

# THE SHOPS

AT OAK CREEK



Restaurant and Retail Space **For Lease**



# The Shops at Oak Creek



**Welcome to the Shops at Oak Creek, located at 29125 Canwood Street in Agoura Hills. This premier retail destination offers three distinct units for lease, each presenting unique opportunities for businesses to thrive in this affluent community.**

Suite A boasts a fully built-out 2,825 SF restaurant space with an exclusive patio, creating an inviting atmosphere for diners. Suite B, a former beauty supply spanning 1,200 SF, and Suite C, a 2,002 SF former hair salon, provide versatile options for a variety of retail ventures. The flexible layout allows for the space to function as multiple units or as a cohesive single-tenant building.

Situated within a larger center occupied by renowned national tenants such as Panda Express, Urbane Cafe, and The Habit Burger Grill, 29125 Canwood Street has a proven track record of strong performance. Catering to the direct needs of the affluent surrounding residents in the immediate trade area—including Westlake Village, Calabasas, and Malibu—the center benefits from average household incomes exceeding \$139,000. Adjacent to the property, Trader Joe's, a national credit grocer, and Jinky's Cafe, a local eatery with a dedicated following, enhance the appeal of this prime location. Join the thriving community at the Shops at Oak Creek and position your business for success in this dynamic retail environment with visibility from the 101 Freeway.



# Restaurant For Lease



**Suite A**  
Building 1



**2,825 SF**  
Size



**Restaurant (Turn-Key)**  
Type



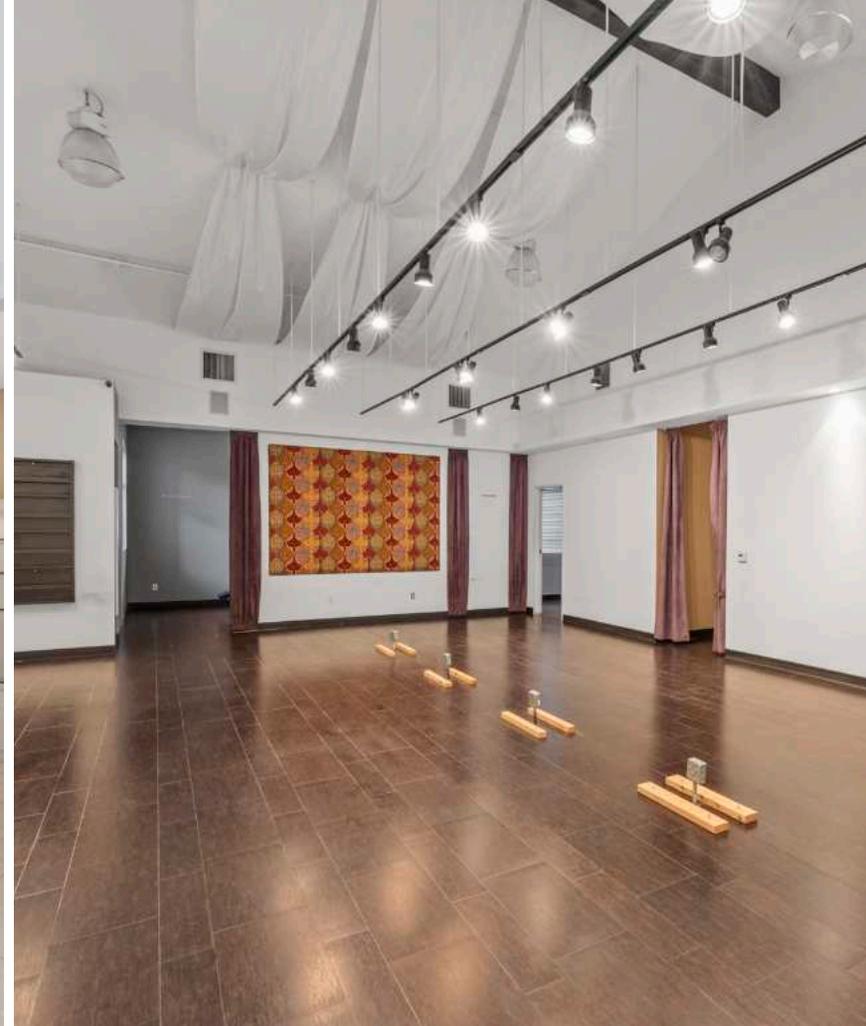
**\$3.75 / SF**  
Price



**Negotiable**  
Term

## Notes

- Has an exclusive patio
- Full kitchen with multiple hoods, exhaust shafts, grease line, walk in etc.
- ADA restrooms
- 101 Freeway Visibility



## Retail For Lease



**Suite B/C**  
Building 1



**3,202 SF**  
Size



**Retail**  
Type



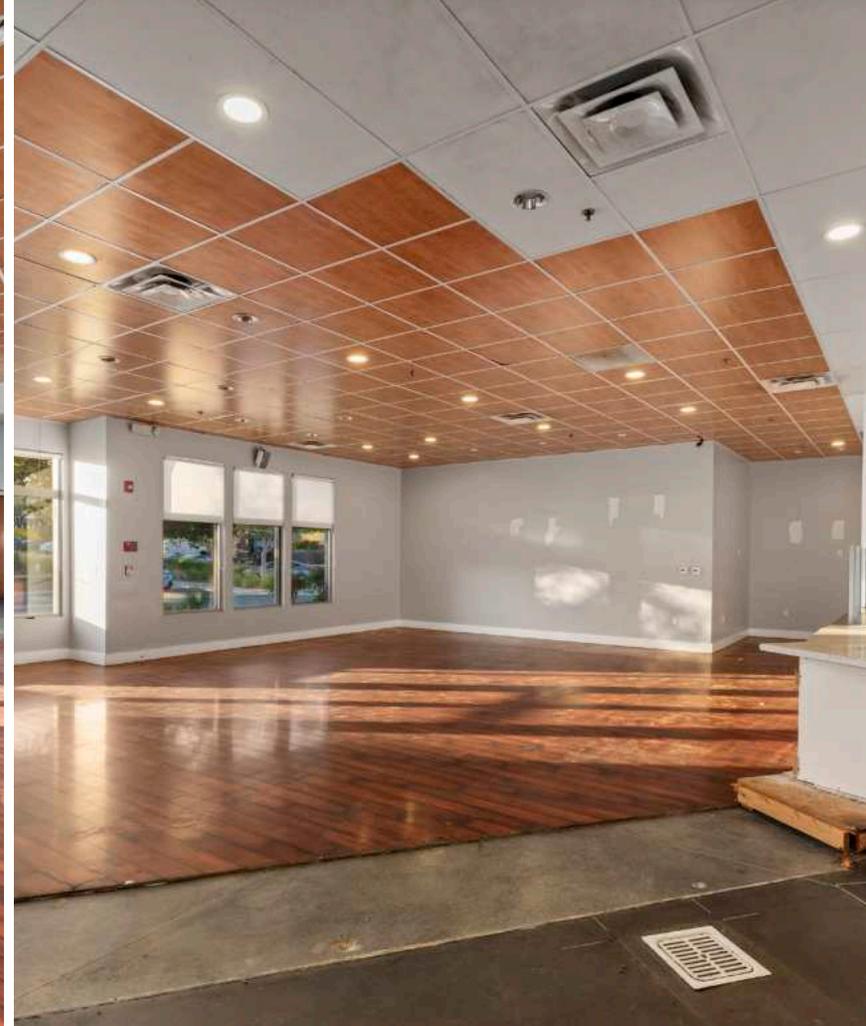
**\$3.75 / SF**  
Price



**Negotiable**  
Term

### Notes

- Can be divisible
- Former beauty salon and beauty supply store
- ADA restrooms



## Retail For Lease



**Suite A**  
Building 2



**5,068 SF**  
Size



**Retail or Restaurant**  
Type



**\$3.75 / SF**  
Price



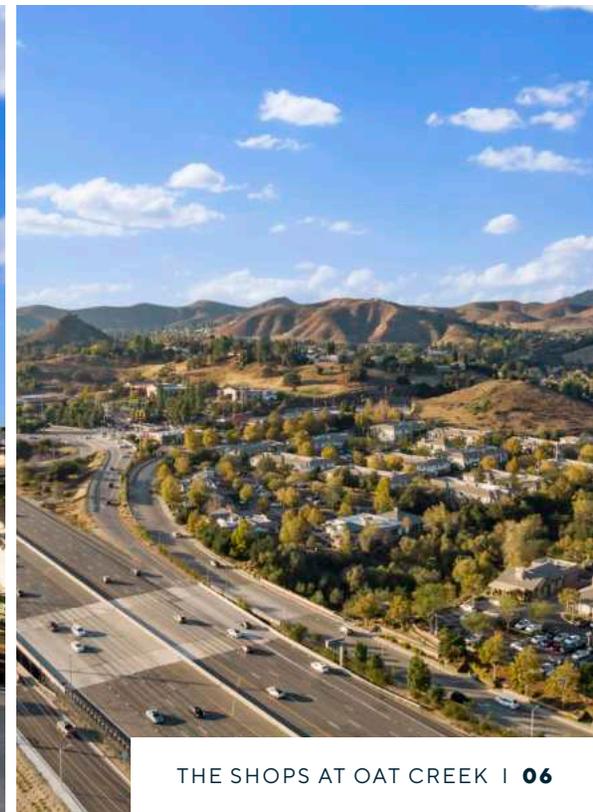
**Negotiable**  
Term

### Notes

- Large hood, brick oven, large walk in and freezer
- ADA restrooms



**THE SHOPS**  
AT OAK CREEK



# Surrounding Area



OAK PARK

AGOURA HIGH SCHOOL

CHUMASH PARK

THE SHOPS  
AT OAK CREEK



VENTURA FWY

# Future Developments



WHIZIN MARKET SQUARE

AGOURA VILLAGE CENTER

FUTURE MIXED DEV

GREYSTAR 300-UNIT  
LUXURY MIXEED USE DEV

THE SHOPS  
AT OAK CREEK

KANAN VILLAGE

KANAN RD



HOMWOOD SUITES

TRADER JOES

# DEMOGRAPHICS AGOURA HILLS

Demographics	1 mile	3 mile	5 mile
Population	7,282	37,544	71,864
Households	2,753	13,828	27,444
Average Household Size	2.6	2.7	2.6
Annual growth 2010-2023	0.3%	0.1%	0.1%
Owner Occupied Households	1,851	10,276	19,923
Renter Occupied Households	838	3,197	6,865
Average Household Income	\$142,848	\$169,533	\$165,657
Median Household Income	\$115,453	\$144,915	\$137,332

## BUSINESSES

1,253  
3,973  
8,368



**THE SHOPS**  
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**Drew Principe**

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

**Megan Selesky**

Associate  
DRE #02107469  
T 805 497 4557 - 225  
M 805 791 5763  
megan@westcord.com



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