



OFFICE BUILDING FOR SALE

5018 Chesebro Road, Agoura Hills 91301

PRICE REDUCED : \$2,999,000

8,137 Square Foot Free-Standing Office Building



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COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
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OVERVIEW:

- **Price: \$2,999,000 / \$367 per foot!**
 - **Lowest price per foot in the area!**
- **Size: 8,137 SF, APN: 2061-036-015**
- **Built in 2007**
- **2 stories / Private interior elevator**
- **Medical uses approved**
- **Abundant Parking – Surface and covered**
- **90% LTV SBA Financing available – General Office**
- **100% LTV (No Down) for Medical Offices**



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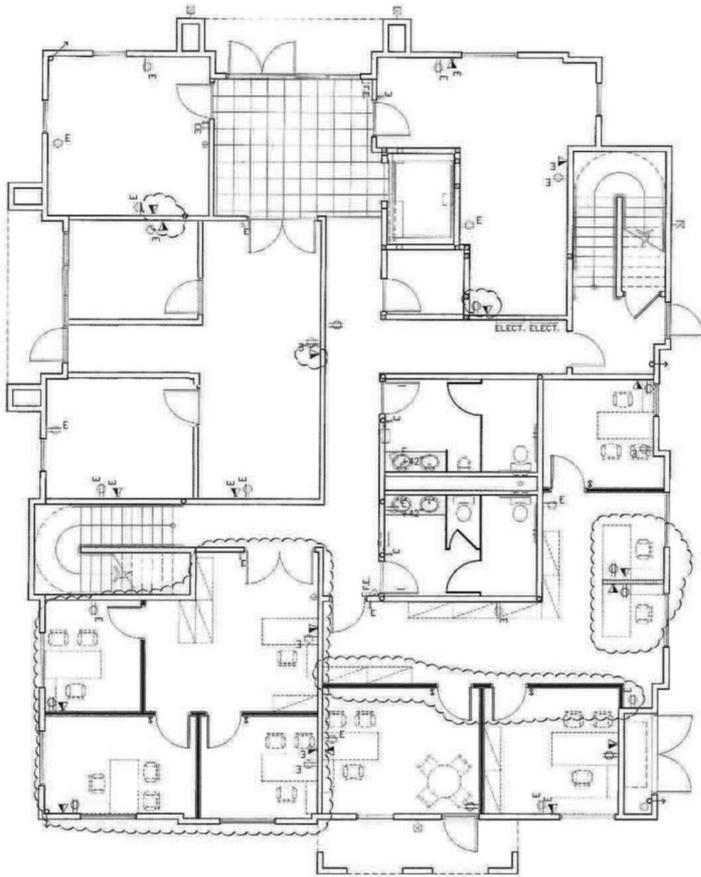
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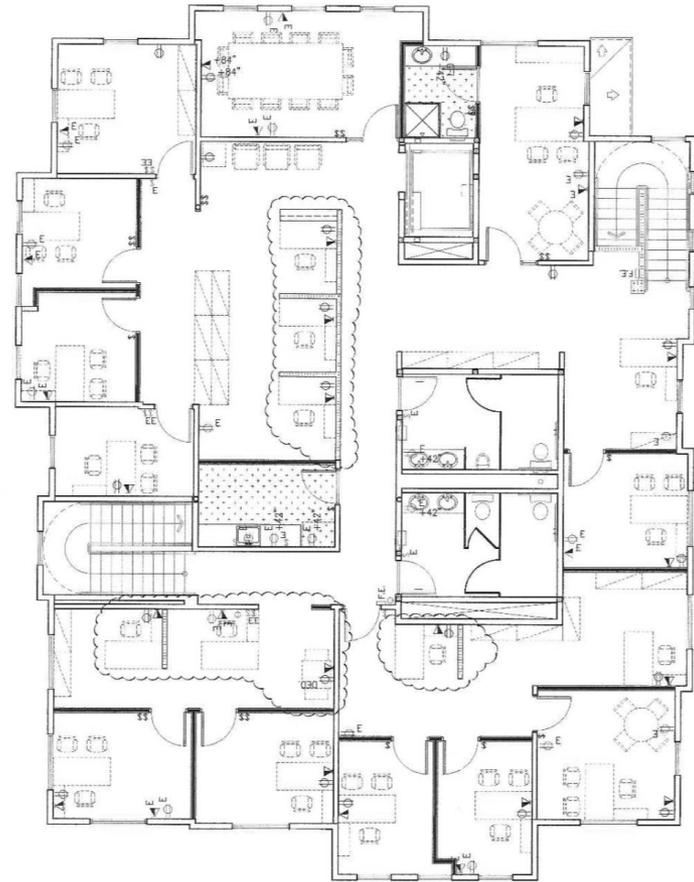
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For reference purposes – closely resembles current buildout

GROUND FLOOR PLAN

Revised Conceptual per Otto's comments 12/22/08 (Not agreed upon)



SECOND FLOOR PLAN

Revised Conceptual per Otto's comments 12/22/08 (Not agreed upon)

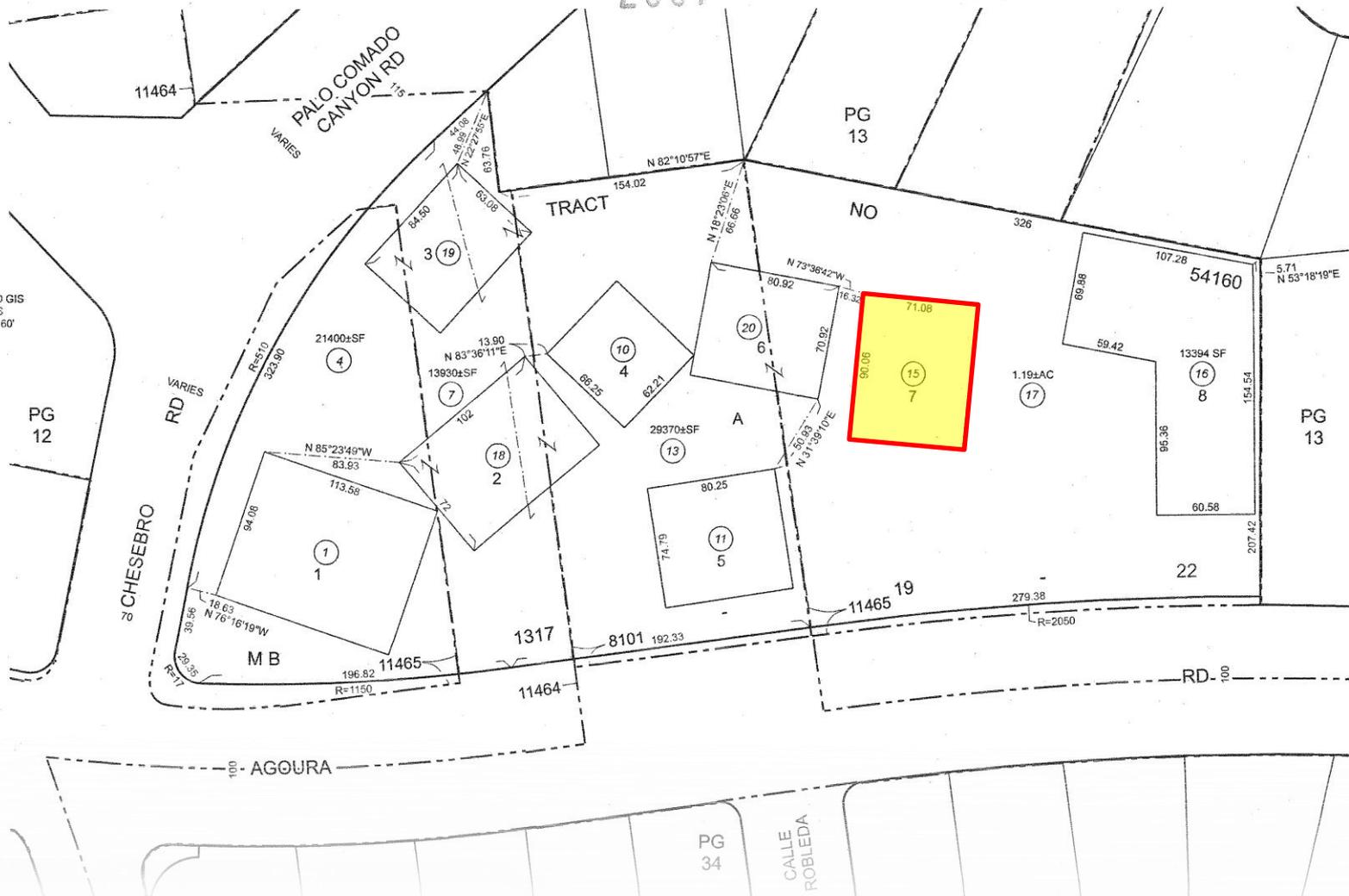


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2007



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Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Bldg 5: Suite 502 31119 Via Colinas Westlake Village, CA 91362	Office Condo ★★★★☆	1978	7,403 SF	10/16/2025	\$3,360,000 (\$453.87/SF)	-
2	7335 Topanga Canyon Blvd Canoga Park, CA 91303	Office ★★★★☆	1978/2008	8,630 SF	9/29/2025	\$3,850,000 (\$446.12/SF)	-
3	Bldg 2 5012 Chesebro Rd Agoura Hills, CA 91301	Office ★★★★☆	2007	8,248 SF (50.0%)	9/8/2025	\$3,245,000 (\$393.43/SF)	-
4	505 E Thousand Oaks Blvd Thousand Oaks, CA 91360	Office ★★★★☆	1996	5,562 SF (100%)	11/22/2024	\$2,560,000 (\$460.27/SF)	-
5	Goodman, Goodman & Goodman 425 Lombard St Thousand Oaks, CA 91360	Office ★★★★☆	1973	5,163 SF (100%)	11/9/2023	\$2,415,454 (\$467.84/SF)	-

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CHESEBRO ROAD

AGOURA ROAD

5018 Chesebro Road



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