

ALBERTSONS & STARBUCKS ANCHORED SHOPPING CENTER

Retail and Office Spaces Available | 26527 Agoura Road, Calabasas, CA, 91302



EXCLUSIVELY PRESENTED BY



AUSTIN HARRELL | (818) 514-0547
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DRE #02051633

TODD NATHANSON | (818) 514-2204
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Retail and Office Spaces Available | 26527 Agoura Road, Calabasas, CA, 91302

AVAILABLE SPACES

- Suite 210: ±3,200 RSF
- Space is potentially divisible
- ±1,450 RSF (demised space)
- ±1,750 RSF (demised space)

PROPERTY HIGHLIGHTS

- Convenient freeway adjacent shopping center
- Growing trade area with strong demographics
- Adjacent to gas stations, restaurants, retailers, apartments, and newly constructed hotel
- Situated on major thoroughfare connecting cities of Malibu and Calabasas
- Nearby Tenants include: UCLA Health, McDonalds, UPS store and Starbucks drive thru
- Join Albertson's, Starbucks, Sharky's, Mediterranean Pita Grill, Hanami Sushi, It's Boba Time, Hydration room, and other great co-tenants

DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	4,576	21,231	86,454
AVG. HH INCOME	\$160,006	\$179,562	\$183,942
DAYTIME POP.	4,487	19,295	78,933
TRAFFIC COUNT	±180,028 on the 101 Freeway		



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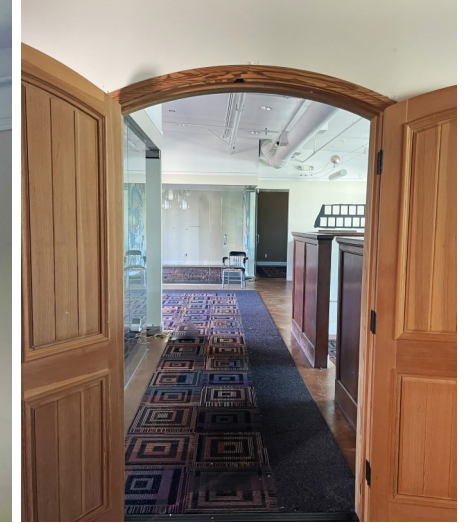
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±3,200 - 5,000 SF

- Suite 210: ±3,200 RSF Available
- Space is potentially divisible
- ±1,450 RSF (demised space)
- ±1,750 RSF (demised space)
- Elevator access
- Beautiful common areas with outdoor seating and restrooms outside of suite(s)
- Lots of windows with natural light throughout
- Second floor storefront access
- Signage opportunity facing parking lot



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OFFICE/RETAIL SPACES

Suite 210: ±3,200 - 5,000 SF offices spaces with signage

*Space is potentially divisible

*±1,450 RSF (demised space)

*±1,750 RSF (demised space)

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