

# EXECUTIVE SUMMARY

CREI

Commercial Real Estate Investments



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## HIGHLIGHTS:

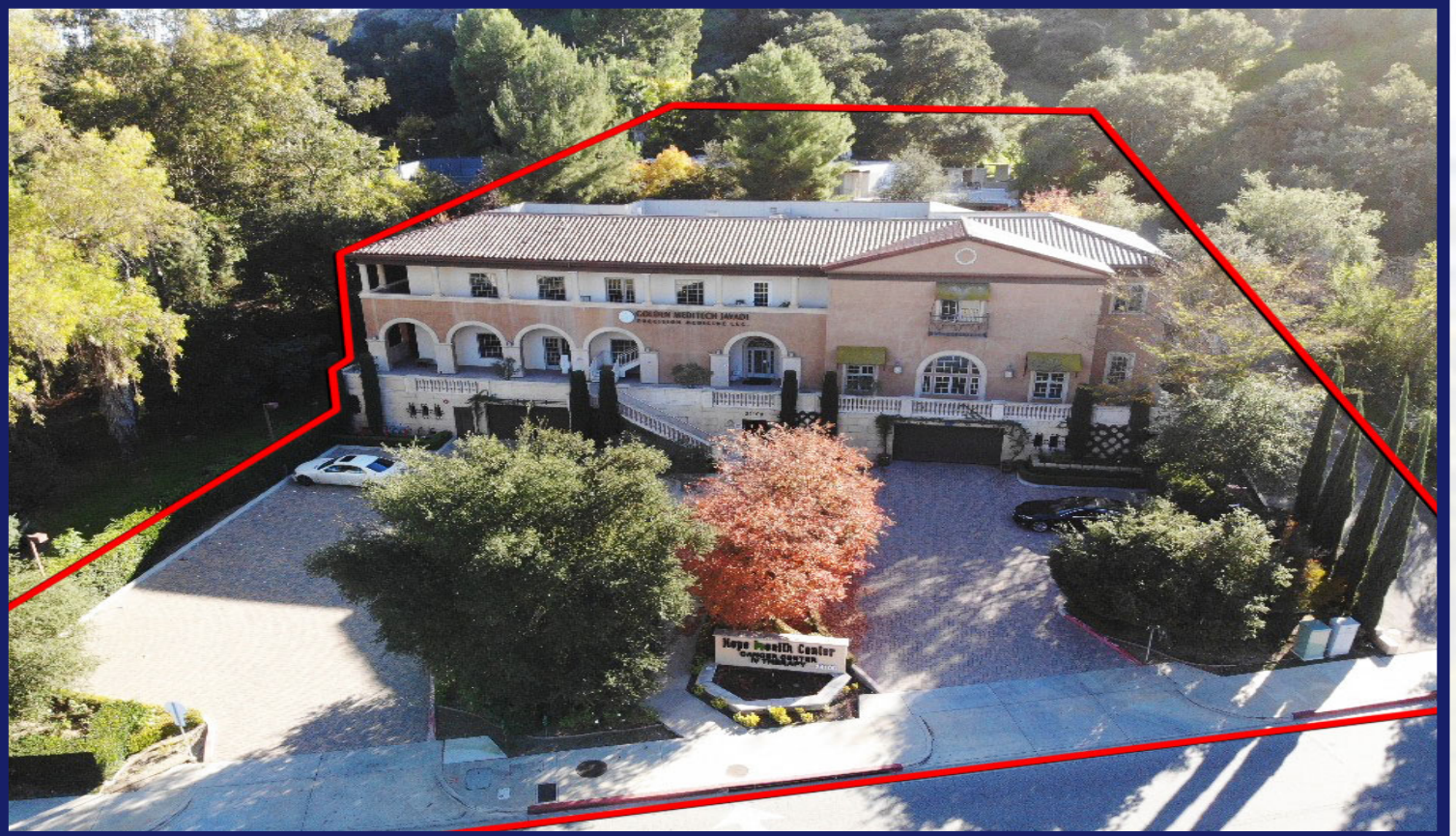
- 6,207 SF Medical Oncology Office plus 8 Apartments (2 Buildings)
- 61,681 SF Lot, Ideal for Development: Highest Resource and DDA Designated
- 1 Block from The Commons at Calabasas – Brand New \$140m Caruso Mixed Use Development (to be completed in 2027)
- Affluent Neighborhood – \$211,000 Median HH Income within 1 Mile
- Convenient Access to all Amenities and Restaurants
- Easy Access to Freeway – ½ a block to 101 Freeway on/off Ramp
- Gated Parking Structure - 21 Parking Spaces. 15 Exterior parking Spaces with Room for a lot more.

**OFFERING SUMMARY:** 24100 Calabasas Rd, Calabasas offers an investor a highly improved medical building with 8 apartments one block from The Commons of Calabasas, the brand new \$140m Caruso mixed use redevelopment. 4 apartments are directly above the medical space and are large with 11 foot-high ceilings with patios/balconies. Located ½ block from the 101 freeway on/off ramp gives easy access to all clients in one of the most affluent neighborhood of Southern California. The Commons redevelopment further continues the trend of developers investing into and further improving Calabasas to cater to the affluent and famous residents. The large lot provides development opportunities and expansion of the existing property.

**DEMOGRAPHICS:** One of the most affluent neighborhoods of Southern California and a favorite place for Celebrities to live. Median Household Income is over \$211,000

**PRICE: \$7,100,000 – 18,197 SF Building on 61,681 SF of Land**

# PROPERTY PICTURES





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## MEDICAL LAYOUT



FLOOR PLAN

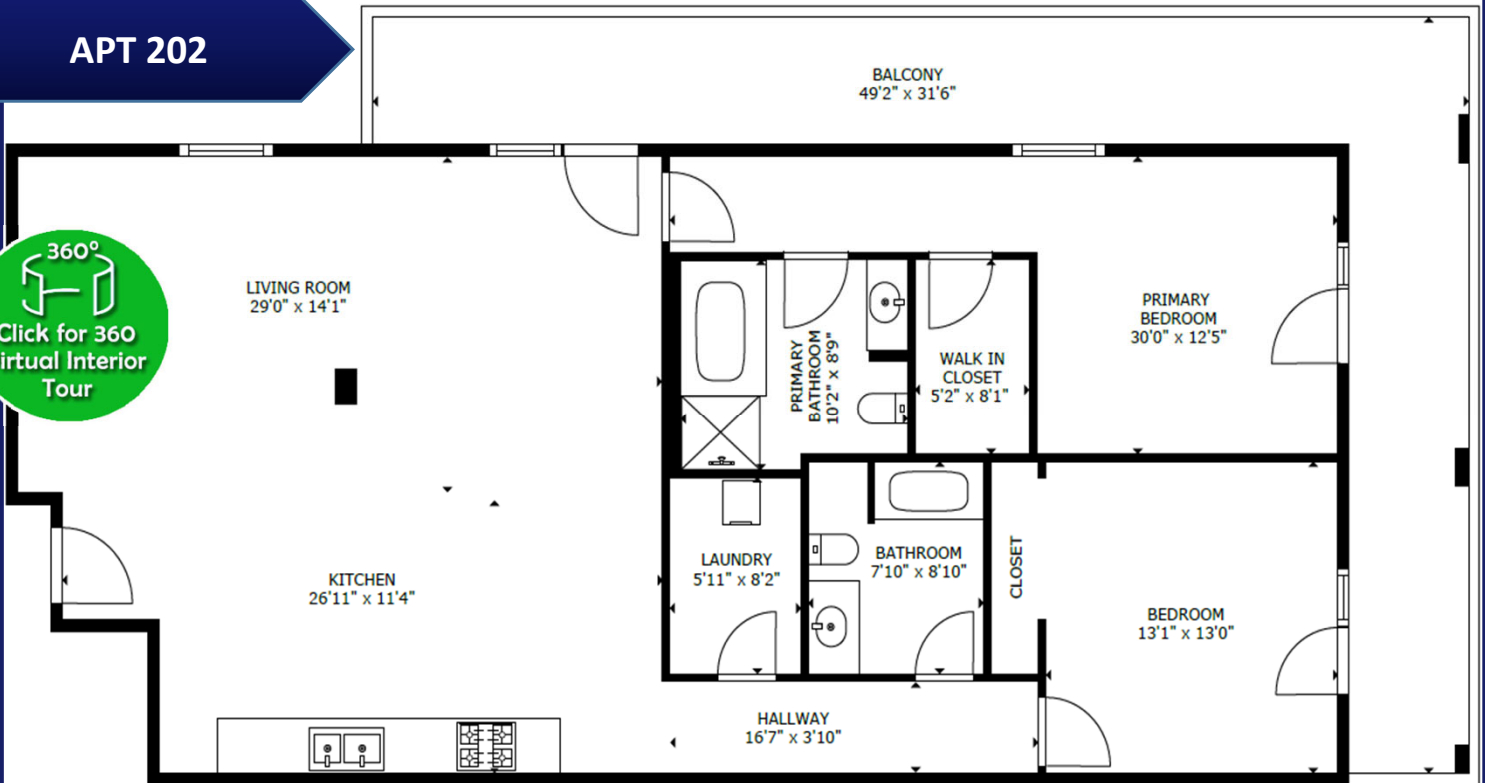
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# PROPERTY PICTURES

## APT 202



Click for 360 Virtual Interior Tour

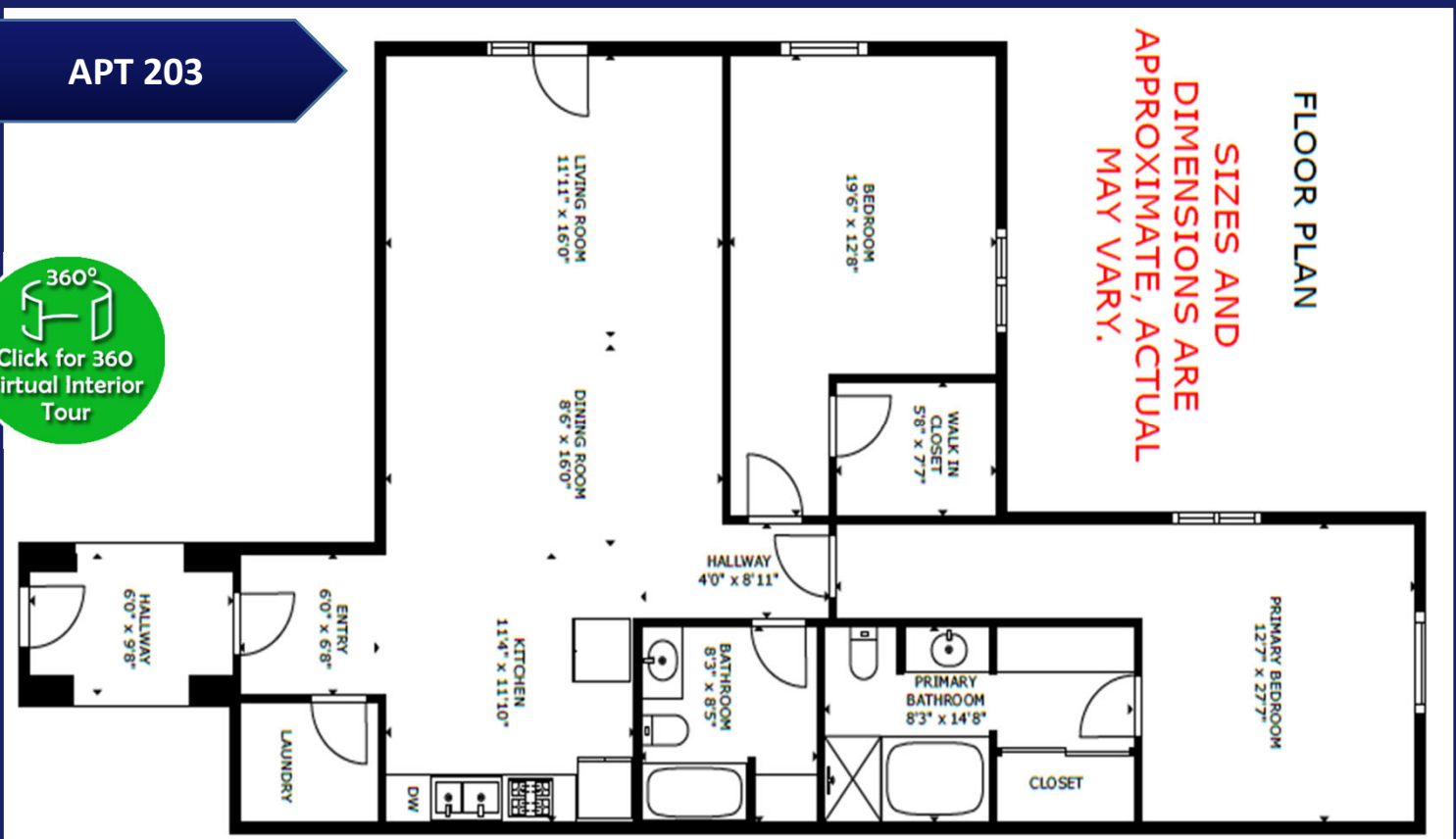


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## APT 203



Click for 360 Virtual Interior Tour



FLOOR PLAN  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# DEMOGRAPHIC SUMMARY

## DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

**\$136,211**



POPULATION

**176,709**



HOUSEHOLDS

**67,016**



OWNER-OCCUPIED HOUSING

**35,920**



RENTER-OCCUPIED HOUSING

**29,442**



BUSSINESSES

**15,040**

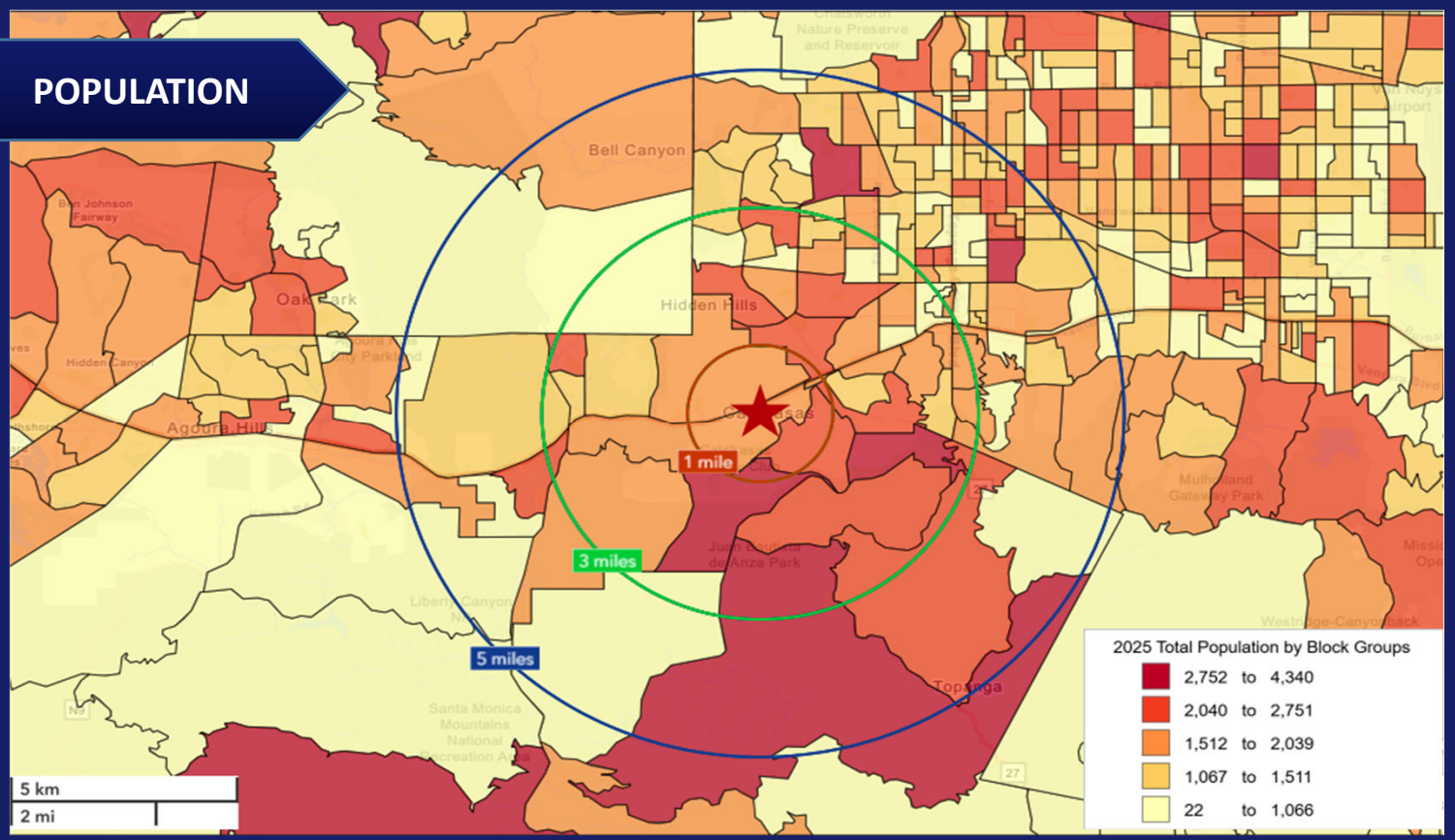
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	27,983	177,018	681,284
2024 POPULATION	26,712	176,709	674,596
2029 POPULATION PROJECTION	25,815	172,399	658,213
ANNUAL GROWTH 2020-2024	-1.1%	0%	-0.2%
ANNUAL GROWTH 2024-2029	-0.7%	-0.5%	-0.5%
MEDIAN AGE	47.9	42.2	41.9

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$180,507	\$136,211	\$129,264
MEDIAN HH INCOME	\$163,553	\$106,829	\$100,400

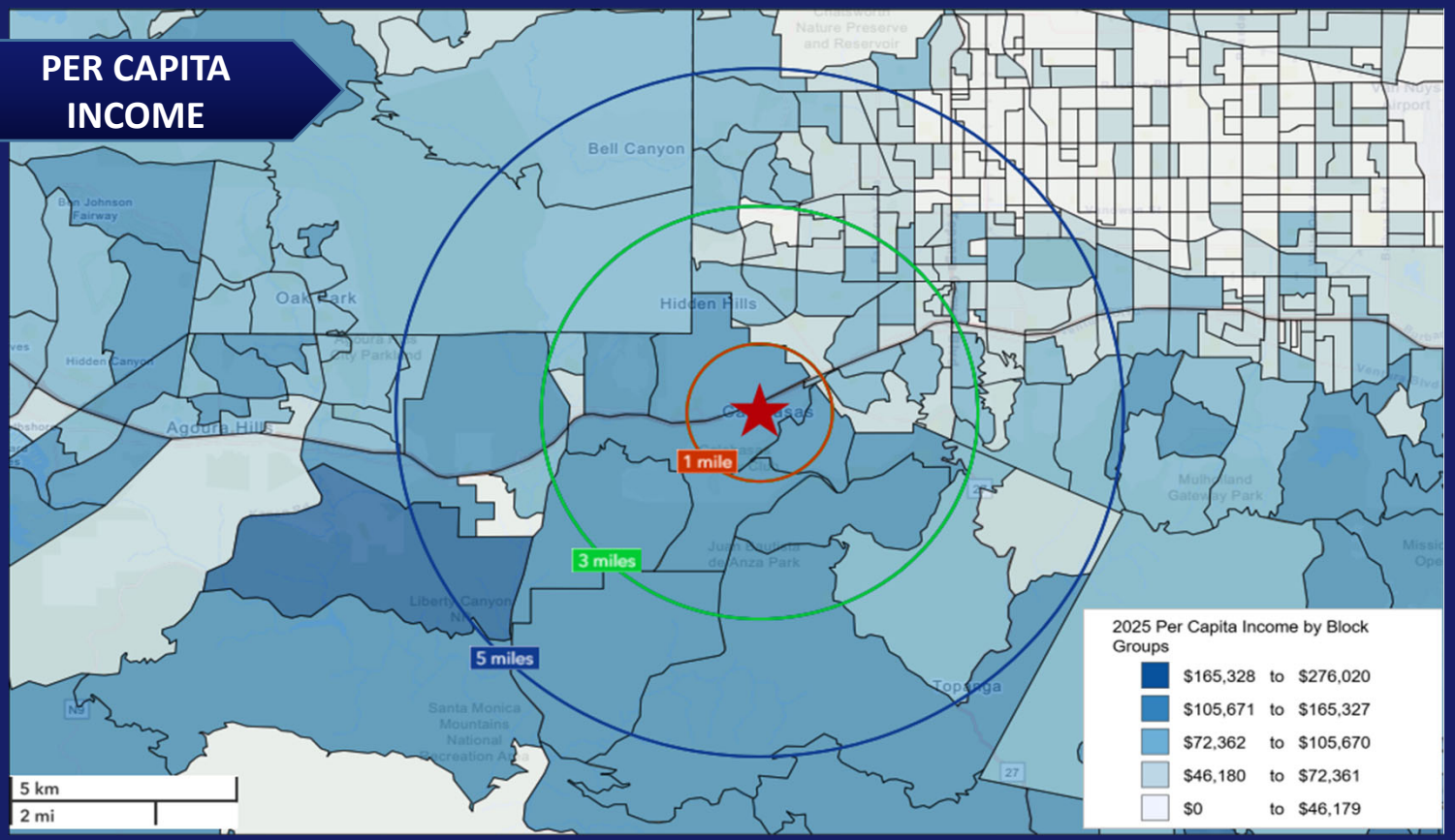
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	10,044	67,003	242,938
2024 HOUSEHOLDS	9,486	67,016	239,394
2029 HOUSEHOLDS	9,140	65,362	233,213

# DEMOGRAPHICS

## POPULATION

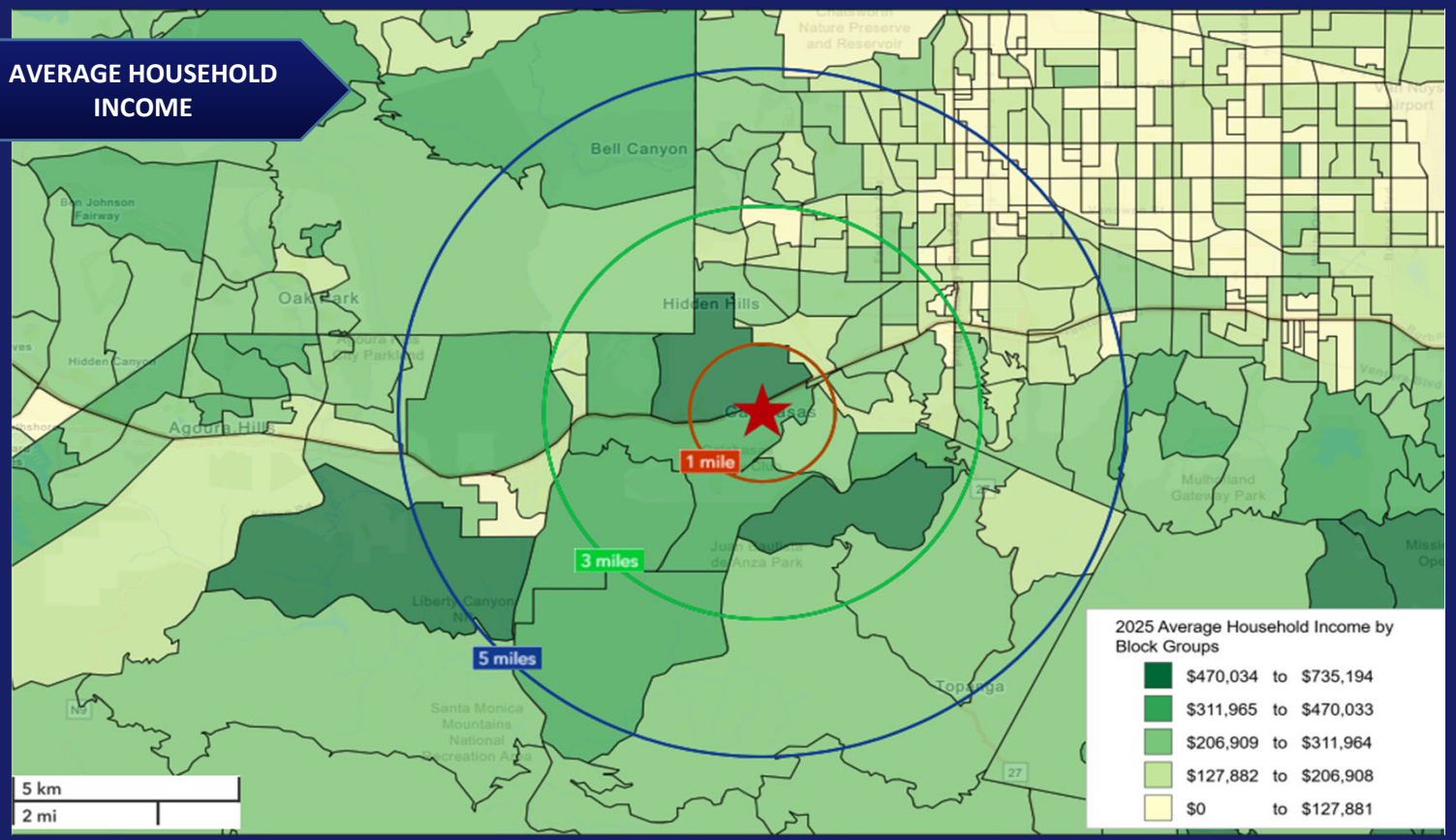


## PER CAPITA INCOME

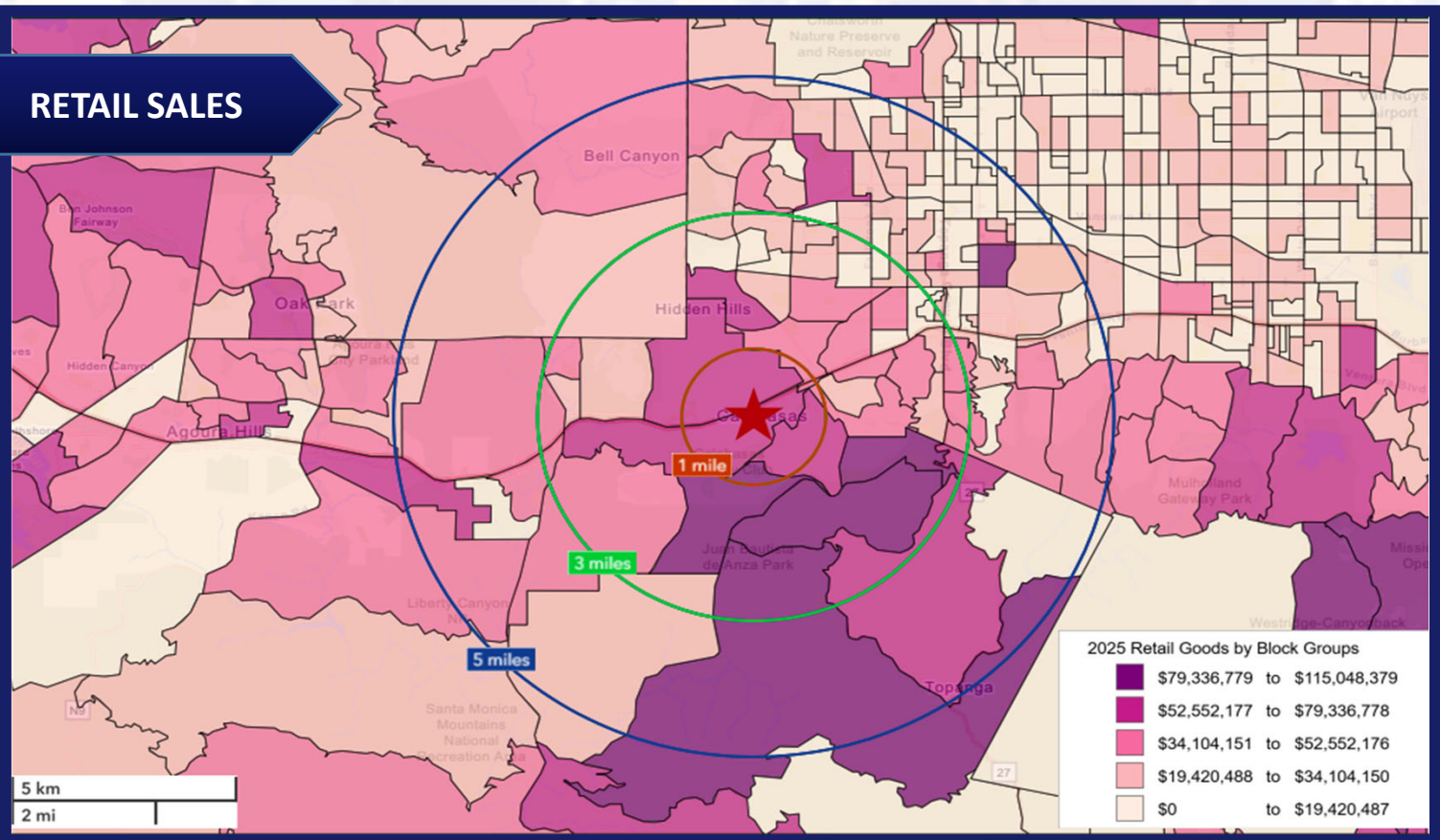


# DEMOGRAPHICS

## AVERAGE HOUSEHOLD INCOME

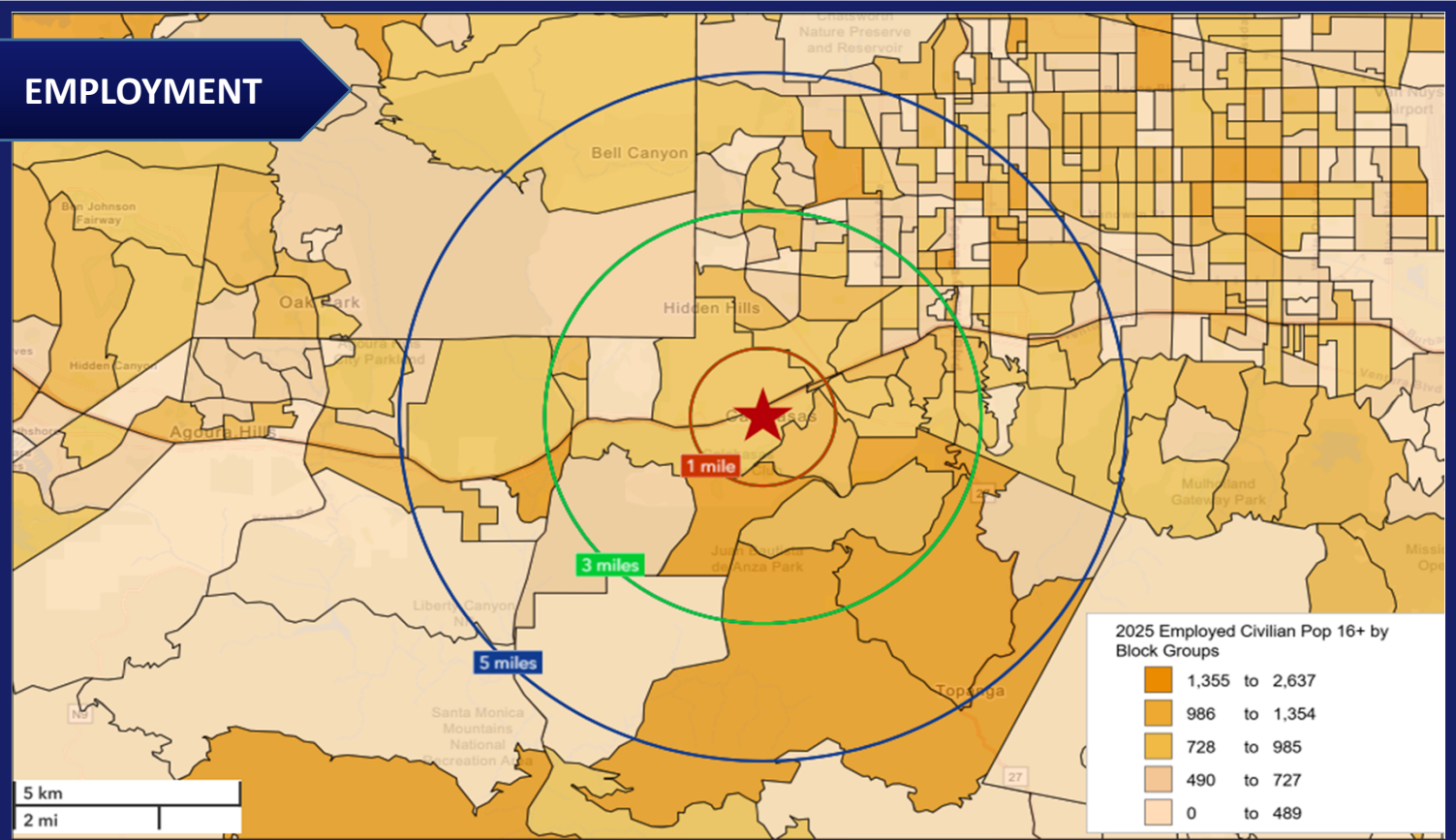


## RETAIL SALES



# DEMOGRAPHICS

## EMPLOYMENT



## CRIME INDEX

