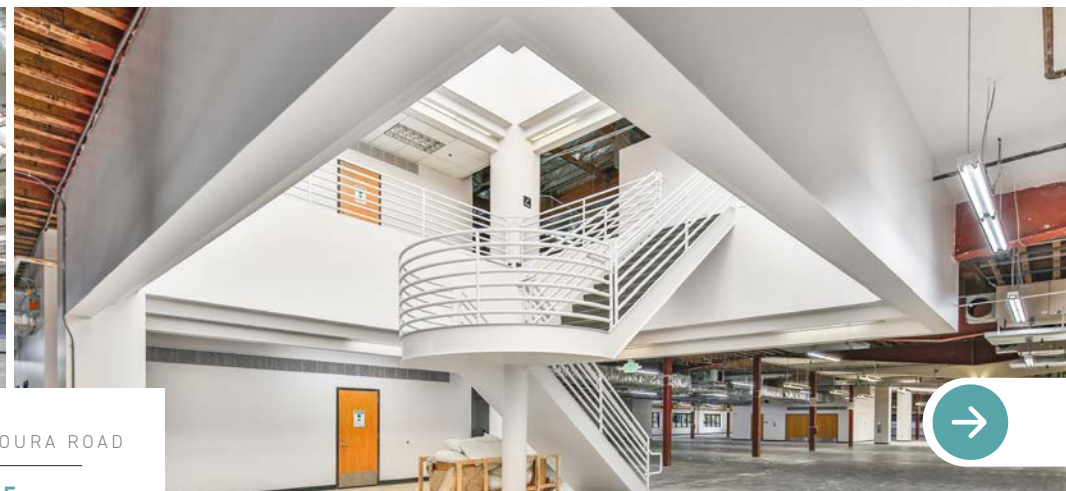
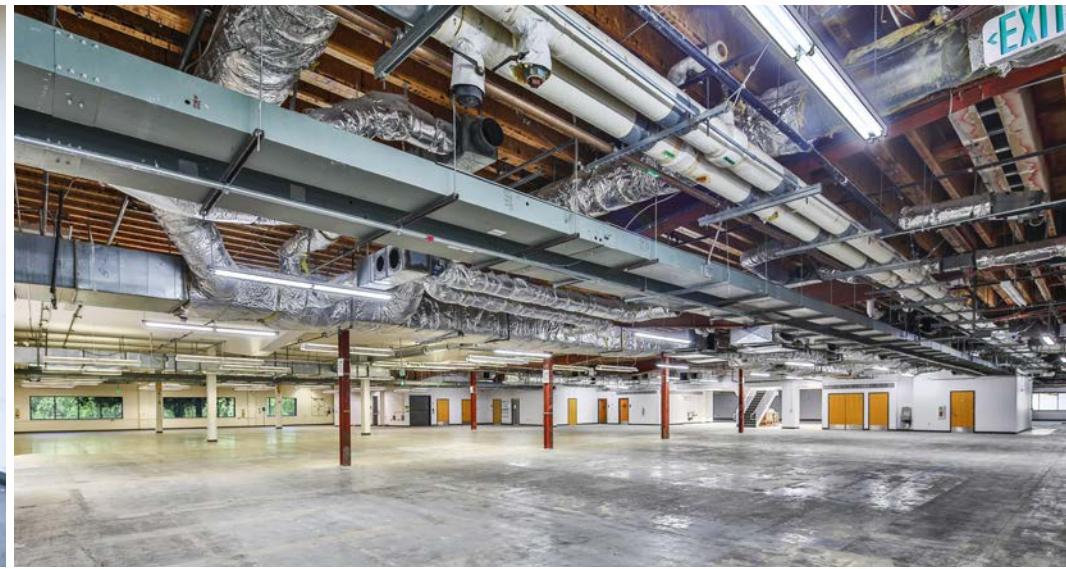
Building designed
for R&D uses



Close proximity to
restaurants and
other amenities



Immediate access to
open space and hiking/
mountain biking trails

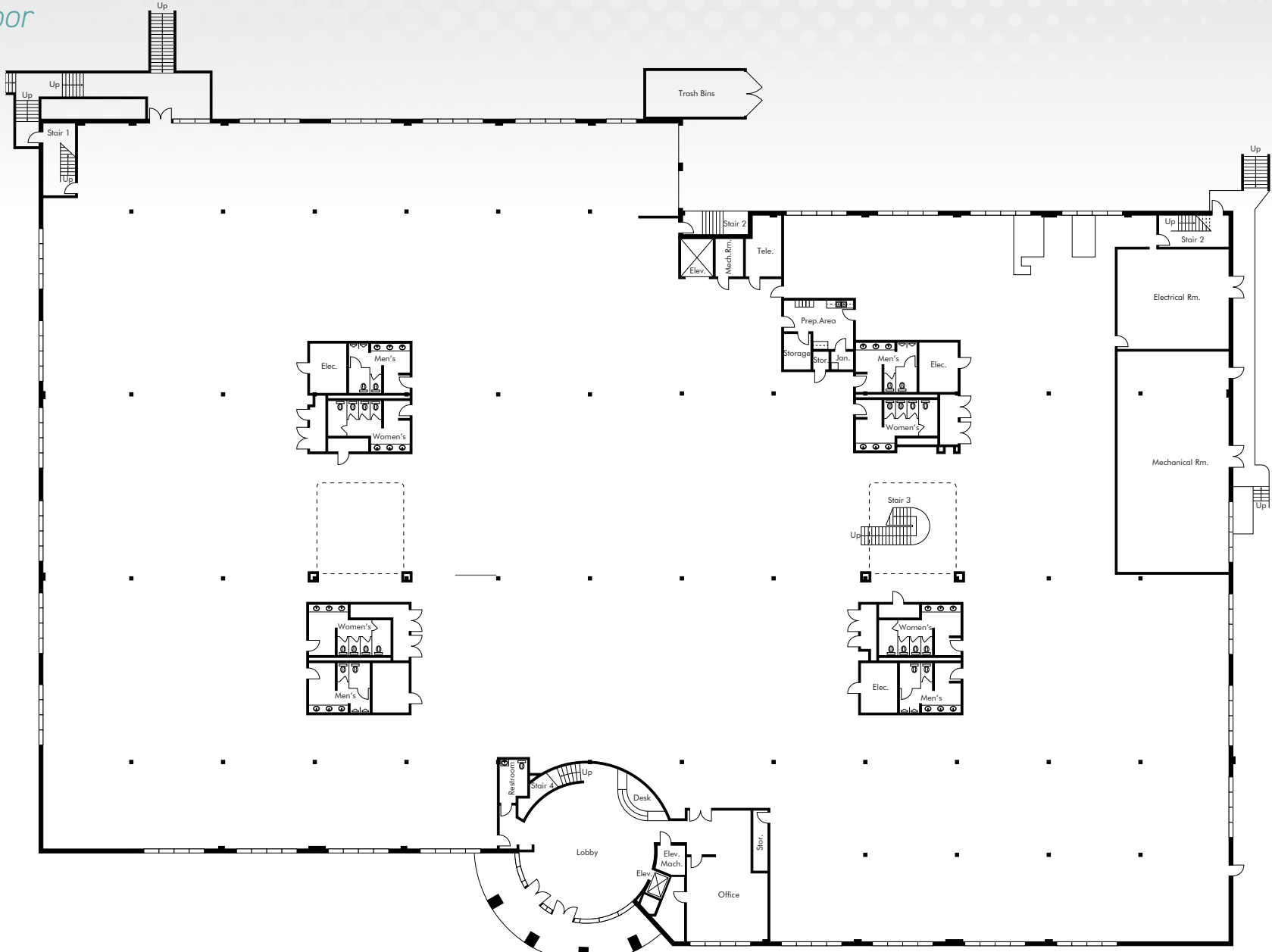


30801 AGOURA ROAD



FLOOR PLANS

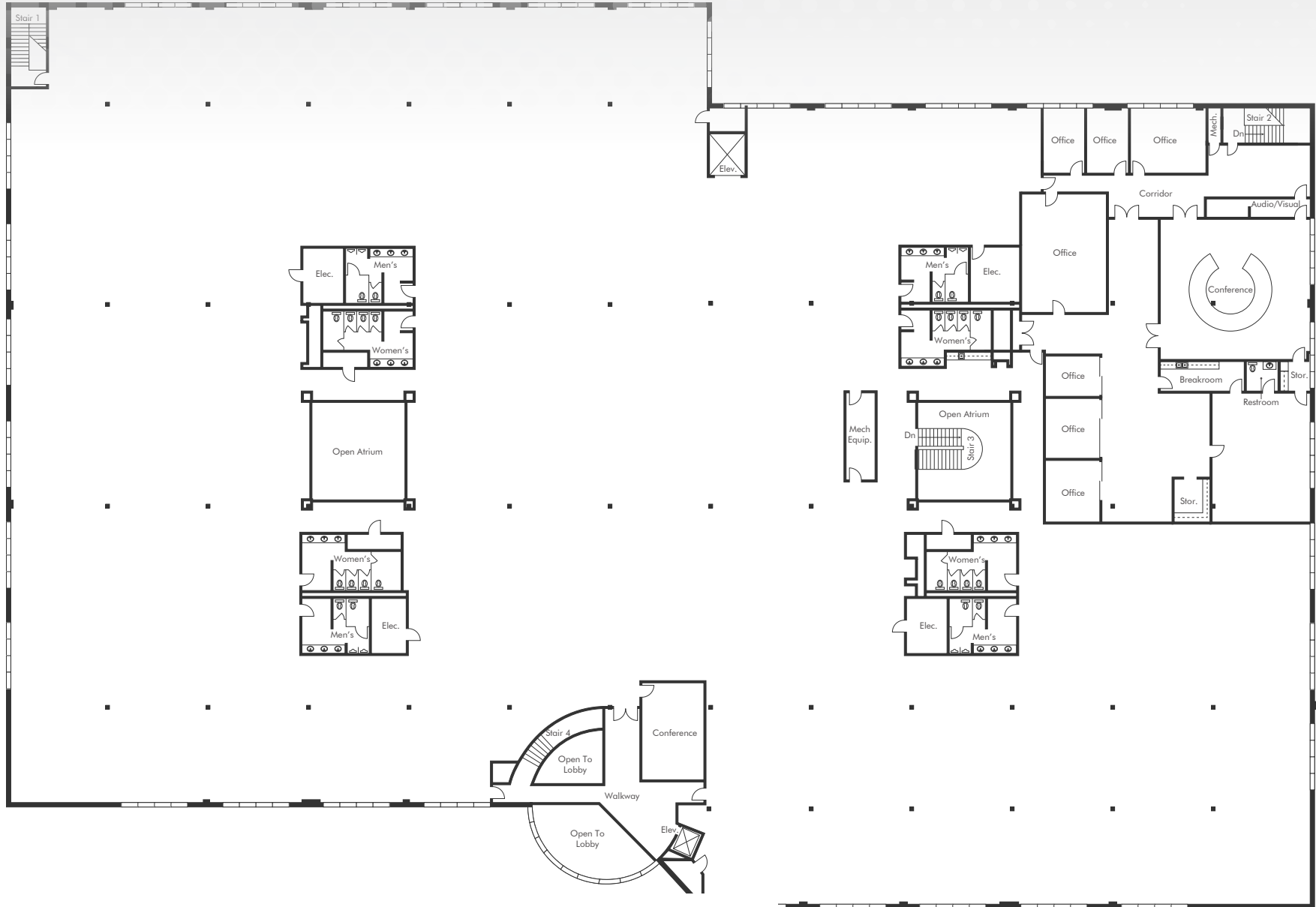
1st Floor



30801 AGOURA ROAD

FLOOR PLANS

2nd Floor



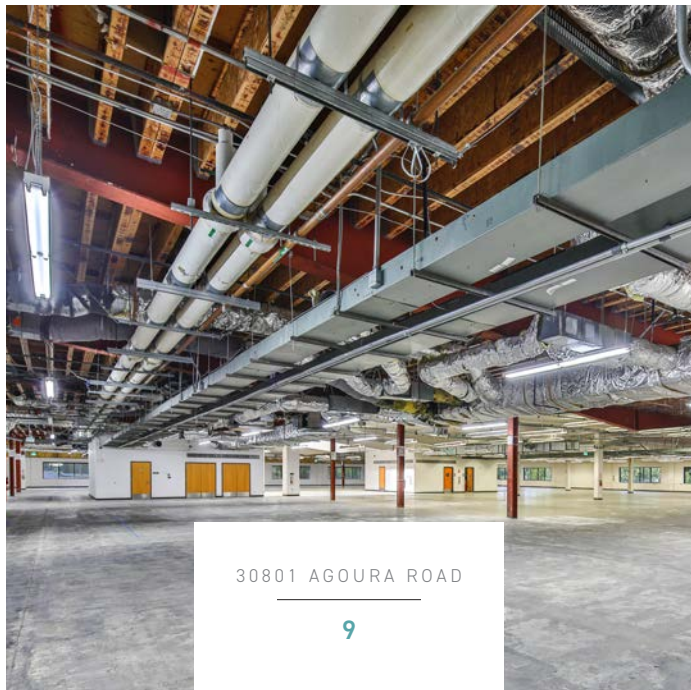
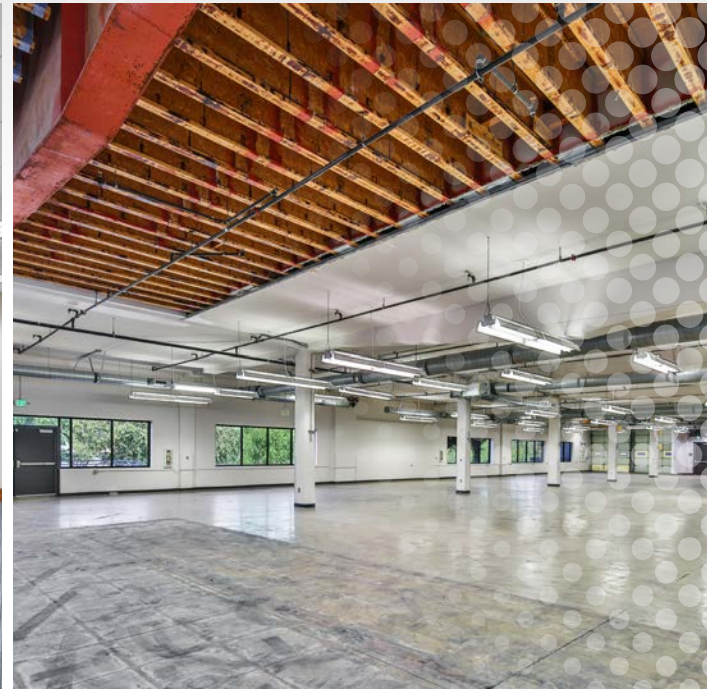
TRANSPORTATION MAP



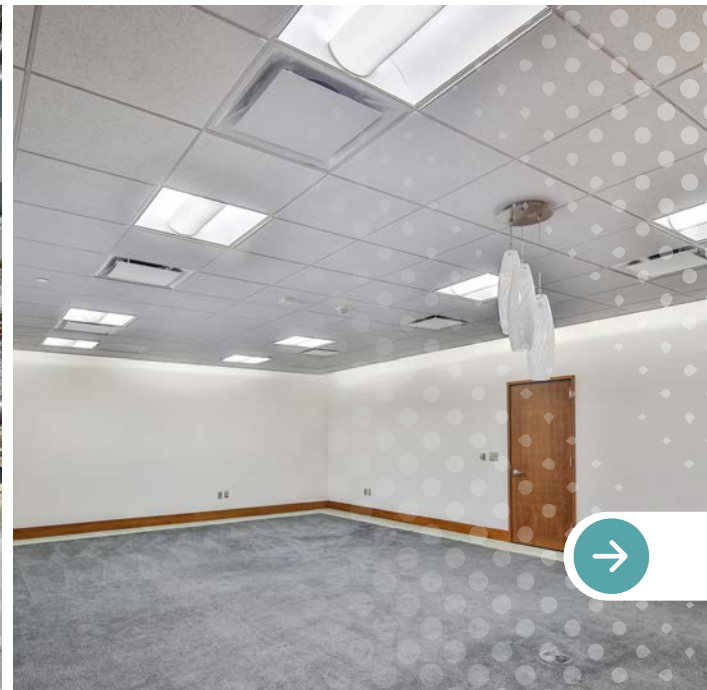
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GALLERY



30801 AGOURA ROAD





02

MARKET
OVERVIEW



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BUSINESS PARK MANUFACTURING DISTRICT ZONING

The BP-M district aims to accommodate larger scale businesses in light manufacturing, research, and distribution within a cohesive campus environment. It emphasizes pedestrian-friendly designs, landscaped areas, and compatibility with surrounding commercial or residential developments, promoting safety and aesthetic harmony.






















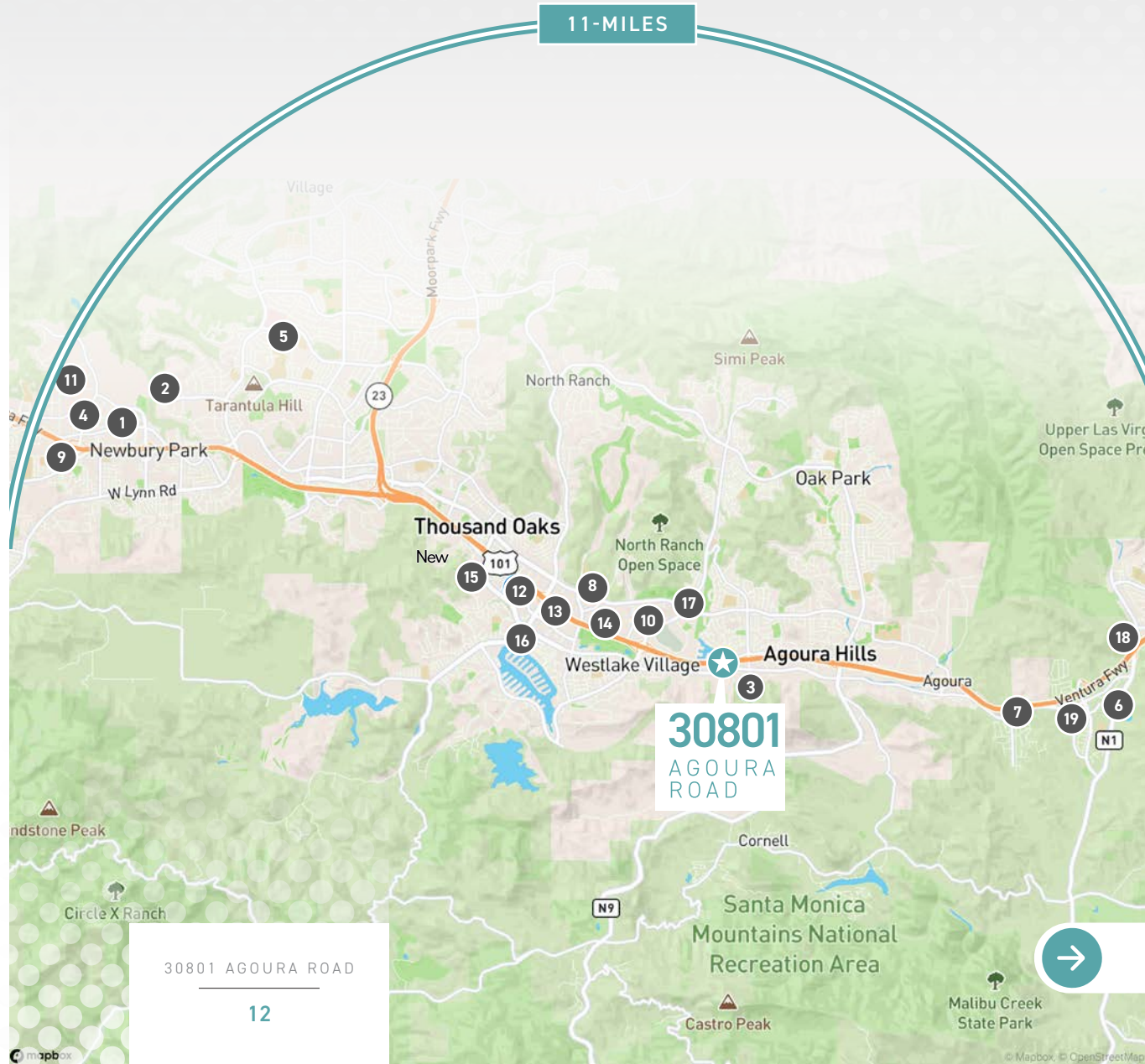
30801 AGOURA ROAD

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AGOURA RD

CORPORATE NEIGHBORS
WITHIN 11-MILE RADIUS

- 1 
- 2 
- 3 
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AMENITIES MAP



Shopping

- 1 Nordstrom
- 2 Macy's
- 3 JC Penny
- 4 Best Buy
- 5 Whole Foods Market
- 6 Vons
- 7 Gelson's Market
- 8 Rusnak Auto Group-Audi
- 9 Lexus of Thousand Oaks
- 10 Smart and Final
- 11 Costco
- 12 Target
- 13 TJ Maxx

Lodging

- 1 Four Seasons Hotel Westlake
- 2 Westlake Village Inn
- 3 Hyatt Regency Westlake
- 4 Sheraton Agoura Hills Hotel
- 5 Residence Inn
- 6 Hampton Inn

Fitness

- 1 YMCA
- 2 F45
- 3 Jazzercise

Services

- 1 Los Robles Regional Medical Ctr
- 2 US Post Office
- 3 US Post Office
- 4 FedEx Office Print and Ship Center
- 5 FedEx Office Print and Ship Center
- 6 Thousand Oaks Civic Arts Plz
- 7 Westlake Medical Center
- 8 Chevron
- 9 76
- 10 Shell
- 11 Mobil

Eateries

- 1 Crumbl
- 2 Panera Bread
- 3 Wendy's
- 4 Dunkin'
- 5 In-N-Out
- 6 Chipotle
- 7 Panda Express

Schools

- 1 Oaks Christian High School
- 2 Oak Park High School
- 3 Lindero Canyon Middle School

30801
Agoura
Road

AMENITIES



LOCAL AUTHORITIES/PD DEPTS. CITY



Los Angeles County Sheriff, Agoura Rd
 Calabasas Police Dept, Agoura Rd

Agoura Hills, CA 91301
 Agoura Hills, CA 91301



RETAIL



Nordstrom, W Hillcrest Dr
 Macy's, W Hillcrest Dr
 Target, Russell Ranch Rd
 Jc Penney, W Hillcrest Dr
 Best Buy, N Moorpark Rd

Thousand Oaks, CA 91360
 Thousand Oaks, CA 91360
 Westlake Village, CA 91362
 Thousand Oaks, CA 91360
 Thousand Oaks, CA 91360



HOSPITALS



Los Robles Regional Med Ctr, W Janss Rd

Thousand Oaks, CA 91360



HOTELS/MOTELS



Four Seasons Hotel, Westlake Dole Dr
 Westlake Village Inn, Agoura Rd
 Hyatt Regency Westlake, S Westlake Blvd
 Sheraton Agoura Hills, Hotel Agoura Rd

Westlake Village, CA 91362
 Westlake Village, CA 91361
 Westlake Village, CA 91361
 Agoura Hills, CA 91301



AMENITIES



GROCERY/WHOLESALE



Costco Wholesale, Lindero Canyon Rd	Westlake Village, CA 91362
Whole Foods Market, N Moorpark Rd	Thousand Oaks, CA 91360
Vons, E Avenida De Los Arboles	Thousand Oaks, CA 91362
Gelson's Market, Townsgate Rd	Westlake Village, CA 91361



RESTAURANTS



Lure Fish House, Russell Ranch Rd	Westlake Village, CA 91362
Wood Ranch Barbecue & Grill, Cornell Rd	Agoura Hills, CA 91301
Brent's Deli, Townsgate Rd	Westlake Village, CA 91361
Olive Garden Italian Kitchen, W Hillcrest Dr	Thousand Oaks, CA 91360



CORPORATE OFFICES/BUSINESSES/HEADQUARTERS



Takeda Pharmaceuticals, Rancho Conejo Blvd.	Thousand Oaks, CA 91320
Harbor Freight Tools, Agoura Rd	Calabasas, CA 91302
Cheesecake Factory Inc, Malibu Hills Rd	Calabasas Hills, CA 91301
Jafra Cosmetics Intl, Townsgate Rd	Westlake Village, CA 91361
Guitar Center Inc, Lindero Canyon Rd	Westlake Village, CA 91362
Digital Insight Corp, Lindero Canyon Rd	Westlake Village, CA 91362
Pennymac Financial Svc Inc, Townsgate Rd	Westlake Village, CA 91361
Spirent Communications Inc, Agoura Rd	Agoura Hills, CA 91301
Esoterix Endocrinology, Lost Hills Rd	Agoura Hills, CA 91301
Bae Systems, La Tienda Rd	Westlake Village, CA 91362
Line 6, Agoura Rd	Calabasas, CA 91302
Dole Fresh Fruit Co, Dole Dr	Westlake Village, CA 91362
Jd Power & Assoc., Russell Ranch Rd	Westlake Village, CA 91362

*See page 12 for locator map



AMENITIES



SERVICES



U.S. Post Office, E Thousand Oaks Blvd Thousand Oaks, CA 91362
 FedEx Office Print and Ship Center, Cornell Rd. Agoura Hills, CA 91301



SCHOOLS



Oaks Christian High School, La Tienda Rd Westlake Village, CA 91362
 Oak Park High School, Kanan Rd Oak Park, CA 91377
 Thousand Oaks High School, N Moorpark Rd Thousand Oaks, CA 91360



MOVIE THEATERS/PERFORMING ARTS



Thousand Oaks Civic Arts Plz,
 E Thousand Oaks Blvd Thousand Oaks, CA 91362



CAR DEALERSHIPS



Rusnak Auto Group-Audi, E Thousand Oaks Blvd Westlake Village, CA 91362
 Lexus of Thousand Oaks, Auto Mall Dr Westlake Village, CA 91362





03

LOCATION OVERVIEW

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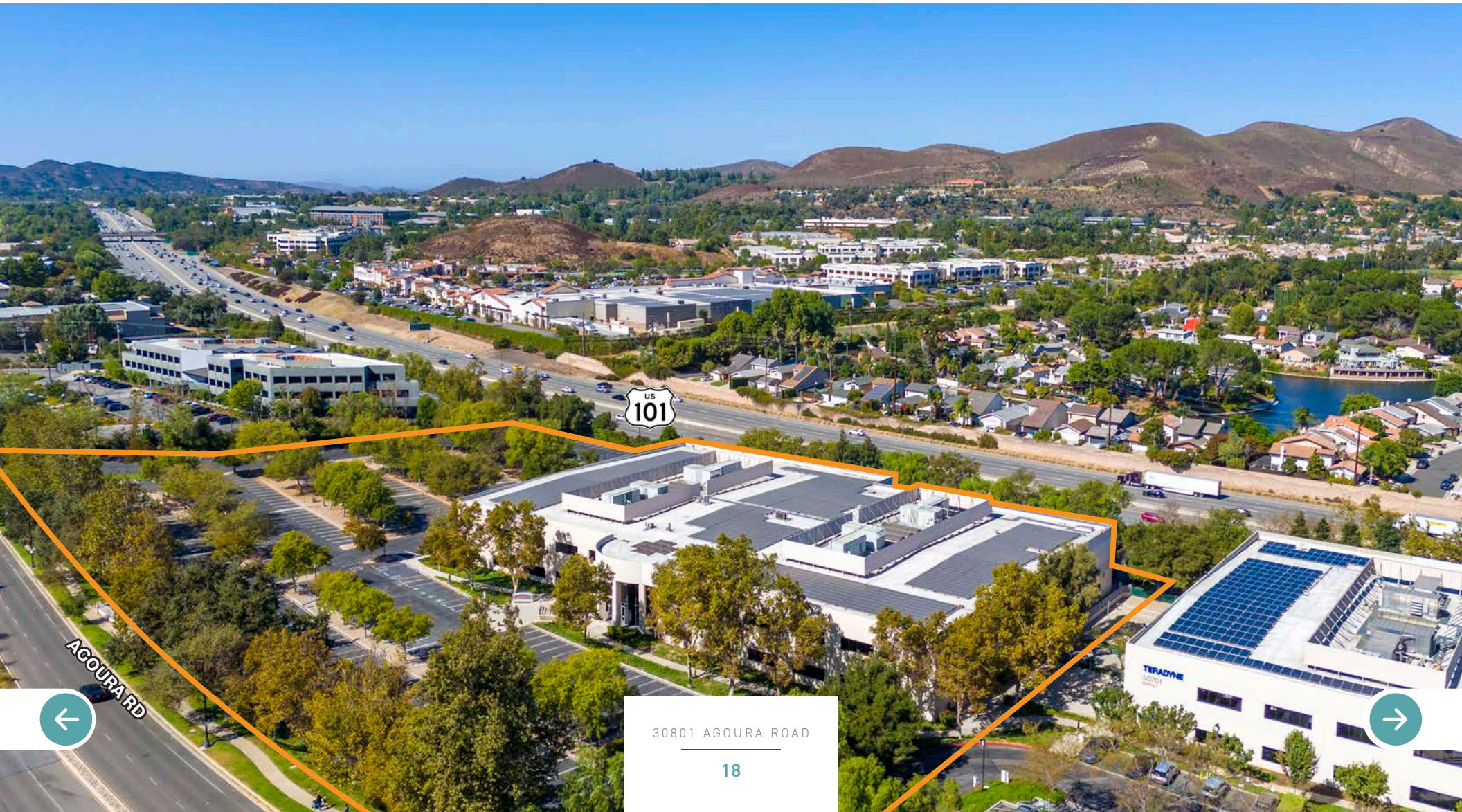


AGOURA RD



LOCATION OVERVIEW

Agoura Hills has a variety of R&D buildings that cater to technology and biotech companies. These facilities often feature modern infrastructure, flexible spaces, and proximity to major freeways, making them attractive for research and development activities. The area is known for its scenic views, which can enhance the work environment. Additionally, it benefits from a skilled workforce and access to nearby universities, fostering innovation and collaboration



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QUALITY LIFESTYLE

AGOURA HILLS

HOUSING AND HEALTHCARE

Agoura Hills features a mix of housing options, including single-family homes, townhomes, and luxury estates, often set in scenic, suburban neighborhoods. The area is generally family-friendly with good schools and parks. Proximity to healthcare is favorable, with several medical facilities and clinics nearby, including hospitals in neighboring cities like Calabasas and Westlake Village, ensuring residents have access to necessary medical services.

CLIMATE

Agoura Hills has a Mediterranean climate characterized by warm, dry summers and mild, wetter winters. Rainfall is most common between November and March, with annual precipitation averaging around 15-20 inches (380-510 mm). Overall, the area enjoys plenty of sunshine throughout the year.

CULTURE - MENTION THE AWARD WINNING POD CAST

"The Good Life Agoura Hills" is an award-winning podcast recognized by CAPIO for its engaging content focused on community life in Agoura Hills. It highlights local events, features residents, and promotes civic engagement, enhancing the sense of community and connection among listeners.

Agoura Hills, located in California, boasts a rich cultural landscape influenced by its history and diverse community. The city features various art galleries, theaters, and music venues, hosting local artists and performances. Festivals and events, such as the Agoura Hills Library's Book Festival, celebrate literature and arts. The community values outdoor activities, with numerous parks and trails, reflecting a balance between nature and culture. Overall, Agoura Hills is characterized by its vibrant community, artistic initiatives, and appreciation for the environment.

ACTIVE LIFESTYLE

Agoura Hills offers several outdoor attractions, including the scenic Paramount Ranch, which features hiking trails and historical movie sets. The nearby Santa Monica Mountains provide ample opportunities for hiking, mountain biking, and wildlife viewing. The beautiful parks, such as Chumash Park and Agoura Hills Community Park, offer open spaces, picnic areas, and sports facilities, making them perfect for family outings and recreational activities. Additionally, the area's natural landscapes provide a picturesque backdrop for outdoor enthusiasts.

SCHOOLS

Agoura Hills, California, offers a range of educational options, including public, private, and charter schools. The area is served primarily by the Las Virgenes Unified School District, known for its strong academic programs and extracurricular activities. Schools typically emphasize academic excellence, college preparation, and community involvement. The region is also home to several private institutions, providing alternative educational approaches. Overall, Agoura Hills is recognized for its commitment to quality education.

SUMMARY ABOUT BLUE RIBBON SCHOOLS

Agoura Hills is home to several schools recognized for their excellence, including those that have received Blue Ribbon status. The Blue Ribbon Schools Program honors public and private schools for their overall academic excellence or for making significant progress in closing achievement gaps among students. Many schools in Agoura Hills offer strong academic programs, extracurricular activities, and community involvement, contributing to their recognition. For the most current list of specific Blue Ribbon schools in Agoura Hills, check the U.S. Department of Education's official website or local education resources.





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AGOURA RD



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AGOURA HILLS, CA 91301

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