

28610

CANWOOD
STREET

28610 CANWOOD STREET, AGOURA HILLS, CA 91301

WATCH
VIDEO



Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

28610

CANWOOD
STREET

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP





TABLE OF CONTENTS

28610 CANWOOD STREET, AGOURA HILLS, CA 91301

EXECUTIVE SUMMARY

01

PROPERTY DESCRIPTION

02

FINANCIAL ANALYSIS

03

MARKET OVERVIEW

04

NON - ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap.

All rights reserved.

NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID: ZAF1050351

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

OFFERING SUMMARY

28610

CANWOOD
STREET

 **\$8,500,000**

PROPERTY DESCRIPTION

Property Address	28610 Canwood Street
City, State, ZIP	Agoura Hills, CA 91301
Ground Floor	25,951 SF
Second Floor Office	4,940 SF
Total Building Area	30,891 SF
Total Land Area	76,486 SF (1.76 Acres)
Zoning	AH CRS-FC
APN	2048-012-016
Parking	42 Spaces
Year Built	2000
Building Price Per SF	\$275
Ceiling Height	19-25± FT



INVESTMENT HIGHLIGHTS

- 28610 Canwood Street is a Versatile Retail Use Building Totaling 30,891 Square Feet Situated Upon 76,842 Square Feet of Land
- The Property Features High Ceilings (19-25 FT), Equipped with Extensive Electrical Capacity (2,400 + Amps), Ample Parking, an Elevator, Warehouse and Office Space with a Variety of Possible Uses
- SBA 504 Financing Available, Down Payment of 10-15% with NEW SBA Incentives
- Convenient access off the 101 N Freeway Off Highly Used Kanan Road Exit – Over 30,000 Cars Per Day at Canwood & Kanan
- Potential for 250 Linear Feet of Billboard-like Signage Visible from the 101 Freeway Over 178,000 Cars Per Day
- Affluent 5 -Mile Demographics: Over 68,000 Population & Average Household Income of \$197,981
- Highly Desirable Retail Use in High Barrier to Entry Market of Agoura Hills



INVESTMENT OVERVIEW



The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present a rare opportunity to acquire a prime owner/user retail building located in the city of Agoura Hills, CA. The subject property, 28610 Canwood Street offers a prime location, situated just off the 101 North Freeway and comprises of 30,891 square feet of building and 76,482 square feet of land.

The property is equipped with 1st floor retail showroom, warehouse/storage space, 2 restrooms, high ceilings, and a 2nd floor office space with 6 suites, reception area, lunchroom and 2 restrooms and 42 parking spaces. Utilities to the site include water, sewer and electricity (+2,400 amps). The property is paved in concrete, exterior walls are painted stucco and decorative stone trim, arches and columns and suspended LED lights throughout the showroom.

Zoning on the site is Commercial Retail Service-Freeway Corridor (CRS-FC), contact listing agent for more information. Property will be delivered vacant giving new ownership the ability to reposition and/or occupy the subject property. An Owner/User can obtain Small Business Administration (SBA) financing. Effectively, it may be more economical to own the building rather than to lease space considering the low-down payment needed (10-15%) coupled with potential tax advantages of real estate ownership.

The subject property greatly benefits being located just off 101 N Freeway with direct visibility (178,000 VPD). In addition, the subject property is near multiple consumer destinations such as Ralphs, CVS, Trader Joes, Vons, Tesla and more. Along with the retail and industrial synergies around the site, the location also benefits from an above average household income of \$197,981 and nearly 70,000 people in a 5-mile radius.



EXTERIOR PHOTOS







Elevator Equipped Providing Access to the Second Floor Office

INTERIOR PHOTOS



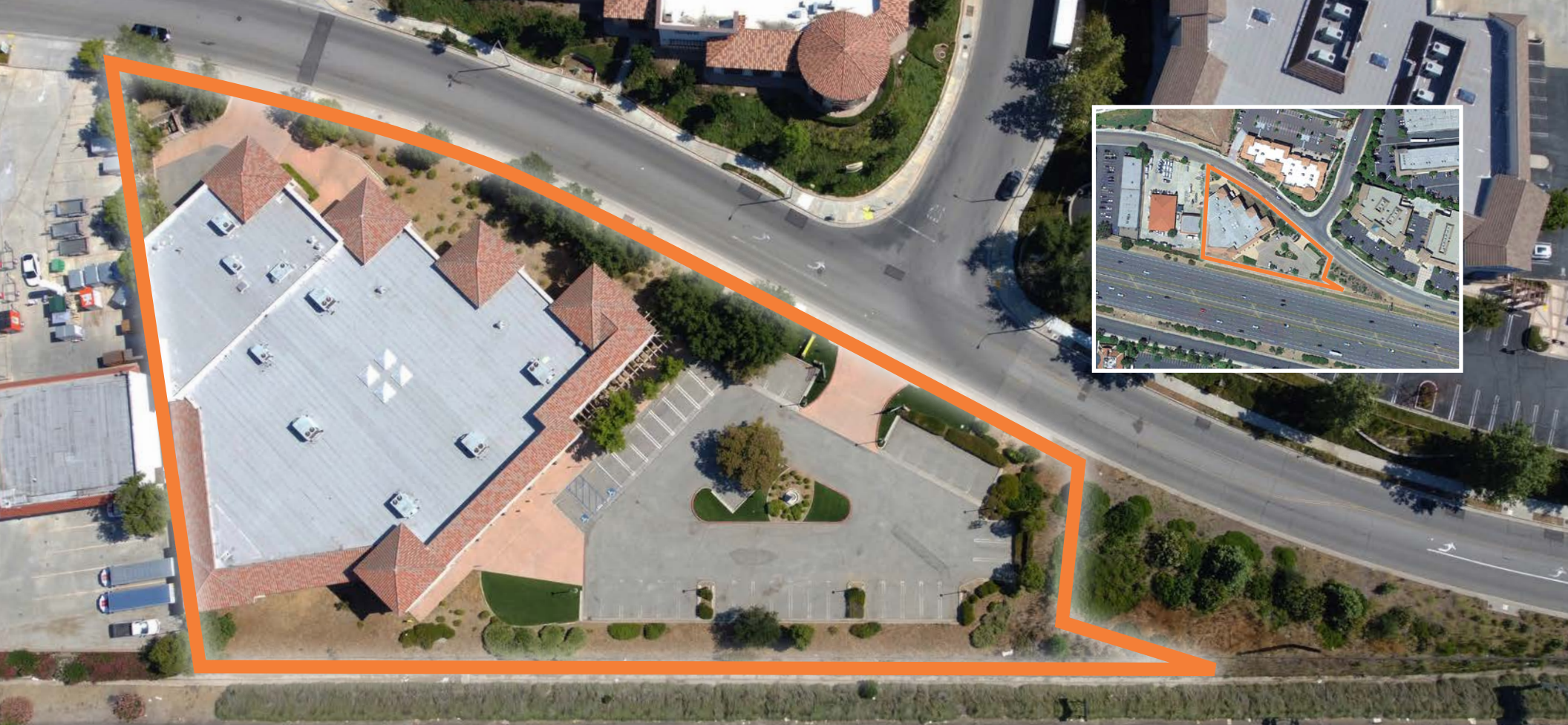
Polished Floors with Led Lighting and High Ceilings Ranging 19-25 FT



2,400+ Amps Providing Full Electric to Entire Property



Property is Equipped 1 Full Bathroom with 3 half Bathrooms



PROPERTY DETAILS

Total Land Area



76,486 SF

Total Building Area



30,891 SF

Zoning



AH CRS-FC

Location



Agoura Hills, CA

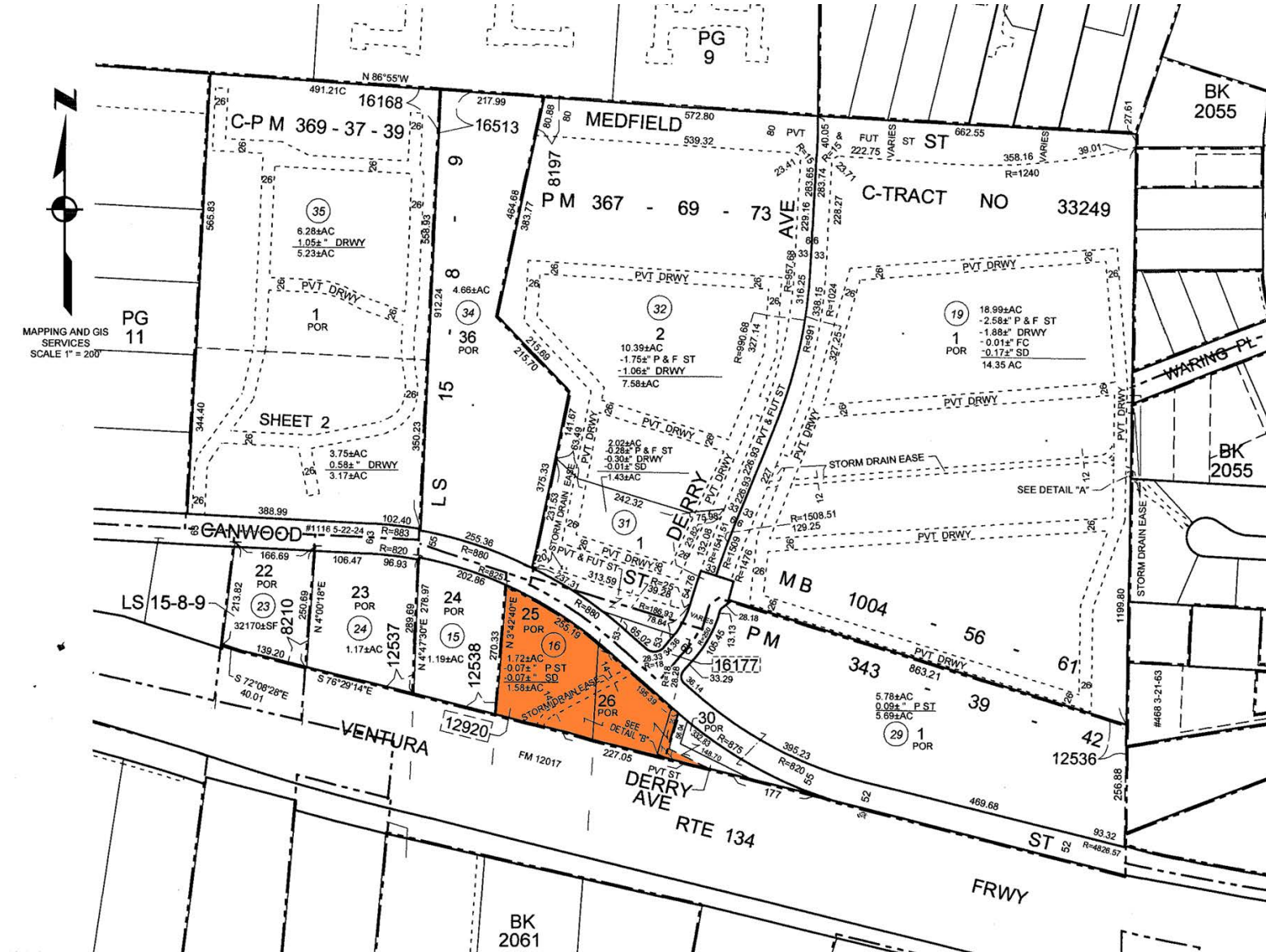
Year Built



2000

PROPERTY HIGHLIGHT

APN: 2048-012-016



20,850
CARS PER DAY


Agoura High School
1,972 Students






SUBJECT
28610
CANWOOD STREET



162,000
CARS PER DAY

















Canwood Street

US 101

Ventura Fwy.

Canwood Street

Derry Ave.

3,496
CARS PER DAY





























MT MARK THOMAS HOME



Sit'n Sleep
YOUR MATTRESS SUPERSTORE

162,000
CARS PER DAY

SUBJECT

28610
CANWOOD
STREET



Ventura Fwy.

Derry Ave.

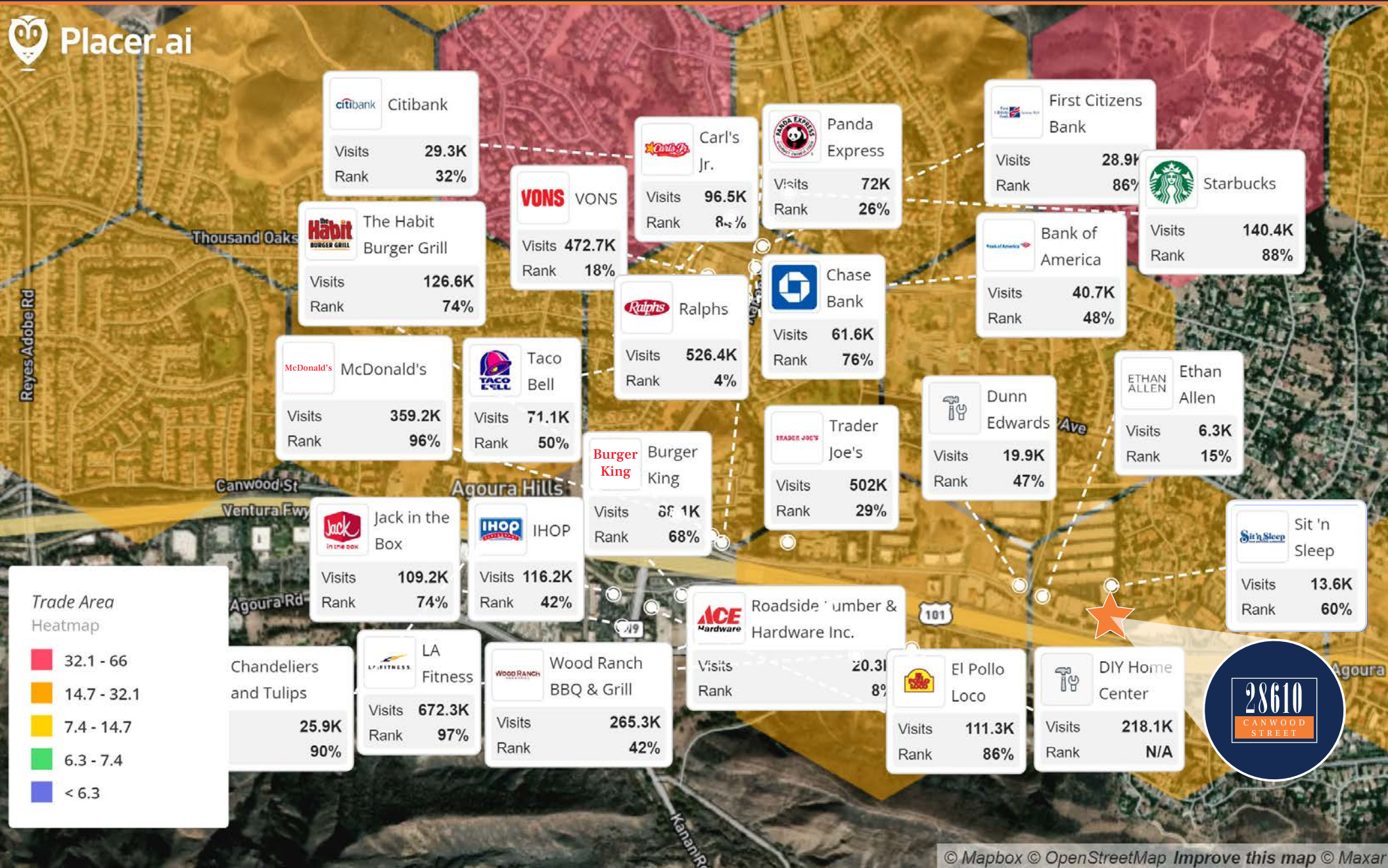
Canwood Street

3,496
CARS PER DAY



NATIONAL CHAIN RANKED HEAT MAP

July 1st, 2023 - June 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



© Mapbox © OpenStreetMap Improve this map © Maxar

PRICING DETAILS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

OWNER-USER-SBA

PRICING SUMMARY

	OWNER USER	
Price	\$8,500,000	
Required Equity	\$850,000	10%
Price/SF Building	\$275	
Price/SF Land	\$111	

OPERATING COST

Property Expenses	(\$125,320)	
Mortgage Payment	(\$563,732)	
Carrying Cost	(\$689,053)	
Monthly Carry Cost	(\$57,421)	
Monthly Carry \$/PSF	(\$1.86)	

FINANCING

SBA 20 Yrs. Loan

Loan To Value	\$7,650,000	
Term	20	
Interest Rate	5.50%	
Amortization	25	
Annual Mortgage Payment	\$563,732	
Interest Payment	\$417,090	
Principle Payment	\$146,642	

TAX BENEFITS

SBA 20 Yrs. Loan

Standard Depreciation Per Year	\$174,359	
Interest Write Off Per Year	417,090	
Property Tax	\$93,995	
Total Annual Write Off	\$685,444	

PROPERTY DETAILS

Ground Floor Sq. Ft.	25,951
Second Floor Office Sq. Ft.	4,940
Total Building Sq. Ft.	30,891
Land Sq. Ft.	76,486
Year Built:	2000
Parking:	42 Spaces
Zoning:	AH CRS-FC

OPERATING EXPENSES

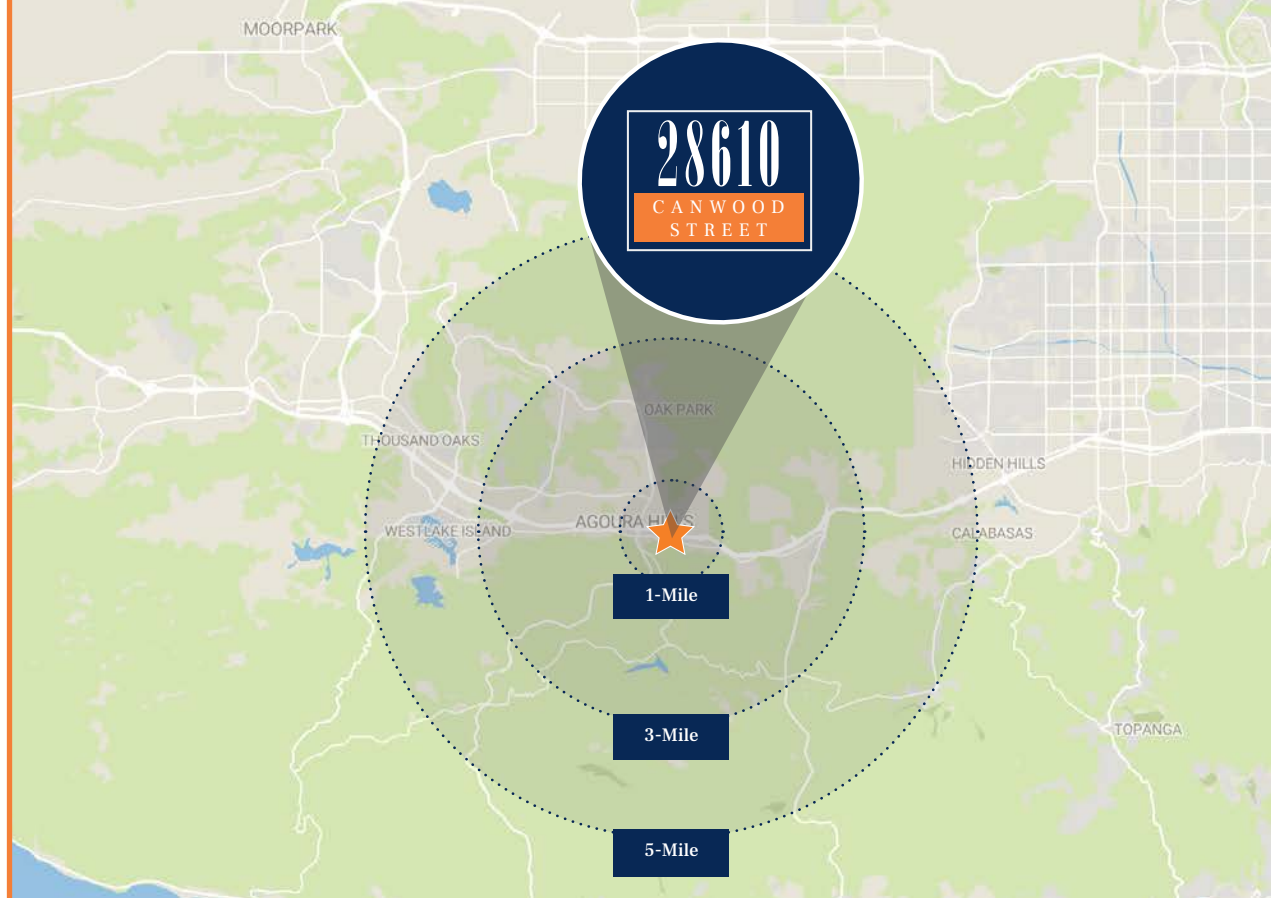
	\$ Per Yr.	\$ Per SF
Property Tax	\$93,995	\$3.62
Insurance	\$22,058	\$0.85
Maintenance/Repair	\$9,267	\$0.30
Total Expenses	(\$125,320)	(\$0.40)

SBA FINANCING PROVIDED BY:
MARCUS & MILLICHAP CAPITAL CORP.
 CONTACT RONALD J. BALYS
 FOR MORE INFORMATION
 DIRECT: (716) 445-7581
ronald.balys@marcusmillichap.com

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



City Of
**AGOURA
HILLS**



ABOUT AGOURA HILLS, CALIFORNIA

Agoura Hills is a unique suburban community exemplified by a commitment to the preservation of its history, a high quality of life, a vibrant business community, and environmental sensitivity.

Agoura Hills, a city steeped in a rich historical past through which emerged as a vital, prosperous community committed to excellence, innovation, and sound fiscal policies. Neighborhoods are safe, healthy, and as unique as the individuals who inhabit them.

The City's greatest asset is there people and they welcome the involvement of all those who live and work in the City of Agoura Hills to partner in making this community one of excellence.

Source: <https://www.agourahillscity.org/our-city>





68,086

2023 Total Population
within 5-Mile Radius



\$197,981

Average Household Income
within 5-Mile Radius



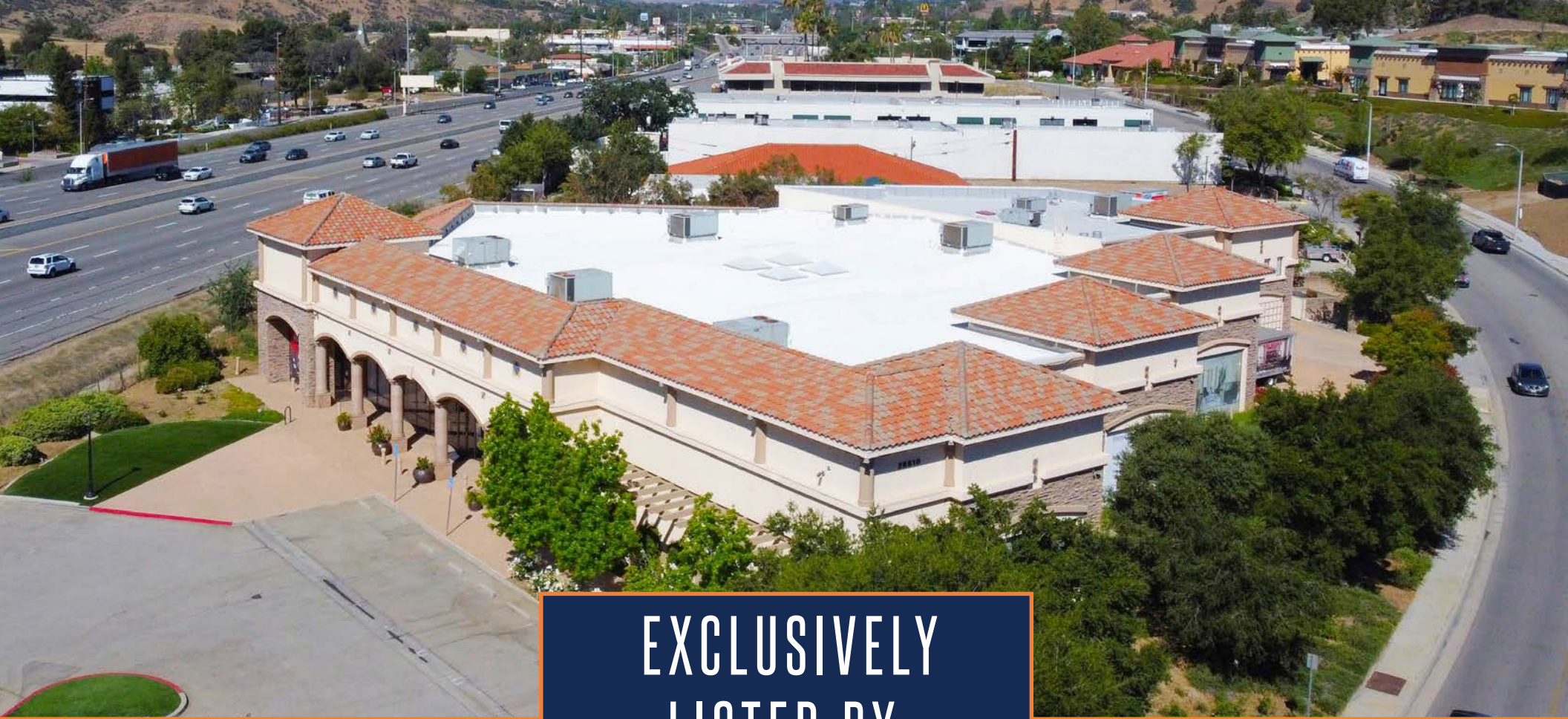
\$92,495

Total Average Household Retail Expenditure
within 5-Mile Radius

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	6,825	37,230	69,036
2023 Estimate			
Total Population	6,550	36,556	68,086
2020 Census			
Total Population	6,506	35,933	67,102
2010 Census			
Total Population	6,363	36,252	68,304
Daytime Population			
2023 Estimate	9,396	49,775	91,576
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	2,739	14,064	26,845
2023 Estimate			
Total Households	2,613	13,747	26,377
Average (Mean) Household Size	2.5	2.7	2.6
2010 Census			
Total Households	2,540	13,554	26,082
2010 Census			
Total Households	2,497	13,428	25,989
Occupied Units			
2028 Projection	2,854	14,574	27,996
2023 Estimate	2,730	14,237	27,485
HOUSEHOLDS BY INCOME			
	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$150,000 or More	32.1%	42.0%	45.4%
\$100,000-\$149,999	19.4%	20.2%	19.0%
\$75,000-\$99,999	12.7%	10.3%	9.8%
\$50,000-\$74,999	14.3%	11.4%	10.3%
\$35,000-\$49,999	6.4%	4.6%	4.3%
Under \$35,000	15.0%	11.6%	11.2%
Average Household Income	\$152,836	\$183,164	\$197,981
Median Household Income	\$102,814	\$127,202	\$135,177
Per Capita Income	\$61,366	\$68,971	\$76,757

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$88,843	\$92,815	\$92,495
Consumer Expenditure Top 10 Categories			
Housing	\$33,170	\$34,691	\$34,489
Transportation	\$14,328	\$14,774	\$14,587
Food	\$10,878	\$11,160	\$10,987
Personal Insurance and Pensions	\$10,557	\$11,096	\$10,937
Healthcare	\$6,122	\$6,452	\$6,720
Entertainment	\$4,191	\$4,498	\$4,384
Cash Contributions	\$2,492	\$2,665	\$2,883
Apparel	\$2,069	\$2,094	\$2,102
Gifts	\$1,791	\$1,952	\$2,012
Education	\$1,597	\$1,777	\$1,785
POPULATION PROFILE			
	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	6,550	36,556	68,086
Under 20	20.7%	21.4%	20.3%
20 to 34 Years	18.4%	15.9%	14.9%
35 to 39 Years	6.1%	5.0%	4.6%
40 to 49 Years	14.4%	13.1%	12.2%
50 to 64 Years	25.0%	27.2%	26.9%
Age 65+	15.4%	17.4%	21.2%
Median Age	43.6	46.3	48.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	4,854	26,698	50,632
Elementary (0-8)	1.7%	0.7%	0.7%
Some High School (9-11)	1.7%	1.5%	1.4%
High School Graduate (12)	13.0%	10.6%	10.1%
Some College (13-15)	21.1%	19.2%	18.1%
Associate Degree Only	7.3%	7.4%	7.2%
Bachelor's Degree Only	35.4%	35.0%	35.4%
Graduate Degree	19.7%	25.6%	27.0%



EXCLUSIVELY LISTED BY:

ORBELL OVANESS

Senior Vice President
Managing Partner
Office: Los Angeles

Direct: (213) 943-1822 // Mobile: (818) 219-5054
orbell.ovaness@marcusmillichap.com
License: CA 01402142

ARA H. ROSTAMIAN, MRED

Vice President
Managing Partner
Office: Los Angeles

Direct: (213) 943-1781 // Mobile: (818) 823-0832
ara.rostamian@marcusmillichap.com
License: CA 01814678

AREN OHANIAN, MBA

Senior Associate
Team Director
Office: Los Angeles

Direct: (213) 943-1876 // Mobile: (818) 613-9526
aren.ohanian@marcusmillichap.com
License: CA 02101342



TONY SOLOMON
Broker of Record
Office: Calabasas
License: CA 01238010

