

Flex Condo Unit 3

5210 Lewis Road Unit 3 , Agoura Hills CA 91301



OFFERING MEMORANDUM

PEAK
COMMERCIAL

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Demographics

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OFFERING SUMMARY

ADDRESS	5210 Lewis Road Unit 3 Agoura Hills CA 91301
COUNTY	Los Angeles
MARKET	Agoura Hills
SUBMARKET	West SFV
OFFERING PRICE	\$675,000
BUILDING SF	1,900 SF
PRICE PSF	\$346.00
LAND SF	63,134 SF
LAND ACRES	1.45
YEAR BUILT	1982
OWNERSHIP TYPE	Fee Simple

PROPERTY FEATURES

# OF PARCELS	1
ZONING TYPE	ACH3*
BUILDING CLASS	3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	4.00/1,000 SF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	4,396	36,850	63,228
2024 Median HH Income	\$129,821	\$154,704	\$163,677
2024 Average HH Income	\$179,798	\$214,187	\$225,265



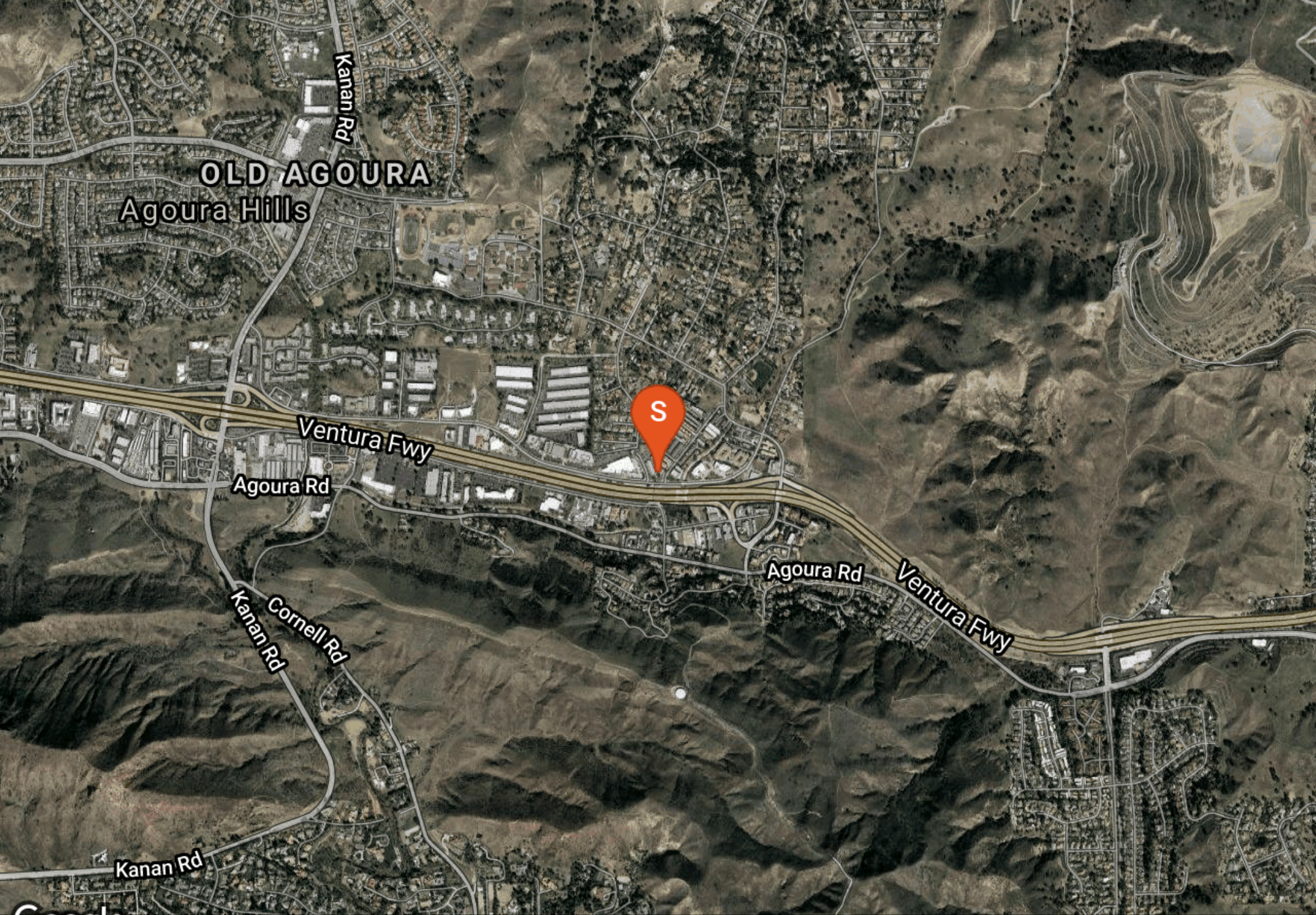
Property Overview

This bright, top-floor space boasts plenty of natural light and features six executive suites and a reception desk, creating a professional and energizing environment for your team. It is ideal for businesses looking to expand or establish a centralized hub. Don't miss out on this prime opportunity to elevate your operations!

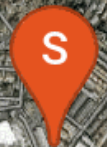
- Rare opportunity to own office/flex condominiums in the Conejo Valley
- Designed executive suites on the second floor.
- Enhance productivity in a light-filled, bright environment that radiates positive energy.
- This space is designed to inspire and energize your team, making it ideal for a thriving business.
- Surrounded by a variety of retail amenities for your convenience.
- Scenic views of the Santa Monica mountains
- Visibility from the 101 Freeway is a powerful asset for any business looking to amplify brand presence and accessibility in a competitive landscape.
- 100% improved office space
- Zoning: C3 CRS-FC-OA (City of Agoura Hills Zoning Map)
- 5 reserved surface parking stalls
- Kitchenettes and unisex restroom.
- This unit is designed to meet modern business needs with high-speed internet capabilities and advanced wiring for security cameras, providing a strategic edge in both connectivity and safety.
- HOA fee is \$550 a month, which covers roof, parking lot, maintenance, building exterior, outdoor utilities and trash.







OLD AGOURA
Agoura Hills

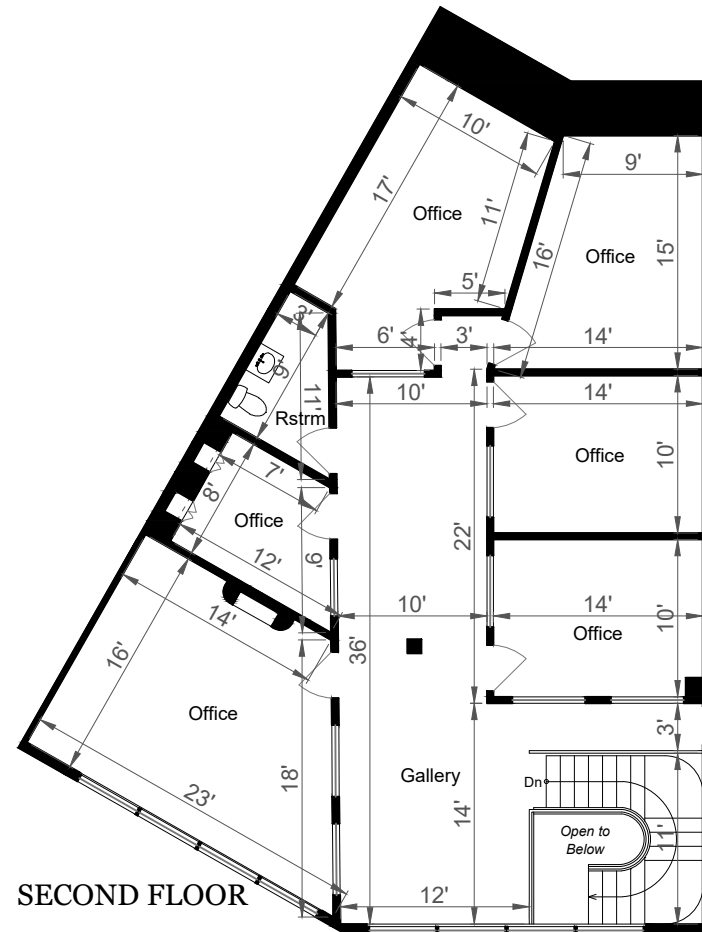


Google

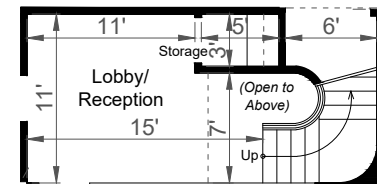
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5210 LEWIS ROAD | UNIT 3

AGOURA HILLS, CA 91301



LOBBY 1ST FLOOR



Estimated Total Square Footage: 1,900 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.



Rendering by Floor Plan Visuals.

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



US
101

VENTURA FWY (US 101)

Canwood St

Colodny Dr

Roadside Dr

**SUBJECT
PROPERTY**

Lewis Rd

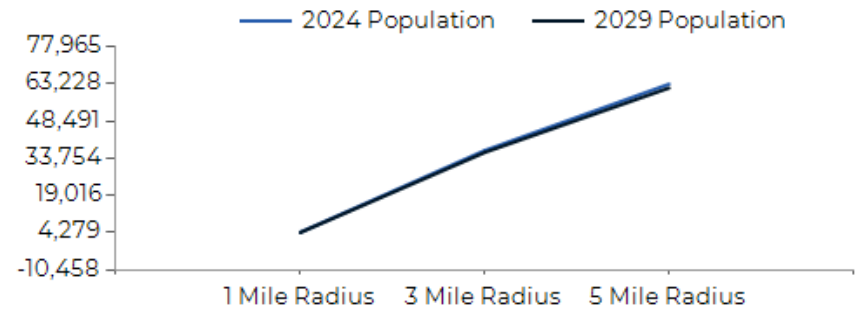




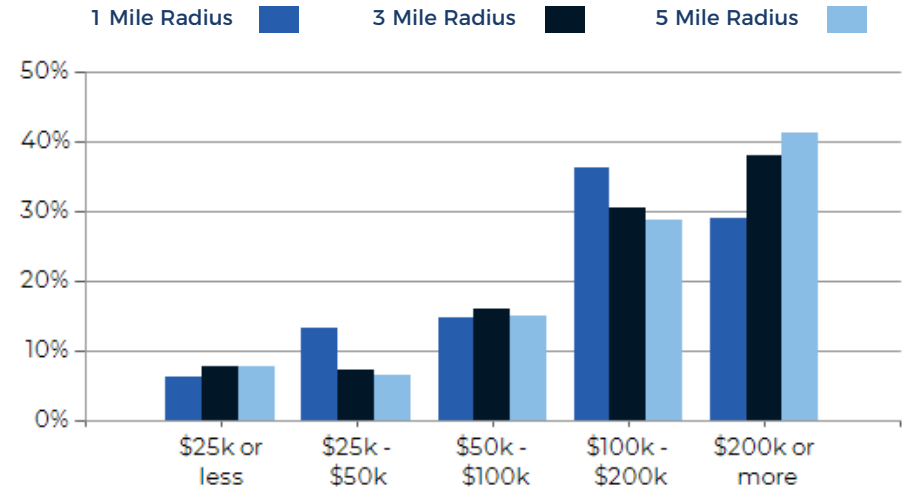
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,651	38,656	65,346
2010 Population	4,380	37,908	66,470
2024 Population	4,396	36,850	63,228
2029 Population	4,279	36,081	61,686
2024-2029: Population: Growth Rate	-2.70%	-2.10%	-2.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	75	773	1,337
\$15,000-\$24,999	42	359	636
\$25,000-\$34,999	105	439	674
\$35,000-\$49,999	138	594	976
\$50,000-\$74,999	105	1,003	1,674
\$75,000-\$99,999	166	1,319	2,106
\$100,000-\$149,999	407	2,442	3,996
\$150,000-\$199,999	254	1,954	3,203
\$200,000 or greater	532	5,454	10,325
Median HH Income	\$129,821	\$154,704	\$163,677
Average HH Income	\$179,798	\$214,187	\$225,265

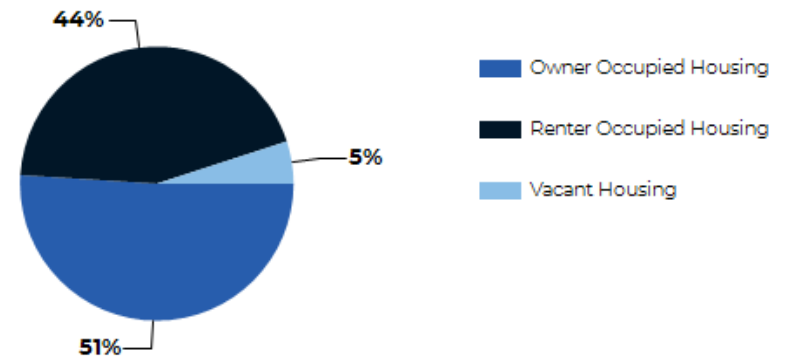
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,378	14,047	24,390
2010 Total Households	1,790	14,215	25,109
2024 Total Households	1,823	14,337	24,927
2029 Total Households	1,821	14,380	24,895
2024 Average Household Size	2.34	2.56	2.53
2024-2029: Households: Growth Rate	-0.10%	0.30%	-0.15%



2024 Household Income



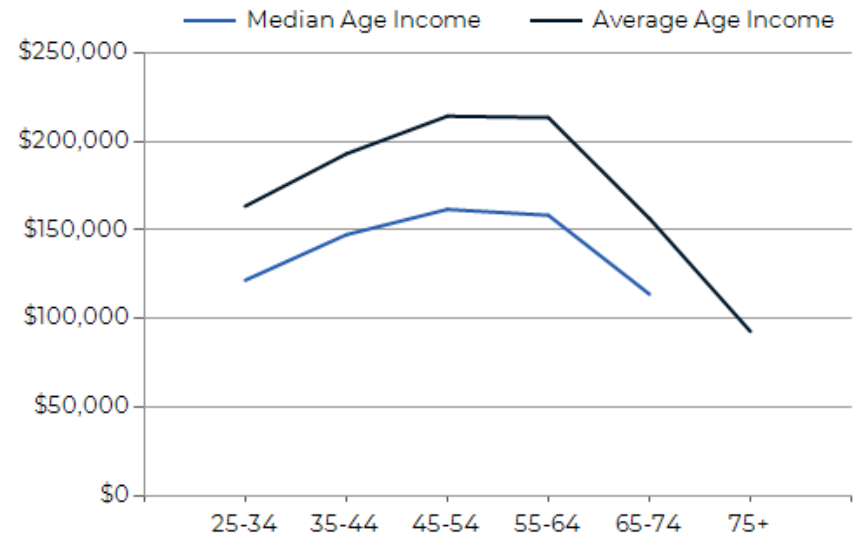
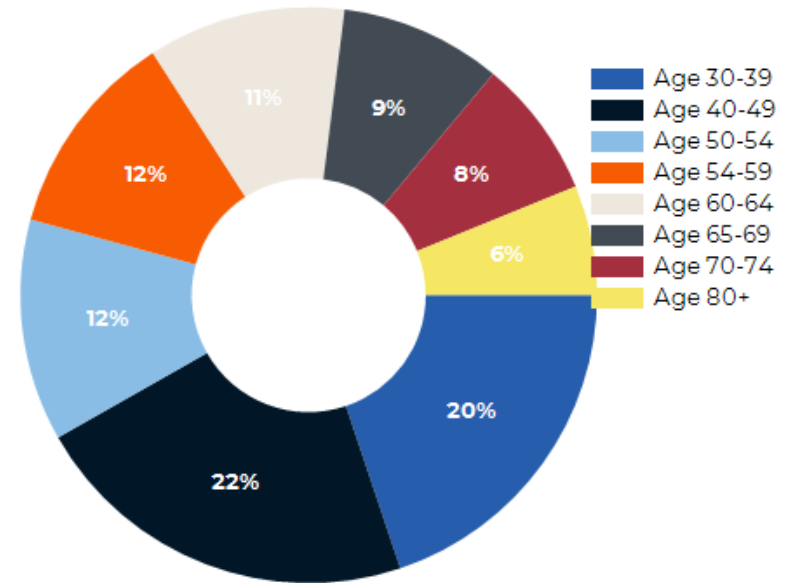
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	253	1,905	3,012
2024 Population Age 35-39	295	1,995	3,213
2024 Population Age 40-44	318	2,600	4,178
2024 Population Age 45-49	287	2,531	4,179
2024 Population Age 50-54	344	2,821	4,798
2024 Population Age 55-59	322	2,688	4,689
2024 Population Age 60-64	306	2,771	4,900
2024 Population Age 65-69	250	2,453	4,433
2024 Population Age 70-74	215	1,948	3,645
2024 Population Age 75-79	170	1,385	2,721
2024 Population Age 80-84	91	802	1,632
2024 Population Age 85+	159	709	1,430
2024 Population Age 18+	3,596	29,694	51,368
2024 Median Age	44	44	46
2029 Median Age	46	46	47

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$121,649	\$124,918	\$132,975
Average Household Income 25-34	\$163,517	\$179,991	\$193,381
Median Household Income 35-44	\$147,380	\$172,716	\$182,910
Average Household Income 35-44	\$193,126	\$232,228	\$242,925
Median Household Income 45-54	\$161,717	\$200,001	\$200,001
Average Household Income 45-54	\$214,460	\$270,171	\$281,071
Median Household Income 55-64	\$158,421	\$200,001	\$200,001
Average Household Income 55-64	\$213,678	\$260,753	\$274,401
Median Household Income 65-74	\$113,826	\$116,876	\$127,850
Average Household Income 65-74	\$156,651	\$177,216	\$193,951
Average Household Income 75+	\$92,699	\$105,775	\$128,840



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