



FOR SALE-14,724 SF MULTI-TENANT RETAIL BUILDING



OWNER USER OPPORTUNITY

6,826 SF AVAILABLE FOR OCCUPANCY 28811
CANWOOD ST, AGOURA HILLS CA 91301

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LEE & ASSOCIATES – LA NORTH/VENTURA, INC.

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OFFERING SUMMARY

ADDRESS	28811 Canwood St., Agoura Hills, CA
BUILDING SIZE	±14,724 SF
LAND SIZE	38,379 SF 0.88 Acres
ASKING PRICE	\$5,575,000
PRICE PSF	\$379/SF
LAND PSF	\$145/SF





OFFERING HIGHLIGHTS

28811 CANWOOD ST., AGOURA HILLS, CA



Owner User opportunity to occupy 6,826 SF of Ground Floor Retail Space/Showroom and generate rental income from existing leases.



Prime location in Agoura Hills adjacent to Trader Joes, the Shops at Oak Creek, Tesla dealership, and Homewood by Hilton



Great visibility with signage and branding opportunity



Strong demographics and nestled between affluent Westlake Village and Calabasas submarket

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PROPERTY PROFILE

28811 CANWOOD ST., AGOURA HILLS, CA

BUILDING SIZE	±14,724 SF
LAND SIZE	38,379 SF 0.88 Acres
APN	2048-011-032
ZONING	BP-M-FC (Business Park Manufacturing District)
YEAR BUILT	2006
PARKING	40 Surface Spaces (3/1,000)







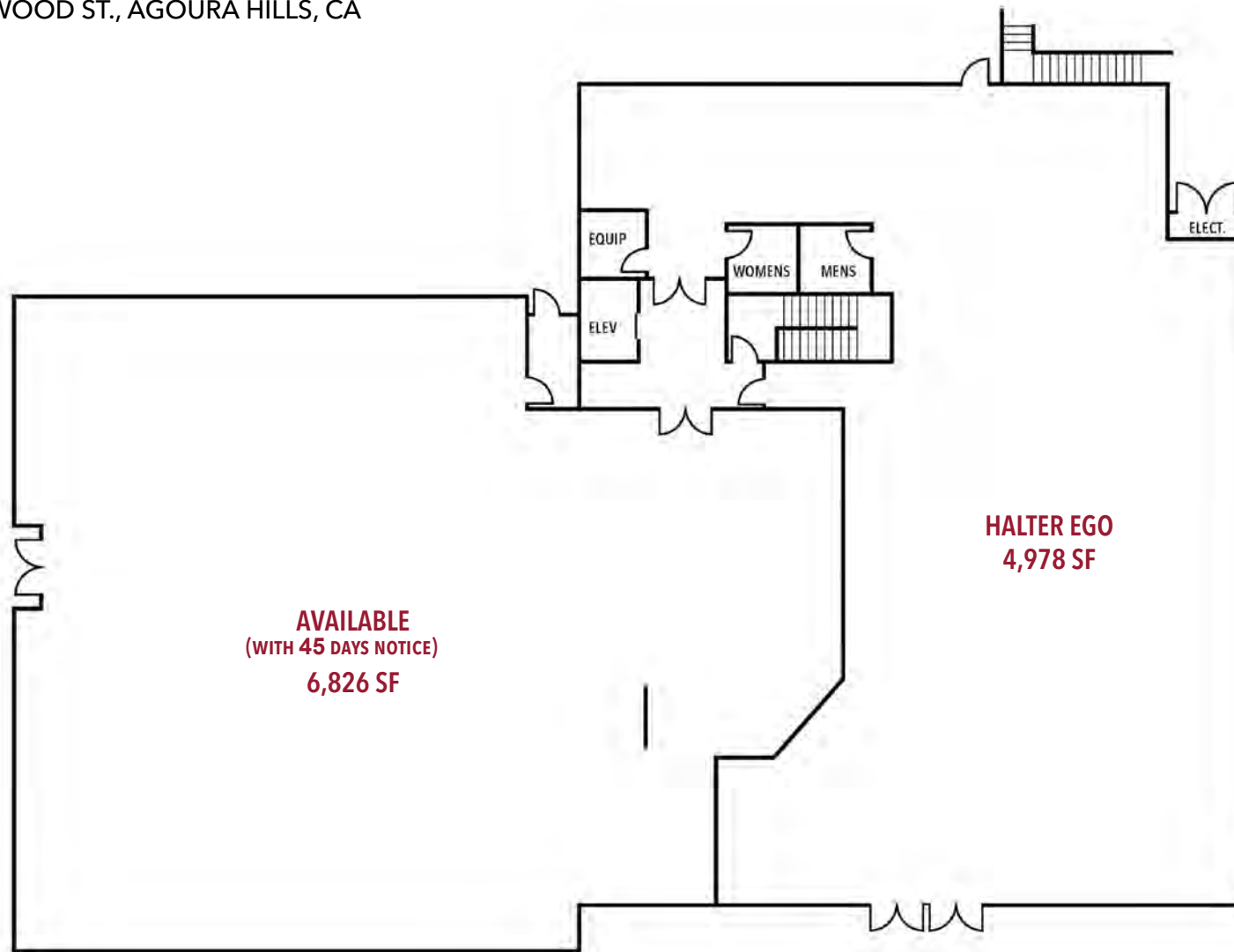
GROUND FLOOR SPACE AVAILABLE

6,826 SF RETAIL / SHOWROOM

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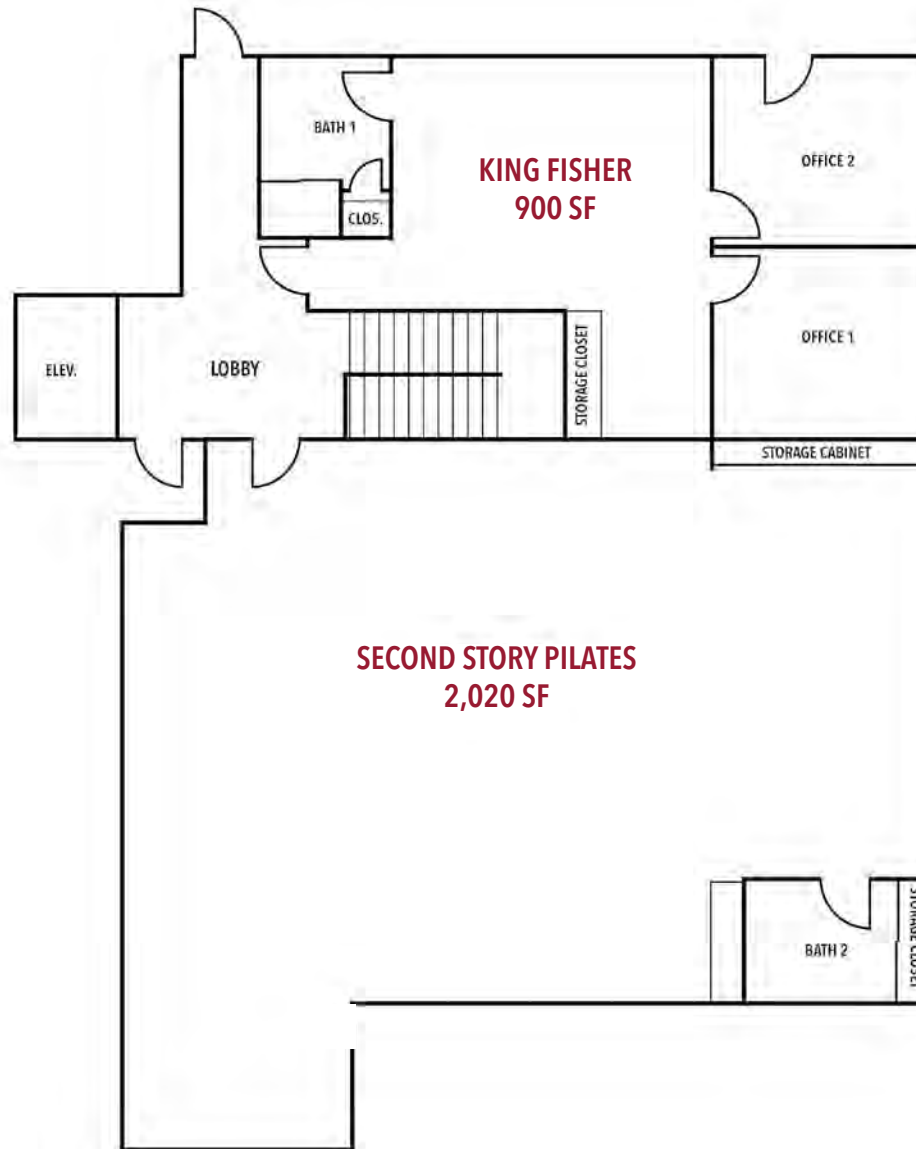
SITE PLAN — FIRST FLOOR

28811 CANWOOD ST., AGOURA HILLS, CA



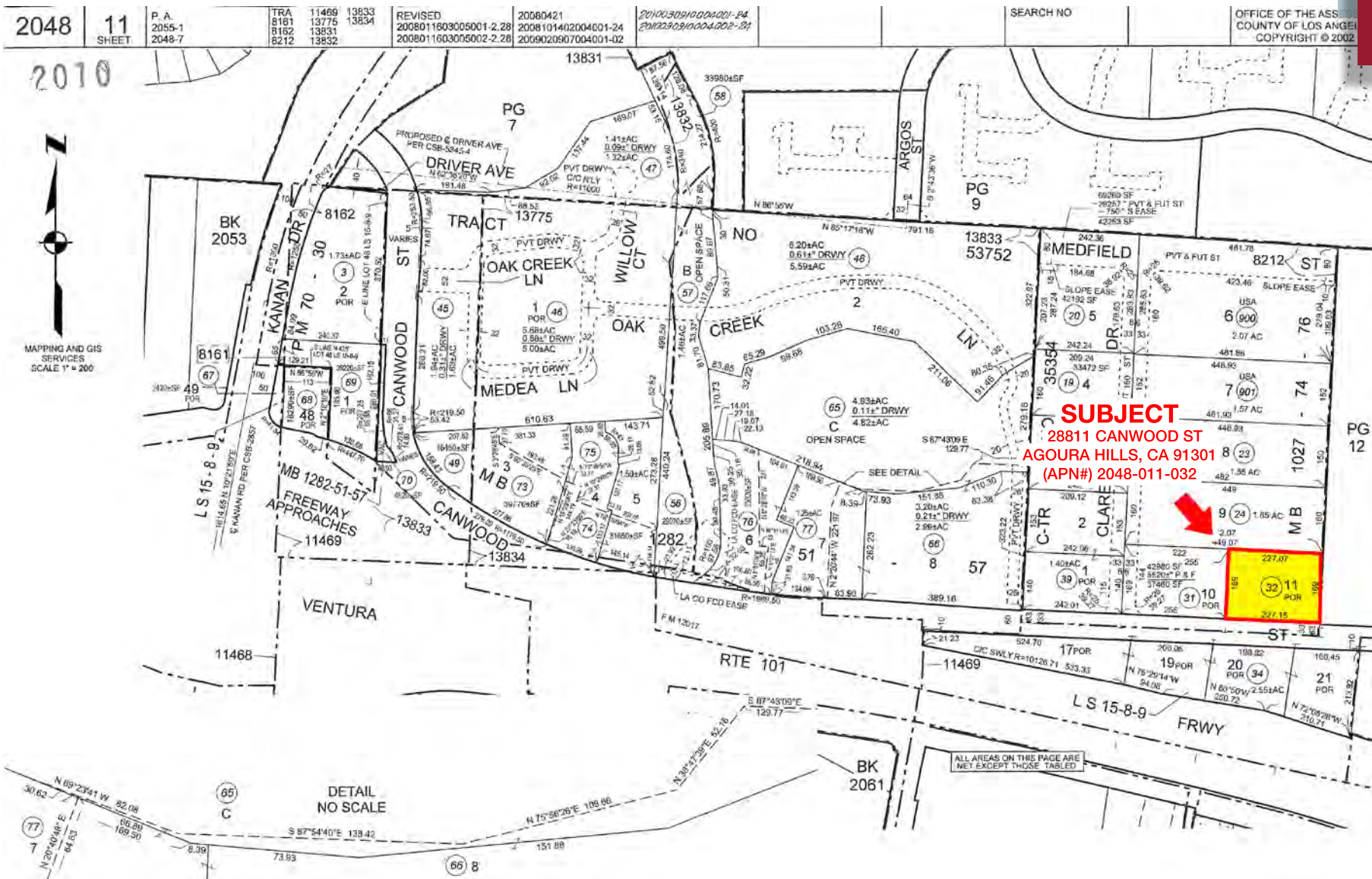
SITE PLAN – SECOND FLOOR

28811 CANWOOD ST., AGOURA HILLS, CA



PARCEL MAP

28811 CANWOOD ST., AGOURA HILLS, CA



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OWN VS LEASE

28811 CANWOOD ST., AGOURA HILLS, CA

OWN

PURCHASE ASSUMPTIONS

SIZE	14,724 SF
PURCHASE PRICE	\$238.43/SF \$5,575,000
TOTAL PURCHASE PRICE	\$5,757,000

START-UP COSTS

25% DOWN PAYMENT	\$1,393,750
ESTIMATED FEES & REPORTS	\$46,813
TOTAL START-UP COSTS	\$1,440,563

MONTHLY COSTS

MORTGAGE PAYMENT	\$32,365
OPEX/PROPERTY TAX	\$0.60/SF \$8,834
TOTAL MONTHLY COSTS	\$41,199
IN-PLACE RENTAL INCOME	-\$14,700
NET MONTHLY COST	\$3.96/SF \$26,499

MONTHLY OWNERSHIP BENEFITS @ 30% TAX RATE

DEPRECIATION DEDUCTION	-\$2,850
PRINCIPAL PAYDOWN (EQUITY)	-\$5,935
MORTGAGE INTEREST DEDUCTION	-\$6,210
OPEX DEDUCTION	-\$2,657
TOTAL OWNERSHIP BENEFITS	-\$17,652
EFFECTIVE MONTHLY COST	\$8,847
APPRECIATION BENEFIT (1.5%)	-\$6,969
NET COST (AFTER OWN BENEFITS)	\$0.28/SF \$1,878

LEASE

LEASE ASSUMPTIONS

SIZE	6,826 SF
LEASE RATE (MG)	\$3.50
STARTING MONTHLY RENT	\$23,891
10-YEAR TOTAL LEASE CONSIDERATION	\$3,286,602

START-UP COSTS

PREPAID RENT/SECURITY DEPOSIT	\$55,063
TOTAL OUT-OF-POCKET COSTS	

MONTHLY COSTS

LEASE PAYMENT	\$3.50/SF	\$23,891
OPEX/PROPERTY TAX	\$0.60/SF	\$4,096
TOTAL MONTHLY COSTS	\$4.10/SF	\$27,987

MONTHLY LEASE BENEFITS @ 30% TAX RATE

DEPRECIATION DEDUCTION	N/A	
PRINCIPAL PAYDOWN (EQUITY)	N/A	
RENT DEDUCTION	-\$7,167	
OPEX DEDUCTION	-\$1,229	
TOTAL LEASE BENEFITS	-\$8,396	
EFFECTIVE MONTHLY COST	\$2.30/SF	\$19,591
APPRECIATION BENEFIT (1.5%)	N/A	
NET COST (AFTER LEASE BENEFITS)	\$2.87/SF	\$19,591

*This analysis is for an owner user occupying the 6,826 SF.

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AMENITIES MAP

28811 CANWOOD ST., AGOURA HILLS, CA



VONS **Ralphs** **CVS pharmacy** **The Latino Rio**

RITE AID **CRONK'S** **Carla's Jr.** **TACO BELL** **STARBUCKS COFFEE** **POSTAL ANNEX**

usbank **citibank** **First Citizens Bank** **Orangetheory**
Bank of America **CHASE** **Union Bank** **T Mobile**

Great Clips **SUBWAY** **Sushi & Wasabi** **MARAJA**
WELLS FARGO **BR** **UPS** **Maria's** **AGOURA'S DELICATESSEN**

Agoura Hills Animal Hospital • Cuckoo Rooster • Healthy Pet
Italia Deli & Bakery • Loves Pets • Sunshine Florist
Szechuan Place • The Yard Thai Cuisine • Uncle Af's
Village Bakery & Cafe • Vincitore Italian

McDonald's **Shell**
AGOURA MUSIC
RAKU **Indian Restaurant**

TRADER JOE'S **Habit** **HOMESWOOD SUITES**
Urbane Cafe **JINKY'S CAFE**

SUBJECT
28811 Canwood St
Agoura Hills, CA

HOWARD'S
TESLA **LI-HAUL** **PAINTS**

Sith Sleep
Pacific Patio
Read's FURNITURE
ETHAN ALLEN

Wickman's
Lifestyle Furniture
Fabio & CO

M. FREDRIC
dioji

Agoura Animal Clinic

Wickman's Furniture

Do-it Center **WOOD RANCH** **the Caravan** **YAMATO** **AGOURA**
LEMON TREE **NUMERO UNO** **TIFA** **CHOCOLATE & GELATO** **Carrara Pastries**
BASTA **BLUE TABLE** **PLATA** **TWO DOUGHS**

REGENCY THEATRES **Carla's Jr.** **Bank Drive** **Adobe**
U-STORE-IT **FedEx** **jiffylube** **AGOURA CAR CARE**
BURGER KING **Pollo Loco** **SUSHI SU** **Speedway**

ihop **ISLANDS** **Nick Rail music**
Inok **RED YOGA AGOURA** **Cherry**
MANDARIN **LOTUS**

LA FITNESS **TownePlace Suites** **Marriott**
Bank of America **LA County Animal Shelter**

Agoura Hills City Hall/Library Recreation Center



POPULATION

Agoura Hills: 20,070
Calabasas: 23,559
Westlake Village: 8,026



MEDIAN AGE

Agoura Hills: 46
Calabasas: 45
Westlake Village: 53



EDUCATION | 4-YEAR COLLEGE DEGREE

Agoura Hills: 38.3%
Calabasas: 35.4%
Westlake Village: 40.6%



MEDIAN HOUSEHOLD INCOME

Agoura Hills: \$158,325
Calabasas: \$166,376
Westlake Village: \$177,162



AVERAGE HOME PRICE

Agoura Hills: \$1,244,010
Calabasas: \$1,715,331
Westlake Village: \$1,491,653

AREA DEMOGRAPHICS

DISCLAIMER

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No broker or agent, other than Lee & Associates Seller's exclusive representative, is authorized to present this investment opportunity.

Interested buyers should be aware that the owner (the "Seller") of the property known as 28811 Canwood Street, Agoura Hills, CA ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing.

Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as the (i) the quality, nature, adequacy and physical condition of the Property including, but not limited to the structural element, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances. (ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the

zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vi) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. Although Seller's predecessors may have performed work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties.

The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Seller and executed by both parties; and (iii) approved by Seller, and such other parties who may have an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties.

The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker other than as set forth in Seller's commission agreement with Lee & Associates-LA North/Ventura, Inc. SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.





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