



# CANWOOD CORPORATE CENTER

29219 - 29229 CANWOOD STREET  
AGOURA HILLS, CA 91301

## OFFERING MEMORANDUM







29219 - 29229 CANWOOD STREET / AGOURA HILLS

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# PROPERTY OVERVIEW



The Canwood Corporate Center is a highly desirable Class A office project in Agoura Hills, comprising two buildings spanning across an impressive 95,000 square feet.

The attention to detail and design is evident as soon as you step into the bright and naturally lit lobbies, complete with skylights that enhance the sense of spaciousness and provide an abundance of natural light. The stunning views of the Santa Monica Mountains add to the appeal, creating a serene and calming environment for professionals to work in. While the Canwood Corporate Center offers a sense of privacy and seclusion, it is located in an incredibly convenient location right off the 101 Freeway. This prime location provides easy access to major transportation routes, making it highly accessible to employees and clients alike. Additionally, the project is within walking distance to shopping centers and restaurants, making it an attractive location for businesses seeking to provide convenient amenities to their staff. The Canwood Corporate Center offers a unique opportunity for businesses seeking to establish themselves in a prestigious location that offers a seamless blend of luxury, convenience, and accessibility. With its prime location, stunning design, and ample amenities nearby, this project is an exceptional choice for companies looking for a professional and modern workspace.





# INVESTMENT OVERVIEW

Westcord, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 29219 - 29229 Canwood St ("The Property"), a two building office campus located in the heart of Agoura Hills, CA. This Class-A suburban office park presents a chance to purchase a core Conejo Valley asset at a substantially discounted price, with immense potential for growth. The option to buy each building separately or together makes it an attractive prospect for value-add investors or owner/users. The properties are conveniently located along the Ventura (101) freeway in Agoura Hills, providing easy access to Westlake Village, Calabasas, Malibu, and Greater Los Angeles.

The Greater Conejo Valley, including Agoura Hills, boasts a robust demographic with predominantly low-rise office buildings. As we navigate a post-pandemic world, tenants are placing a premium on fresh air and noncondensed office spaces. This shift in priorities has led to an influx of tenants from traditionally urban markets to the Greater Conejo Valley area.



**\$14,710,585**

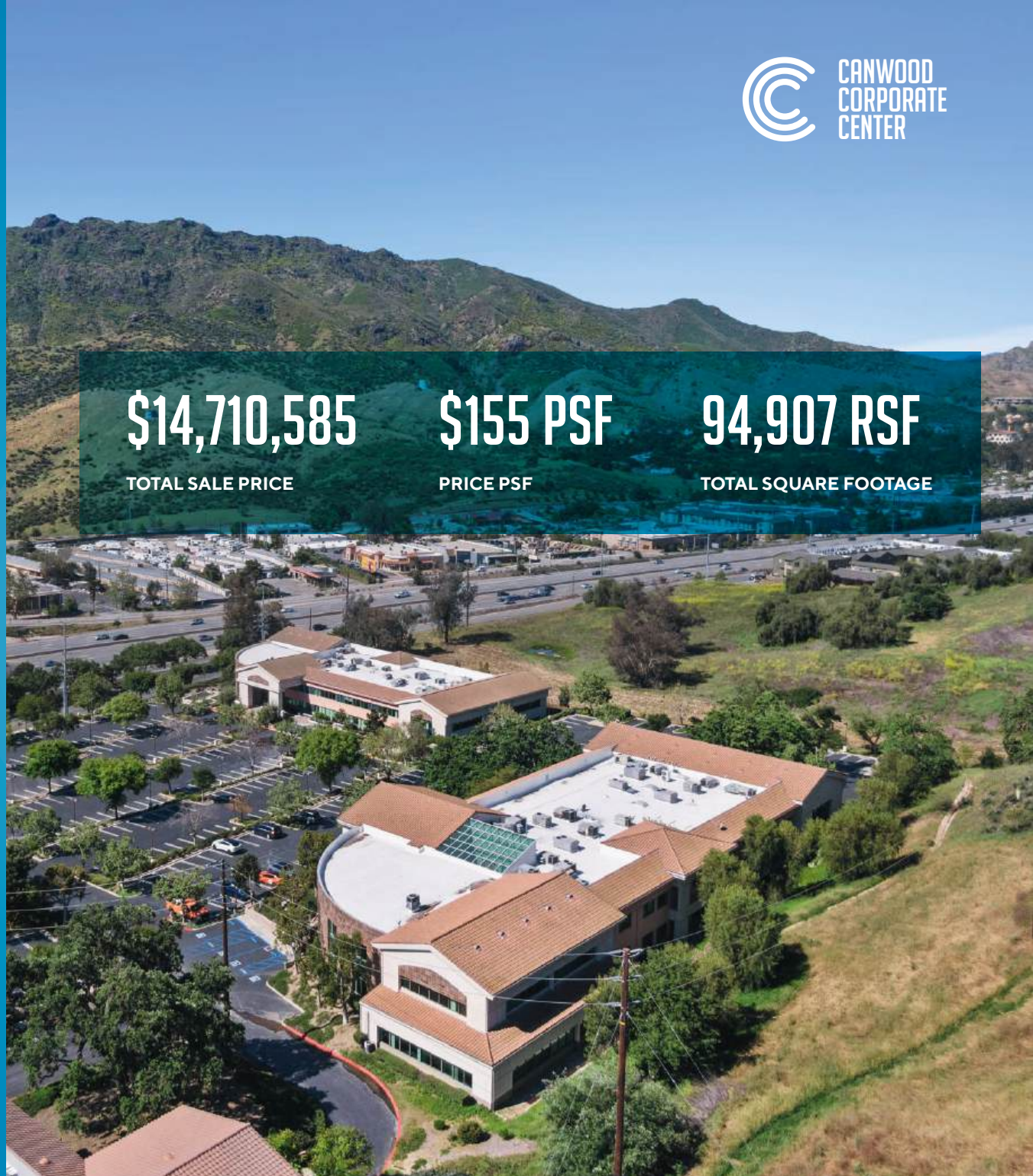
TOTAL SALE PRICE

**\$155 PSF**

PRICE PSF

**94,907 RSF**

TOTAL SQUARE FOOTAGE





# PROPERTY DETAILS

**Total Offering Price:** \$14,710,585 (\$155/SF)  
**Address:** 29219-29229 Canwood St, Agoura Hills, CA  
**Site Area:** 274,864 SF (6.31 acres)

## 29219 Canwood St

- Offering Price: \$7,355,370
- Net Rentable Area: 47,454 SF
- % Leased: 35%
- Parcel Number: 2053-001-027
- Stories: 2

## 29229 Canwood St

- Offering Price: \$7,355,215
- Net Rentable Area: 47,453 SF
- % Leased: 9%
- Parcel Number: 2053-001-026
- Stories: 2

**Zoning:** AH-C3

**Parking:** 311 surface parking for the entire complex

**Parking Ratio:** 3.5 / 1,000 SF

**Year Built:** 2001

**Foundation / Substructure:** Perimeter spread footings and concrete slab-on-grade

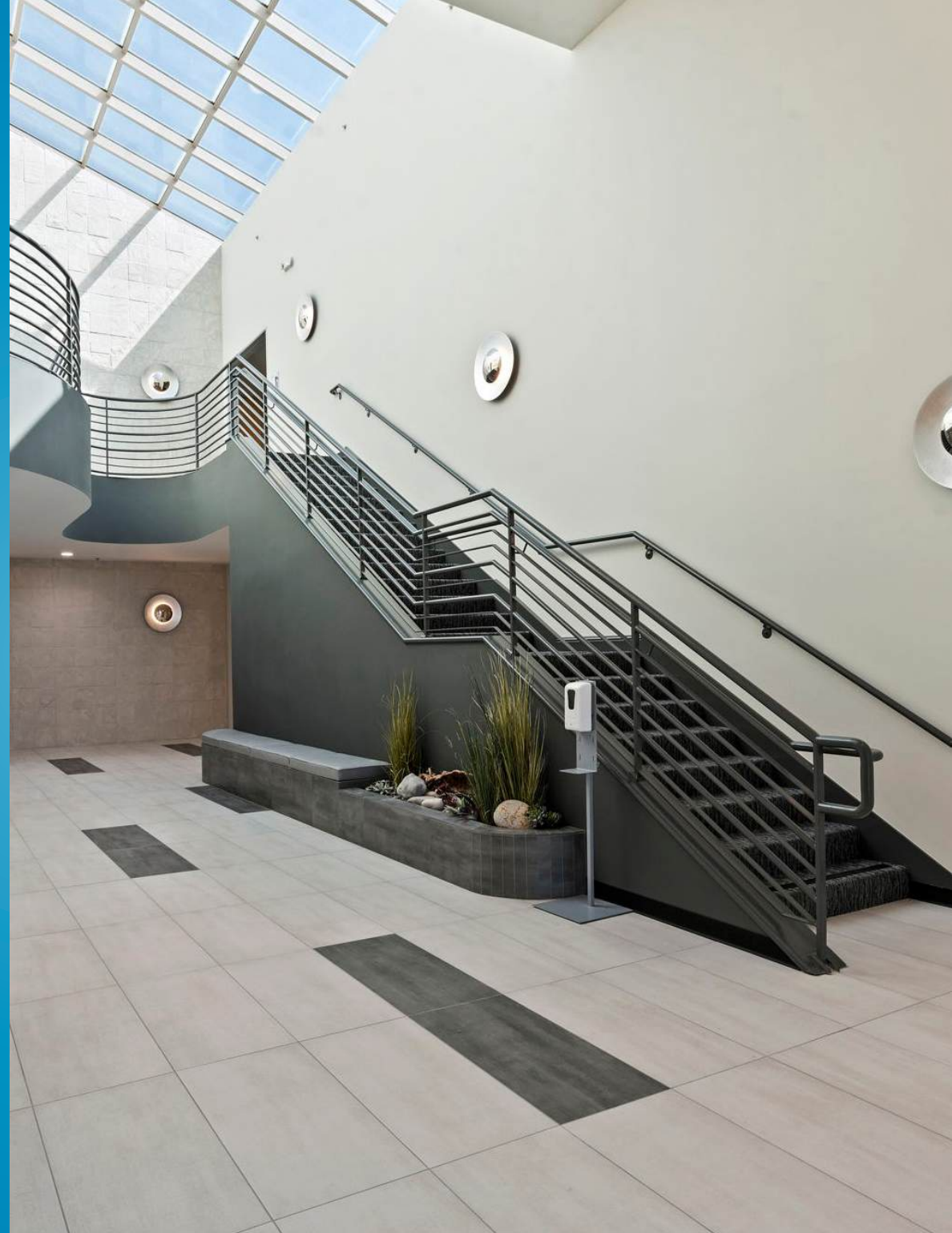
**Superstructure:** Wood and steel frame

**Façade:** Painted stucco and stone veneer

**Roof:** RainShield® RS-2P-3W 135 Mil Roofing System (15 year unconditional leak-free system guarantee and replaced all the skylights).

**HVAC:** Rooftop package units with gas-fired furnace  
Electrical supply wiring: Copper

**Number of elevators:** 2 (including the handicap lift on the exterior of the building)





# PROPERTY HIGHLIGHTS



## LOCATION

Excellent location with incredible accessibility via the Ventura (101) Freeway to Thousand Oaks, Westlake Village, Calabasas, Malibu and Greater Los Angeles.



## CAMPUS SETTING

Office campus environment attracting tenants to a business-friendly city not subject to Los Angeles' Gross Receipts Tax.



## LOCAL AMENITIES

Conveniently located with nearby amenities and shopping centers.



## RENOVATIONS

Brand-new common area upgrades including a new lobby and updated hallways. Brand new Tenant Outdoor Seating area



## DEMOGRAPHICS

Outstanding demographics and premier housing supply.



## SPEC SUITES

Move-in ready Class-A Spec Suites with exposed ceiling, floor-to-ceiling glass, and upgraded finishes.



29229 CANWOOD ST, AGOURA HILLS, CA

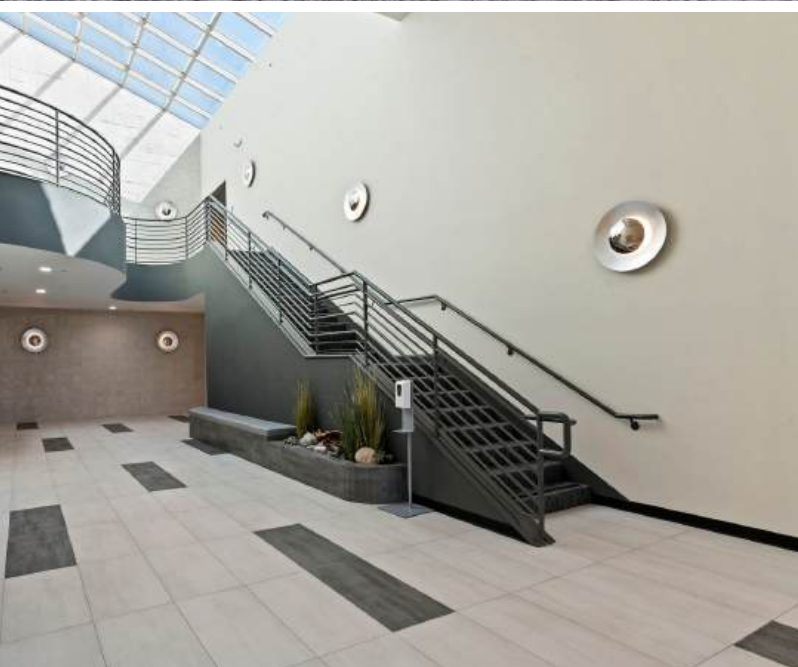
29219 CANWOOD ST, AGOURA HILLS, CA



# AERIAL OVERVIEW









# 29219 CANWOOD ST, AGOURA HILLS, CA

1ST FLOOR









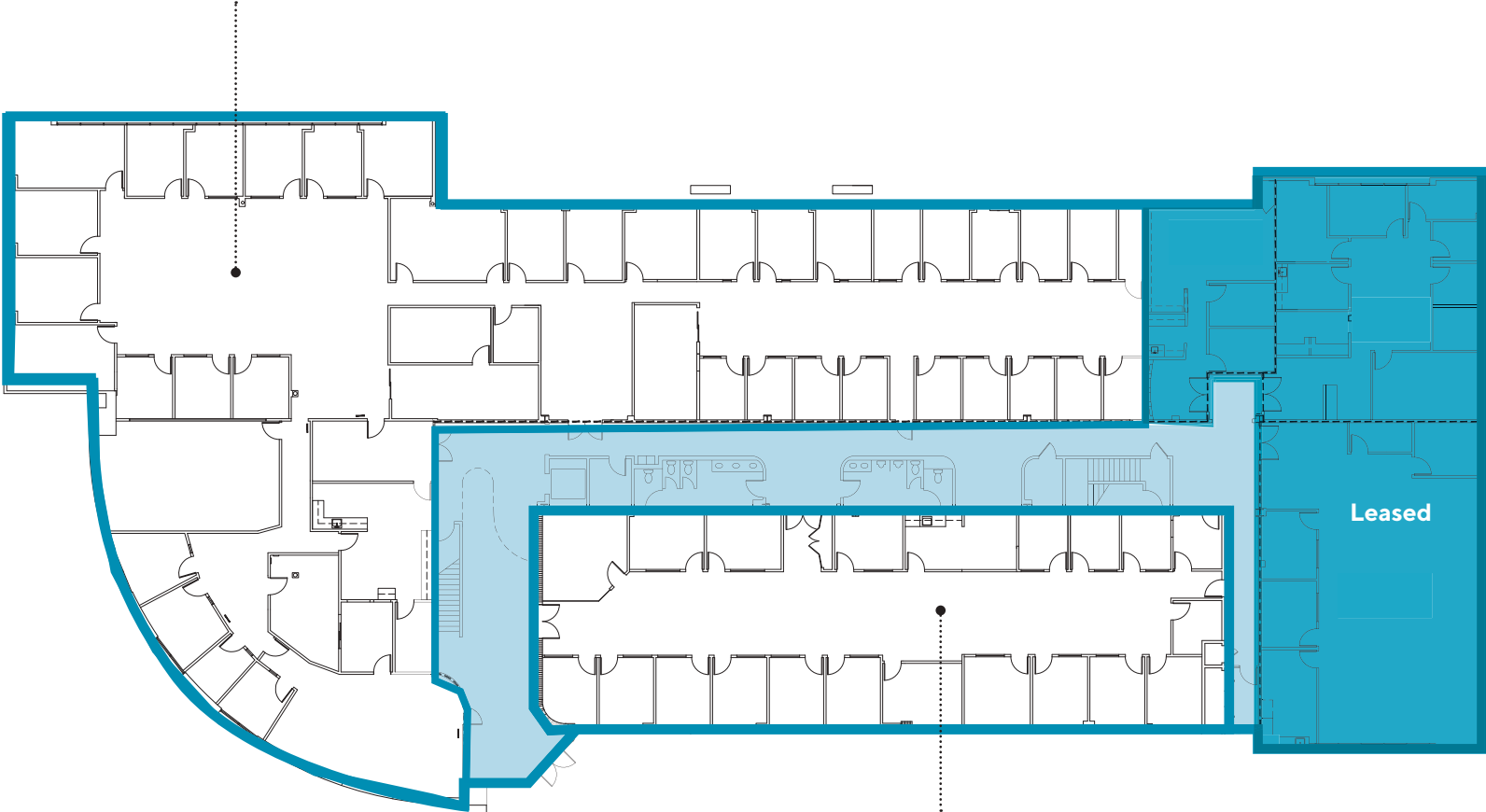
# 29229 CANWOOD ST, AGOURA HILLS, CA

1ST FLOOR



**SUITE 101 & 109**

±13,552 RSF



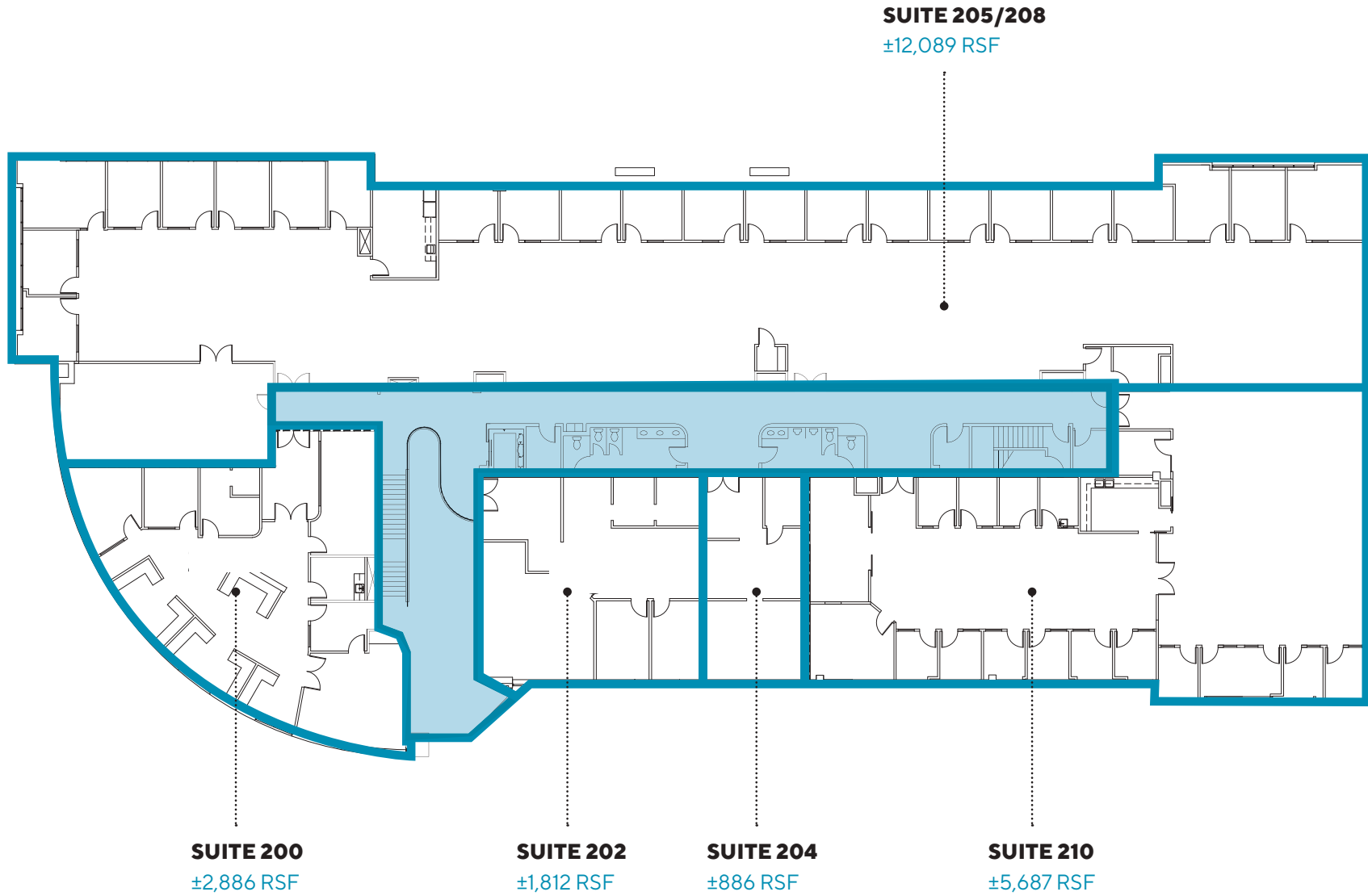
**SUITE 107**

±5,203 RSF



# 29229 CANWOOD ST, AGOURA HILLS, CA

2ND FLOOR





# DEMOGRAPHICS

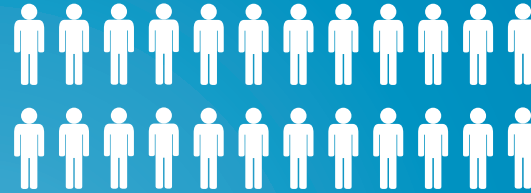


Owner Occupied Households

**77%**

Renter Occupied Households

**23%**



Population  
**80,773**

**\$** **\$174,589**

Average household income

**\$** **\$146,166**

Median Household income



# NEIGHBORHOOD OVERVIEW



## A BUSTLING VALLEY

Agoura Hills, along with the wider Conejo Valley, is an ideal location to experience a high quality of life. With its picturesque setting, nestled between the Santa Monica Mountains and the Pacific Ocean, it offers breathtaking natural beauty and an abundance of outdoor activities. Residents can enjoy hiking and biking trails, horseback riding, and numerous parks and green spaces. The area also boasts top-rated schools, making it an excellent place to raise a family. Additionally, Agoura Hills has a thriving business community, providing a range of employment opportunities. With easy access to major highways, it is also conveniently located for those commuting to other parts of Los Angeles. All of these factors make Agoura Hills and the Conejo Valley an attractive place to call home.

## HOUSING AND POPULATION GROWTH

The Conejo Valley is experiencing a surge in multi-family housing developments, offering a range of housing options to cater to the growing workforce. Among the notable developments are T.O. Ranch, Santal, and West Village. These developments, among many others, provide ample opportunities for a stronger workforce in the Conejo Valley by providing modern amenities and convenient locations that cater to the needs and preferences of modern residents. As the Conejo Valley continues to grow and develop, these multifamily housing options will play a vital role in attracting and retaining a talented and diverse workforce, benefiting both workers and businesses in the area.

## HIGHLY EDUCATED WORKFORCE

Agoura Hills boasts some of the top-ranking schools in Southern California and is located in close proximity to renowned educational institutions such as Cal Lutheran and Pepperdine, resulting in a highly educated workforce. The area has been a sought-after destination for top talent in Los Angeles due to the availability of high-quality jobs.



# NEIGHBORING TENANTS







# CANWOOD CORPORATE CENTER

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