



COMMERCIAL
REAL ESTATE
the sign of a profitable property



AVAILABLE



FREEWAY ADJACENT RETAIL SHOWROOM AVAILABLE WITH HIGH CEILINGS

28610 Canwood St, Agoura Hills, CA 91301



RODRIK GHARASSEMIAN
(818) 698-6179 | rodrick@illcre.com
DRE#02282221

AUSTIN HARRELL
(818) 514-0547 | austin@illcre.com
DRE#02051633

TODD NATHANSON
(818) 514-2204 | todd@illcre.com
DRE#00923779



RETAIL SPACE
AGOURA HILLS, CA

PROPERTY FEATURES

28610 Canwood St, Agoura Hills, CA 91301



APPROX. 11,000 SF

RETAIL SPACE AVAILABLE

- ✓ Gorgeous first-floor retail showroom with high ceilings
- ✓ Ceiling height ranging from 19' to 25' (clear height)
- ✓ Abundant natural light
- ✓ LED and track lighting throughout
- ✓ Located adjacent to the 101 Freeway with highly visible freeway signage
- ✓ Space consists of the front retail showroom portion of the building
- ✓ Extensive electrical capacity
- ✓ 50 on-site parking spaces
- ✓ ADA-compliant restrooms
- ✓ Full glass storefront
- ✓ Window-lined showroom
- ✓ Durable hard-surface flooring
- ✓ Convenient kitchenette
- ✓ Zoning: Commercial Retail Service – Freeway Corridor (CRS-FC)
- ✓ Potential for over 200 linear feet of storefront and window signage visible from the 101 Freeway
- ✓ Traffic count of over 178,000 cars per day at the 101 Freeway and Chesebro Rd
- ✓ 24-hour access

AREA AMENITIES

28610 Canwood St, Agoura Hills, CA 91301

- ✓ Agoura Hills is located in Los Angeles County
- ✓ Nestled in the eastern part of the Conejo Valley, between Calabasas and Westlake Village
- ✓ City motto: "The Gateway to the Santa Monica Mountains"
- ✓ Established and proven retail corridor
- ✓ Convenient freeway access
- ✓ Average household income within a 2-mile radius: \$142,699
- ✓ Median home value: \$890,862

DEMOGRAPHICS

POPULATION



1 MILE	3 MILE	5 MILE
5,821	36,015	64,870

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$142,699	\$167,672	\$169,805

DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
5,372	34,658	61,296

TRAFFIC COUNT



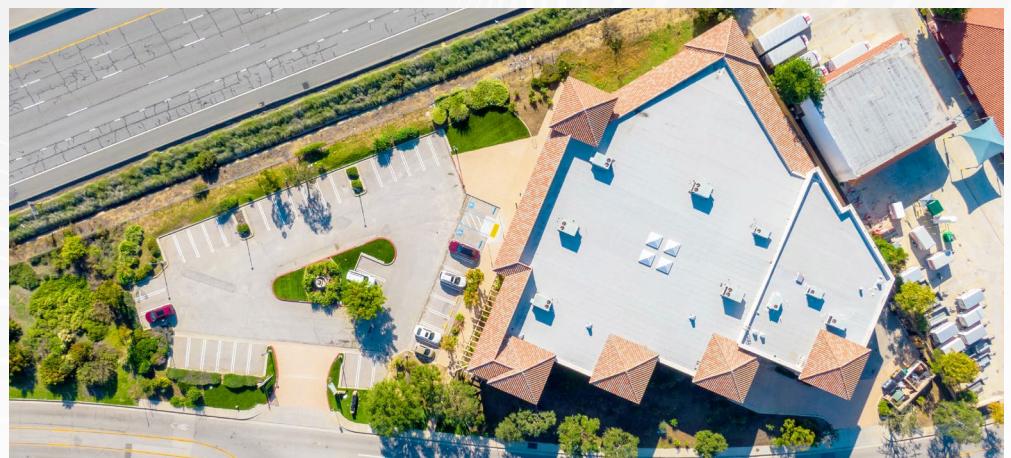
± 185,497 CPD ON
CANWOOD ST & VENTURA FWY



RETAIL SPACE
AGOURA HILLS, CA

EXTERIOR PHOTOS

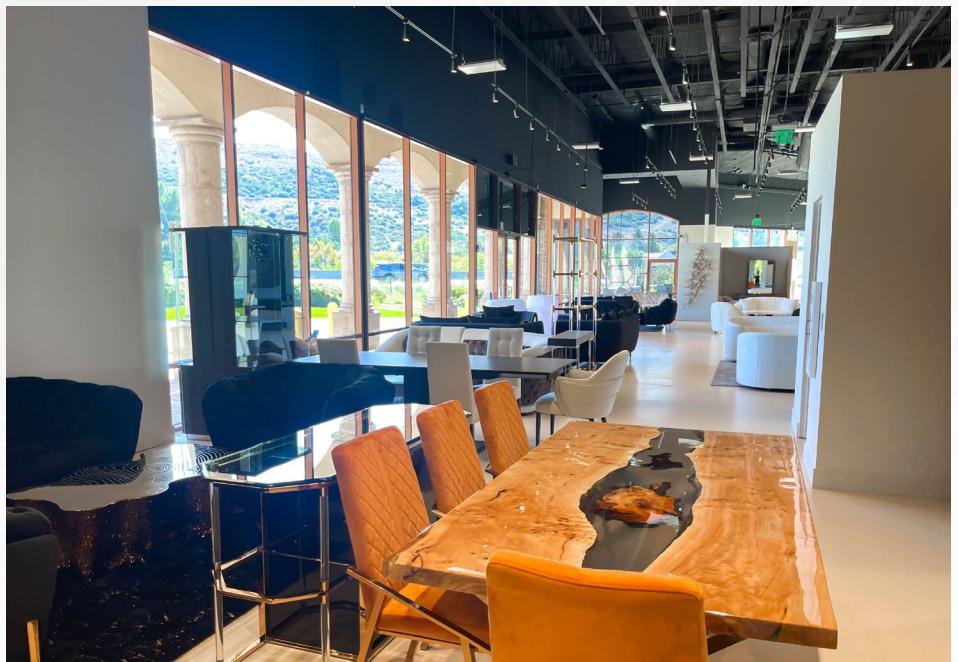
28610 Canwood St, Agoura Hills, CA 91301



RETAIL SPACE
AGOURA HILLS, CA

INTERIOR PHOTOS

28610 Canwood St, Agoura Hills, CA 91301



RETAIL SPACE
AGOURA HILLS, CA

INTERIOR PHOTOS

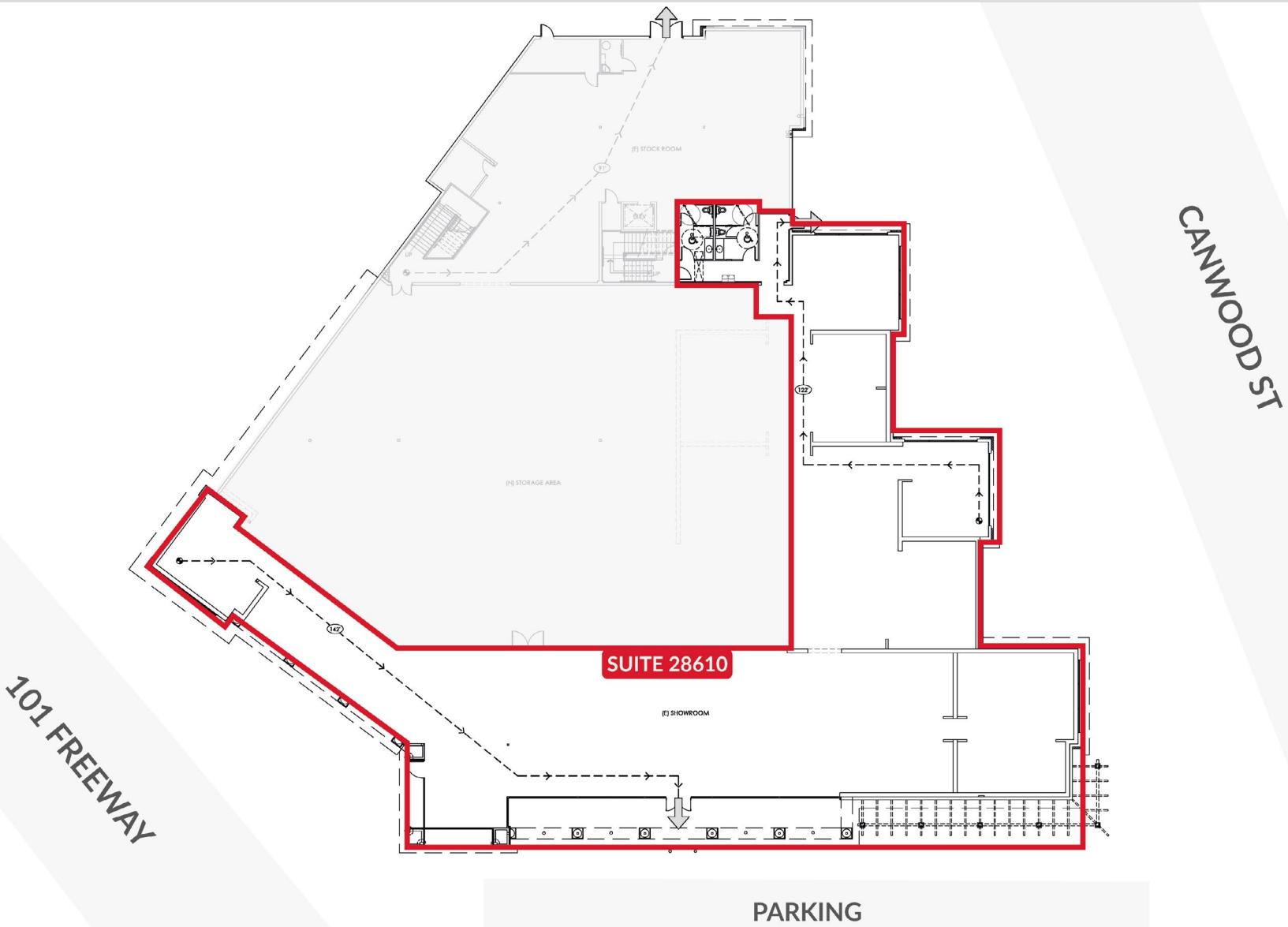
28610 Canwood St, Agoura Hills, CA 91301



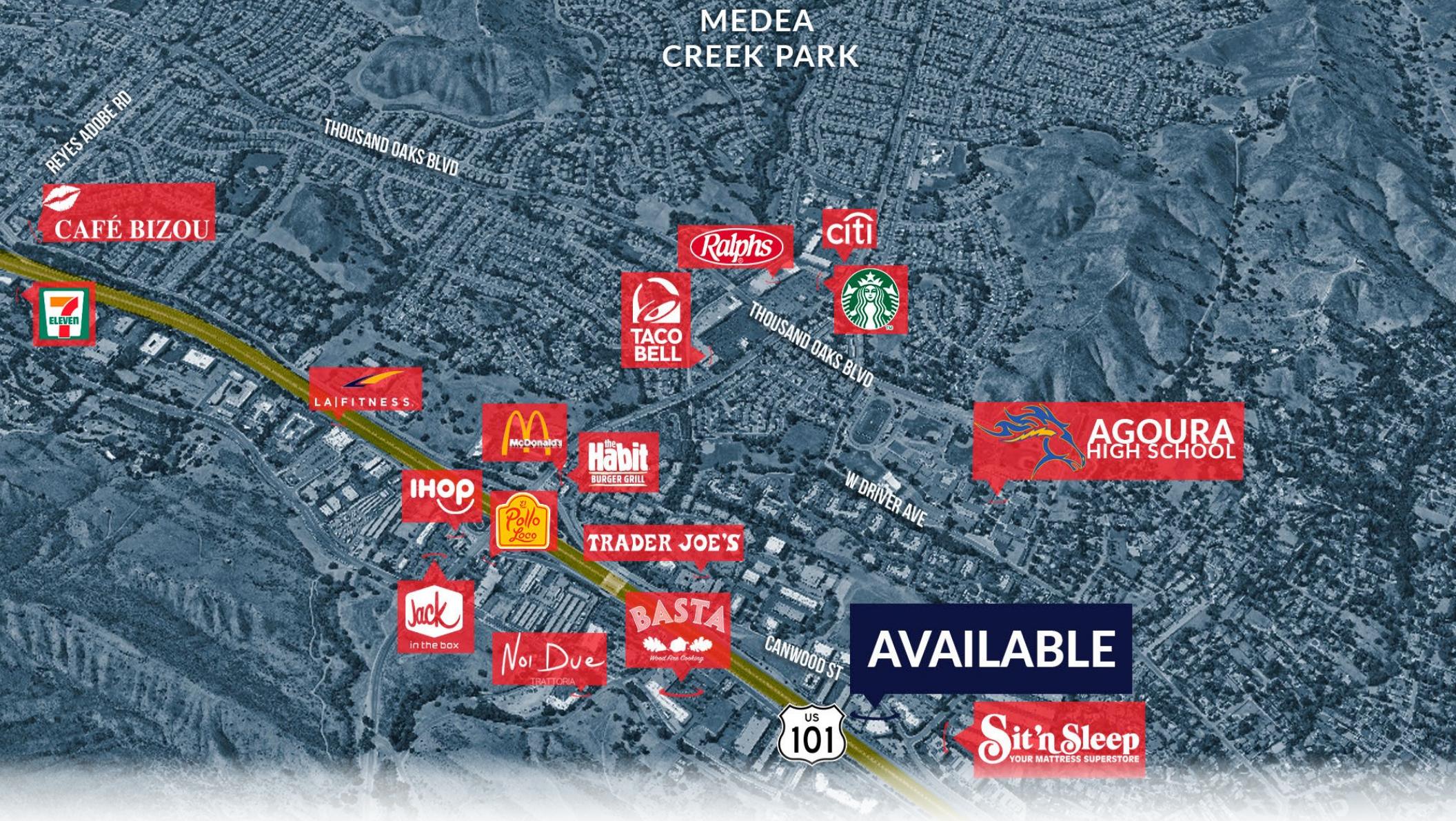
RETAIL SPACE AGOURA HILLS, CA

FLOOR PLAN

28610 Canwood St, Agoura Hills, CA 91301



MEDEA CREEK PARK



Sleep
HOME IMPROVEMENTS

CHIPOTLE
MEXICAN GRILL

Ralphs

Starbucks

DUNKIN'

Michaels

Jack
in the box

TACO BELL

Sit'n Sleep

LA FITNESS.

Noi Due
TRATTORIA

7-ELEVEN

the Habit
BURGER GRILL

citi

CVS
armacy

target

TRADER JOE'S

McDonald's

AERIAL MAP



**COMMERCIAL
REAL ESTATE**

RODRIK GHARASSEMIAN
ASSOCIATE
(818) 698-6179 | rodrik@illicre.com
DRE#02282221

AUSTIN HARRELL
SENIOR ASSOCIATE
(818) 514-0547 | austin@illicre.com
DRE#02051633

TODD NATHANSON
PRESIDENT
(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.