

OFFERING MEMORANDUM

TWO-STORY ±12,978 SF MEDICAL/OFFICE BUILDING

28118 Agoura Rd., Agoura Hills, CA 91301



RARE 100% OWNER-USER OPPORTUNITY

IMMEDIATE FULL-BUILDING POSSESSION AVAILABLE

Ability For A Buyer To Occupy 100% Of The Property At Closing (**Subject To Standard Closing Timelines*)

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:



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PROPERTY SUMMARY



OFFICE/MEDICAL
PROPERTY TYPE



12,978 SF
GROSS BUILDING AREA



26,592 SF
PARCEL SIZE



BP-OR-OAFC
ZONING



2002
YEAR BUILT



MASONRY
CONSTRUCTION



12 FEET
SLAB TO SLAB



2-STORY
NUMBER OF FLOORS



UPDATED 2019
HVAC/ROOF



YES
ELEVATOR



45 (17 SURFACE/28 COVERED)
PARKING



\$5,200,000
SALES PRICE



±\$400
PRICE/SF

OWNER-USER OPPORTUNITY HIGHLIGHTS

28118 Agoura Road presents a compelling opportunity for an owner-user to acquire and occupy an entire freestanding office or medical building in one of the Conejo Valley's most desirable business corridors. The property's current occupancy profile provides a buyer with the ability to assume full possession of the building immediately, allowing for operational control, long-term stability, and elimination of leasing uncertainty.

KEY BENEFITS INCLUDE:

- Ability for a buyer to **occupy 100% of the building at closing**
- First-floor ±8,040 RSF currently **vacant**
- Remaining suites leased on **short-term or month-to-month terms**, offering flexibility for near-term occupancy
- Ideal for **medical, dental, or professional office use** (subject to city approval)
- Elevator-served, two-story construction with covered and surface parking
- Recent capital improvements including **HVAC and roof upgrades (2019)**
- Owner user can occupy a minimum of ±6,619 SF to qualify for SBA Financing.

This offering is particularly attractive to users seeking a headquarters location, medical practice expansion, or long-term real estate investment paired with operational occupancy.



THE OFFERING

\$5,200,000
SALES PRICE

±\$400
PRICE/SF



Estimated Operating Expenses

Based on Current Owners Expenses

| | |
|-------------------|------------------|
| Taxes* | \$65,000 |
| Insurance | \$9,400 |
| Utilities | \$9,000 |
| Cleaning | \$27,000 |
| Gardner | \$22,800 |
| Trash | \$6,000 |
| Elevator | \$3,600 |
| Maintenance | \$8,000 |
| TOTAL OPEX | \$141,800 |

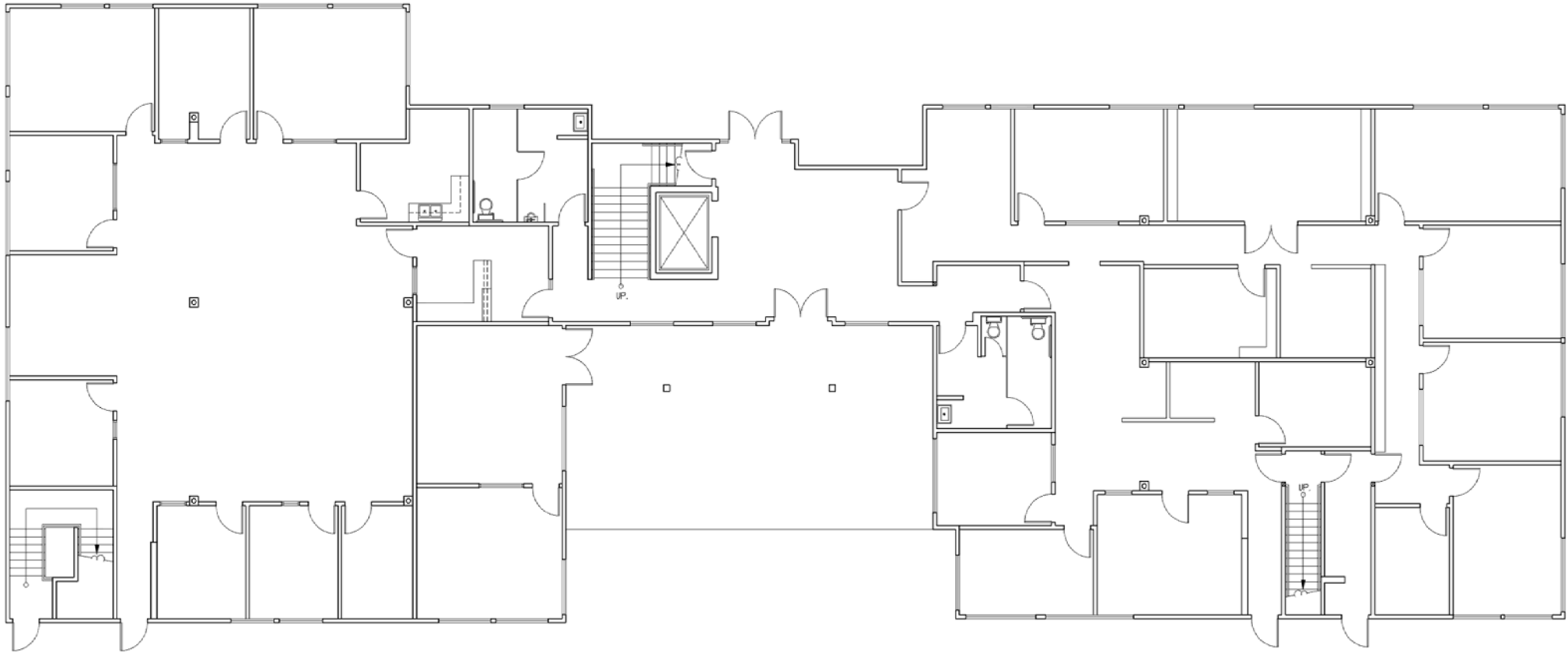
*Based on a \$5,200,000 Sales Price

Rent Roll

| SUITE | SIZE (SF) | TERM |
|-------|-----------|----------------|
| 100 | 8,040 RSF | Vacant |
| 201 | 1,855 RSF | Month to Month |
| 202 | 3,083 RSF | 5/31/26 |

*Current leasing structure provides flexibility for an owner-user to occupy the entire building in the near term or phase occupancy as needed.

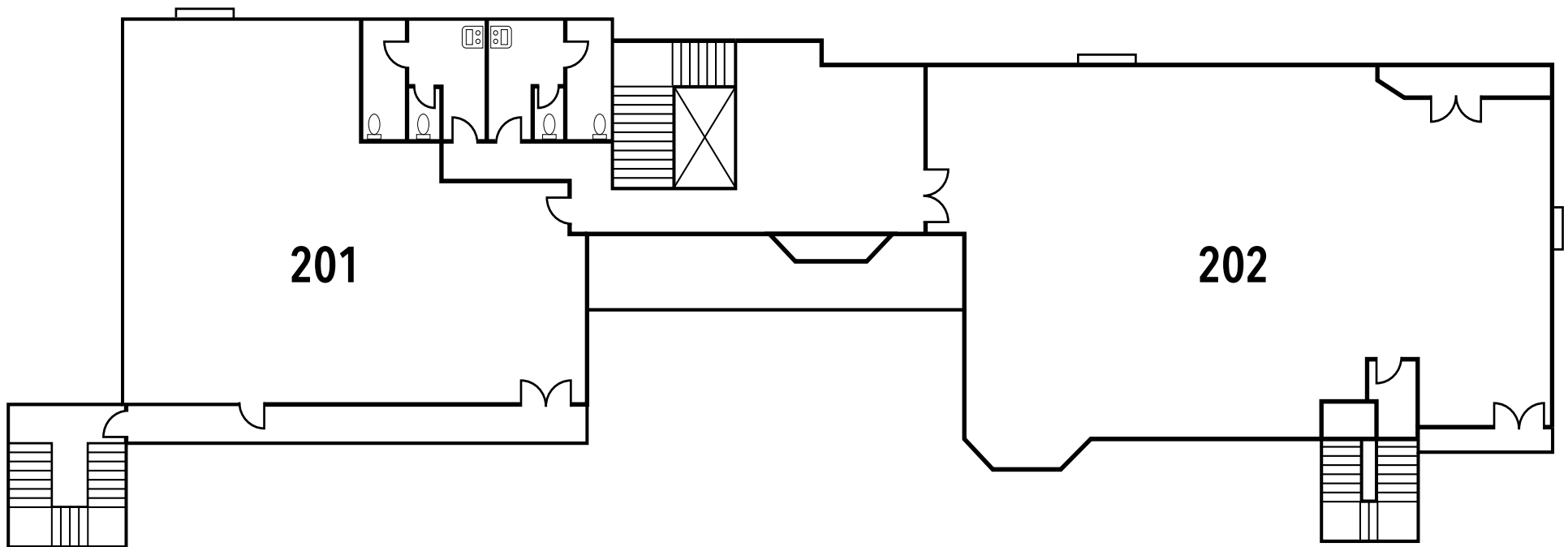
FIRST FLOOR PLAN: ±8,040 SF



FULL FLOOR AVAILABLE

FIRST & SECOND FLOORS COMBINE TO CREATE
A ±12,978 SF OWNER USER OPPORTUNITY

SECOND FLOOR PLAN: ±4,938 SF



FULL FLOOR AVAILABLE

FIRST & SECOND FLOORS COMBINE TO CREATE
A ±12,978 SF OWNER USER OPPORTUNITY



PROPERTY PHOTOS



AERIAL PHOTO

101 VENTURA FWY

PALO COMADO CYN RD

PALO COMADO CYN RD

CHESEBRO RD



LOCATION OVERVIEW

The subject property is ideally situated along the south side of Agoura Road in the affluent community of **Agoura Hills**, CA. Located at the Eastern border of the city, adjacent to Calabasas, this property benefits from its proximity to the “Technology Corridor” along US Highway 101 in the Conejo Valley. 28118 Agoura Road offers a serene setting with scenic hill views, blending the tranquility of suburban life with access to key business and lifestyle amenities.


Accessibility is a major advantage of this location. US Highway 101 (Ventura Freeway) is just 0.10 miles North of the property, providing seamless connections to Los Angeles and the Central Coast, while State Route 23 (Thousand Oaks Freeway) lies 8.5 miles East and interstate 405 lies 17 miles East.. The surrounding area features a mix of upscale residential neighborhoods, corporate campuses, and retail and dining destinations, making it ideal for businesses seeking a prestigious address in a vibrant community.


Agoura Hills is particularly known for its high quality of life, highlighted by its location near the Santa Monica Mountains and other open spaces and outdoor activities. The city consistently receives praise for its excellent schools, abundant recreational opportunities, and family-friendly atmosphere, solidifying its status as one of the most desirable locations in the Conejo Valley.




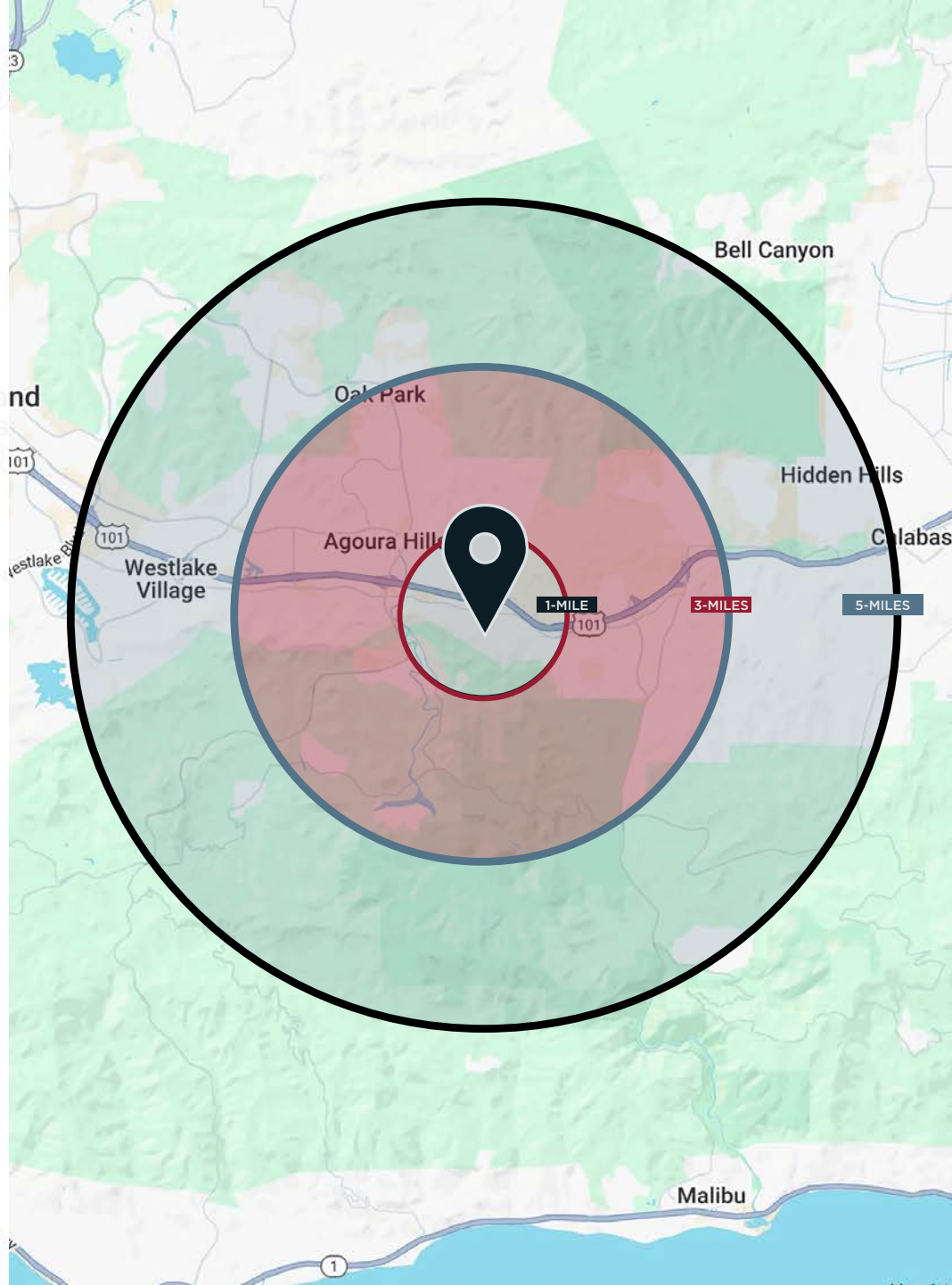
DEMOGRAPHICS

28118 AGOURA RD | AGOURA HILLS, CA

|  POPULATION | 1-MILE | 3-MILES | 5-MILES |
|---|--------|---------|---------|
| 2024 Population | 4,377 | 34,002 | 65,247 |
| % Female | 46.8% | 48.7% | 48.7% |
| % Male | 53.2% | 51.3% | 51.3% |
| 2029 Population | 4,495 | 34,220 | 65,718 |

|  HOUSEHOLDS | 1-MILE | 3-MILES | 5-MILES |
|---|-----------|----------|----------|
| 2024 Total Households | 1,857 | 12,972 | 25,324 |
| 2025 Median Housing Value | \$908,912 | \$1.11 M | \$1.26 M |
| 2029 Total Households | 1,899 | 13,127 | 25,603 |

|  HOUSEHOLD INCOME | 1-MILE | 3-MILES | 5-MILES |
|---|-----------|-----------|-----------|
| 2024 Average HH Income | \$156,706 | \$177,393 | \$188,503 |
| 2024 Per Capita Income | \$64,745 | \$67,190 | \$72,209 |
| 2029 Average HH Income | \$174,519 | \$196,061 | \$207,854 |



AMENITIES MAP



REGIONAL MAP



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