



COMMERCIAL
REAL ESTATE
the sign of a profitable property



FREEWAY ADJACENT RETAIL SHOWROOM AVAILABLE WITH HIGH CEILINGS

28610 Canwood St, Agoura Hills, CA 91301



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PROPERTY FEATURES

28610 Canwood St, Agoura Hills, CA 91301



APPROX. 11,000-16,000 SF

RETAIL WITH OFFICE 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

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- ✓ 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

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RETAIL SPACE
AGOURA HILLS, CA

INTERIOR PHOTOS

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RETAIL SPACE
AGOURA HILLS, CA

FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

MEDEA CREEK PARK



AVAILABLE



AERIAL MAP



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