

OFFICE CONDOMINIUM FOR SALE

THE RIDGE
30300
@
agoura road



30300 AGOURA HILLS ROAD, SUITE 280, AGOURA HILLS, CA

CBRE

INVESTMENT SUMMARY

Address	30300 Agoura Hills Road, Suite 280
City	Agoura Hills
State	California
Suite Size	1,788 SF
Year Built	2011
Parking	4/1,000
Zoning	AH SP*
Asking Price	\$1,100,000 (\$615.21 PSF)

30300 Agoura Hills Road

Located at 30300 Agoura Hills Road, this condo unit offers immediate access to major highways and is surrounded by a tranquil setting in the Santa Monica Mountains. The project features modern office spaces with high-end improvements, abundant parking, and a pristine work environment.



30300 AGOURA HILLS ROAD, SUITE 280

BUILDING HIGHLIGHTS

- Pride of ownership project
- Beautiful mountain views
- Deluxe conference room available via reservation
- Individual access codes for optimal building security
- Common area restrooms throughout building
- Sprinklered

PROPERTY HIGHLIGHTS

- Class A office/medical building
- Easy access to 101 Freeway
- Well-maintained interior and exterior environment for occupiers and visitors
- Adjacent to Sheraton Agoura Hills, Hampton Inn & Suites, and numerous restaurants

SUITE HIGHLIGHTS

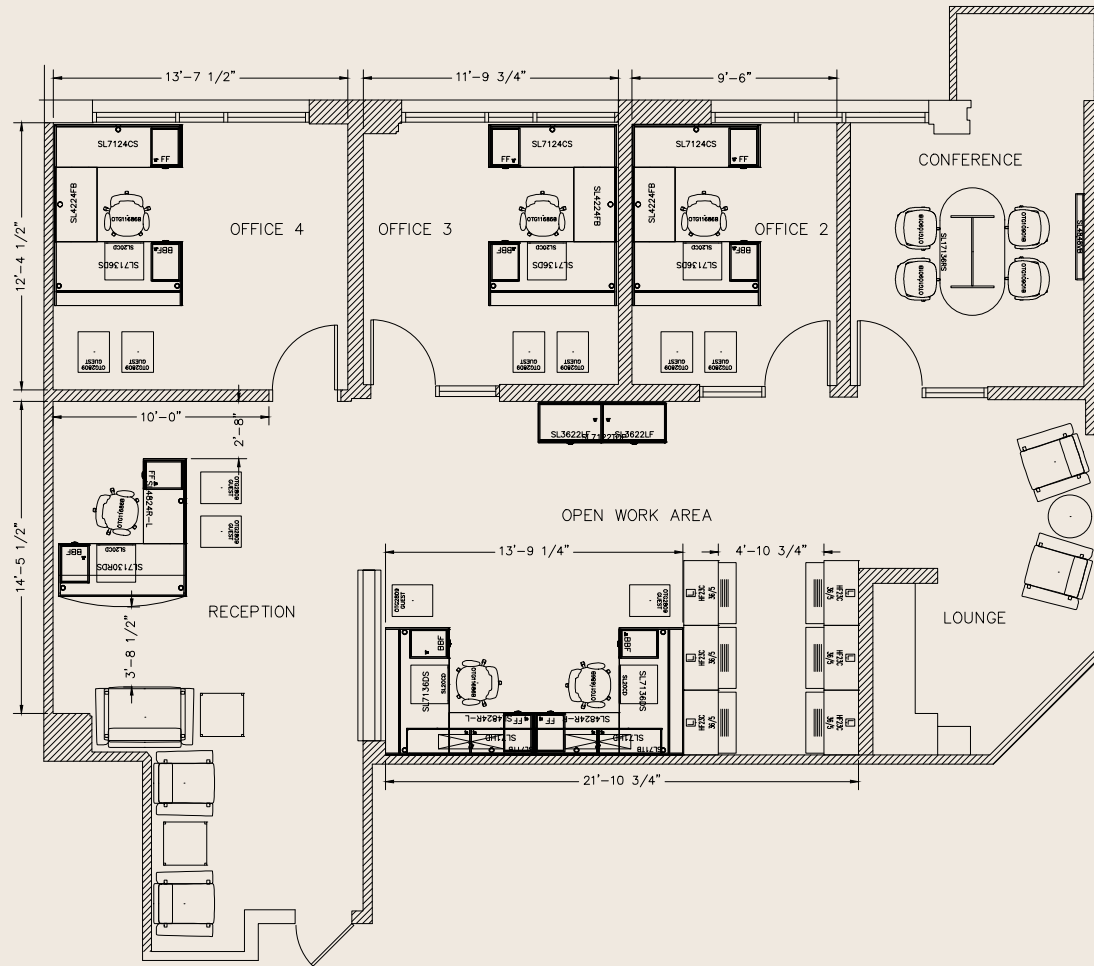
Office Condominium Available for Purchase

- Owner-user opportunity. Great for both office and medical occupiers, offering flexibility.
- Separately metered electricity. Allows for direct control and electricity billing.
- New individual HVAC unit. Ensures climate control for the suite without restriction.
- Elevator served. Adds convenience, especially for clients or patients.
- High-end improvements and modern amenities. Enhances the overall appeal and functionality of the space.



30300 AGOURA HILLS ROAD, SUITE 280

FLOOR PLAN



Click to
Virtual Tour

CITY OVERVIEW – AGOURA HILLS

Nestled in the picturesque Santa Monica Mountains, Agoura Hills is a charming suburban community in Los Angeles County, California. Conveniently located 35 miles northwest of Downtown Los Angeles and less than 10 miles west of Woodland Hills, Agoura Hills offers a high quality of life with a close-knit population of approximately 20,299. The city is dedicated to maintaining safe, healthy neighborhoods and fostering strong relationships with residents and businesses. Rich in history, the area was first settled by the Chumash Native Americans around 10,000 years ago and later became a popular stage stop in the 1900s due to its natural spring. In the 1920s, it was briefly known as Picture City because of Paramount Pictures' ranch used for filming Westerns. Today, Agoura Hills boasts excellent amenities, including parks, recreational facilities, and easy access to the 101 Freeway and Pacific Coast Highway. The city is also home to the Reyes Adobe Museum, which showcases the area's historical significance.



30300 AGOURA HILLS ROAD, SUITE 280

AMENITIES MAP

Thousand Oaks

NORTH RANCH SHOPPING CENTER

CVS pharmacy	bluemercury	McDonald's
Pain Quotidian	Mendocino Farms	Wendy's
VONS	Ralph's fresh fare	TRADER JOE'S

THE PROMENADE AT WESTLAKE

BARNES & NOBLE	Brandy ♥ Melville	Brighton
lululemon	RH	SEPHORA
VUORI	WILLIAMS SONOMA	WORLD MARKET
FRESH BROTHERS	bababand	MARMALADE CAFE
SHAKE SHACK	Sprinkles	Sweetfin
sweetgreen	cinépolis	amazon fresh

NORTH RANCH GATEWAY

TJ-MAXX	Domino's
BAJA FRESH	eLong
DUNKIN'	ROYAL EGG
Anarbagh	

WESTLAKE VILLAGE MARKET PLACE

Staples	PETSMART
Michaels	
Wendy's	Smart & Final

NORTHGATE PLAZA

Habit Burger Grill	SHARKY'S
corner bakery	Yogurtland

WESTLAKE PLAZA

VONS	CVS pharmacy	bluemercury
Pain Quotidian	Mendocino Farms	pressed
THE COFFEE BEAN & TEA LEAF	STARBUCKS	CLUB PILATES
corepower YOGA	Gelson's	SPROUTS FARMERS MARKET

Westlake COMMONS

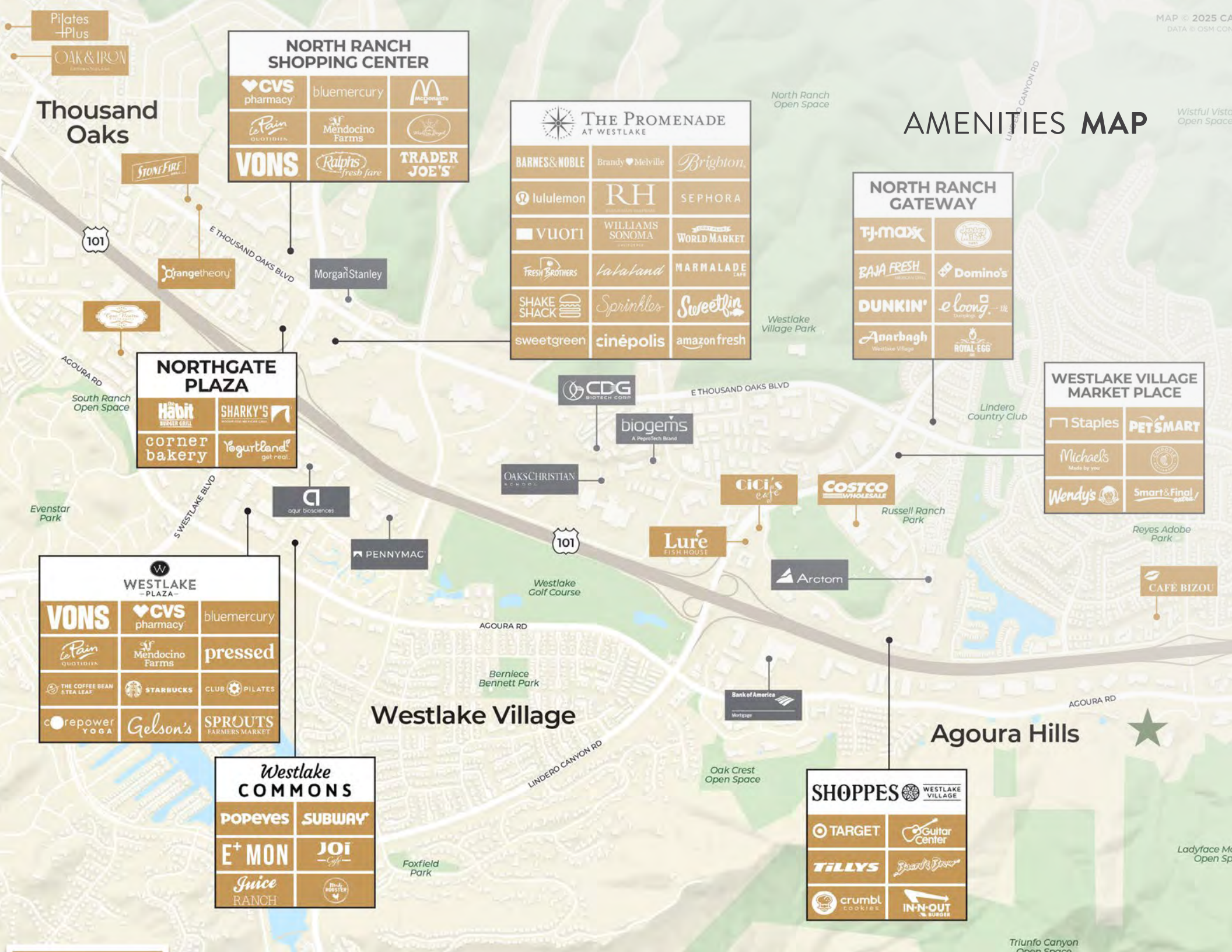
POPEYES	SUBWAY
E+ MON	JOi
Juice RANCH	THE HUSTLER

SHOPPES WESTLAKE VILLAGE

TARGET	Guitar Center
TILLYS	Joe's Jeans
crumbl cookies	IN-N-OUT BURGER

Westlake Village

Agoura Hills



2024 AREA DEMOGRAPHICS

	DEMOGRAPHIC COMPREHENSIVE	2 MILES	5 MILES	10 MILES
	Population	19,365	77,628	341,817
	Households	7,153	30,388	121,652
	Average Household Income	\$174,783	\$163,100	\$153,335
	Median Home Value	\$979,378	\$985,770	\$879,671

Sources: CBRE Location Analytics & Mapping, Wikipedia.com, Costar.



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