

Flex Condo- Units 6 & 7

5210 Lewis Road Unit 6 & 7, Agoura Hills CA 91301



Exclusively Marketed by:

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DRE# 01411503



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CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Floor Plan
- Property Images

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Flex Condo- Units 6 & 7 | Executive Summary

01	Executive Summary
	Investment Summary
	Location Summary

FLEX CONDO- UNITS 6 & 7

OFFERING SUMMARY

ADDRESS	5210 Lewis Road Unit 6 & 7 Agoura Hills CA 91301
COUNTY	Los Angeles
MARKET	San Fernando Valley
SUBMARKET	West SFV
OFFERING PRICE	\$1,550,000
BUILDING SF	4,450 SF
PRICE PSF	\$325.00
LAND SF	63,134 SF
LAND ACRES	1.45
YEAR BUILT	1982
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	ACH3*
APN	2055-006-137

DEMOGRAPHICS

2020 Population	20,299
2020 Median HH Income	\$171,944
2020 Average HH Income	\$208,437



PROPERTY OVERVIEW

- Rare opportunity to own office/flex condominiums in the Conejo Valley
- Numerous retail amenities nearby
- Scenic views of the Santa Monica mountains
- Outstanding visibility from the Ventura (101) Freeway
- Building situated on land lease (expiring 12/30/2080)
- ±90% improved office space
- ±10% warehouse space
- Zoning: CRS-FC-OA (City of Agoura Hills Zoning Map)
- 24 reserved surface parking stalls (2.4/1,000 SF ratio)
- Multiple private entrances
- Flexible layout for general professional office uses
- Ground level loading existing with additional loading available
- Multiple kitchenettes and unisex restrooms on each level



7 & 9 SLINN - UNITS 6 & 7 | FLEX CONDO-CONPLEX

Flex Condo- Units 6 & 7 | Property Description

02

Property Description

Property Features Aerial

Map

Parcel Map

Additional Maps Pictures

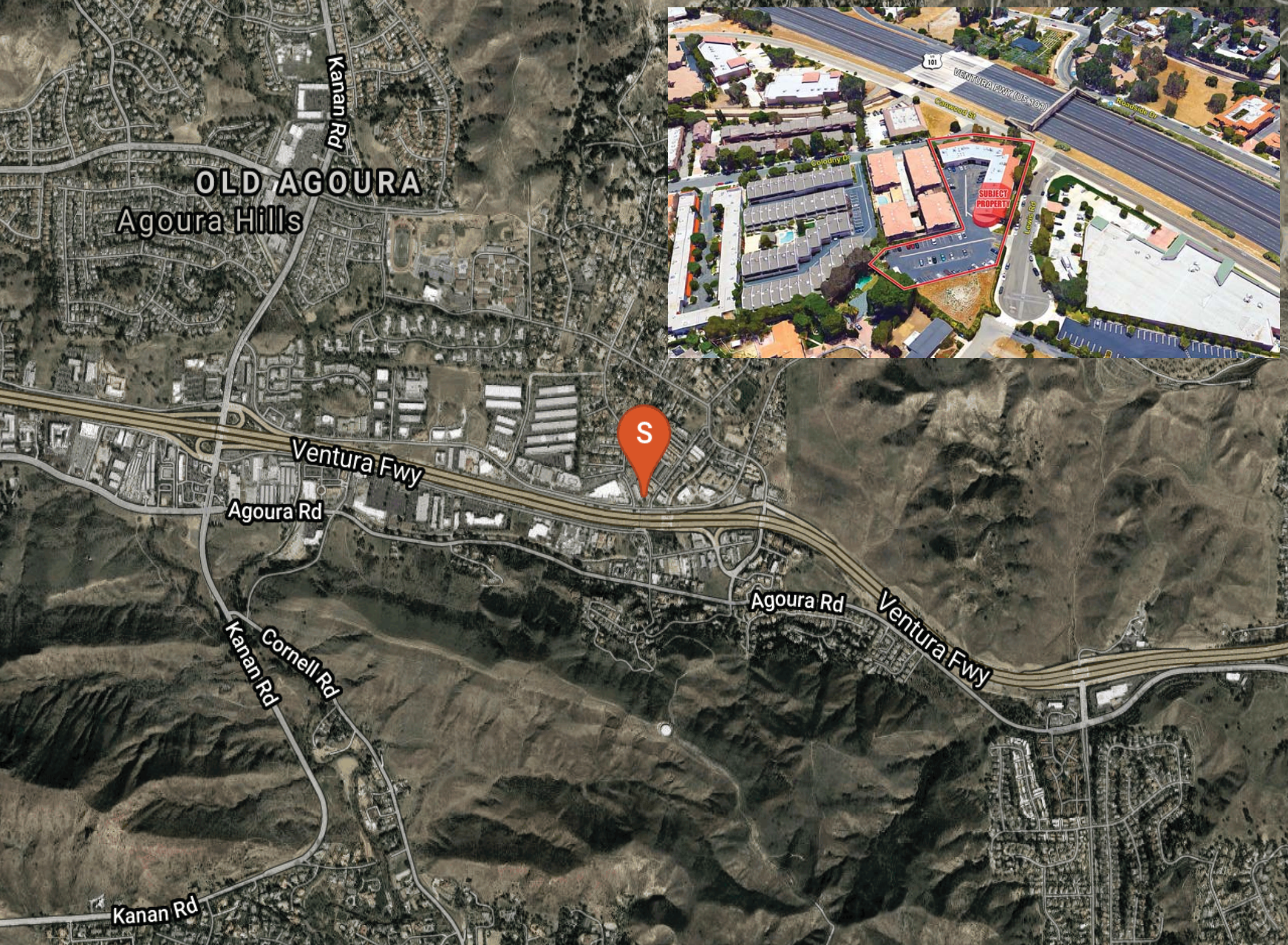
with Captions

PROPERTY FEATURES

BUILDING SF	4,450
LAND SF	63,134
LAND ACRES	1.45
YEAR BUILT	1982
# OF PARCELS	2
ZONING TYPE	ACH3*
BUILDING CLASS	3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
PARKING RATIO	4.00/1,000 SF

Year Completed	1982
Number of Floors	Two (2)
Utilities	Electricity: Edison Water: Las Virgenes Municipal Water Gas: Souther California Gas Telephone: AT&T Waste: G.I. Industries
Access	Vehicle access from Lewis Rd; Street parking with pedestrian walkway access from Lewis Rd and Colodny Dr
Loading	Ground level loading
Zoning	CRS-FC-0A
APN	2005-006-132 through 2005-006-140
Size	Approx. 10,000 SF





OLD AGOURA
Agoura Hills



Floor Plan



First Floor



Second Floor





