

5226 PALO COMADO CANYON ROAD

LAND & BUSINESS FOR SALE



Gas Station AGOURA HILLS, CA 91301

Land & Business

5226 PALO COMADO CANYON ROAD | AGOURA HILLS, CA 91301

BEN LAEZARI

C: 818.448.2262

Blalezari@RiaCre.com

Cal BRE#01987941



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Realty Investment Advisors and should not be made available to any other person or entity without the written consent of Realty Investment Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Realty Investment Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Realty Investment Advisors has not verified, and will not verify, any of the information contained herein, nor has Realty Investment Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Realty Investment Advisors makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Realty Investment Advisors is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Realty Investment Advisors, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Realty Investment Advisors, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DESIGN BY CRESC



Property Summary

5226 PALO COMADO CANYON ROAD | AGOURA HILLS, CA 91301



Property Summary

LAND & BUSINESS OFFERING



\$6,500,000

OFFERING PRICE



25,990 SF

LAND SQUARE FOOTAGE



4 Pumps

TOTAL PUMPS

5226 PALO COMADO CANYON ROAD

THE ASSET

GASOLINE AVERAGE	70,000 Gallons/Month (at \$1+ margin)
MART SALES	\$85,000 /Month (Includes \$50,000 of lotto)
LOT SF	▪ 25,990 SF
BUILDING SF	▪ 1,353
APN 1	▪ 2052-008-030
APN 2	▪ 2052-008-031
PUMPS	▪ 4

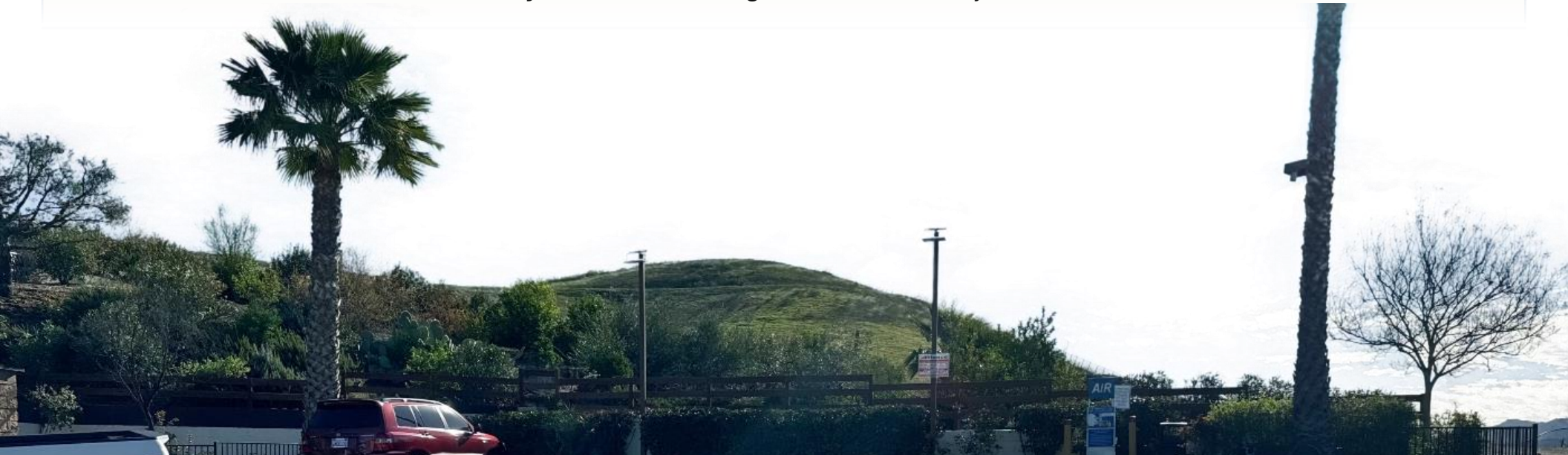
Vicinity Map



The Investment

Unbranded Gas Station Opportunity

- **Land & Business Included** – Full ownership of both real estate and operations
- **Large Lot** – ~26,000 SF across two parcels
- **Expansion Potential** – Opportunity to grow convenience store & add a car wash
- **Prime Agoura Hills Location** – High-income customer base & strong traffic flow
- **High-Margin Site** – \$1+ per gallon profit potential
- **Excellent Freeway Access** – Located right off the 101 Freeway exit





**Excellent Freeway Access – Located
right off the 101 Freeway exit**

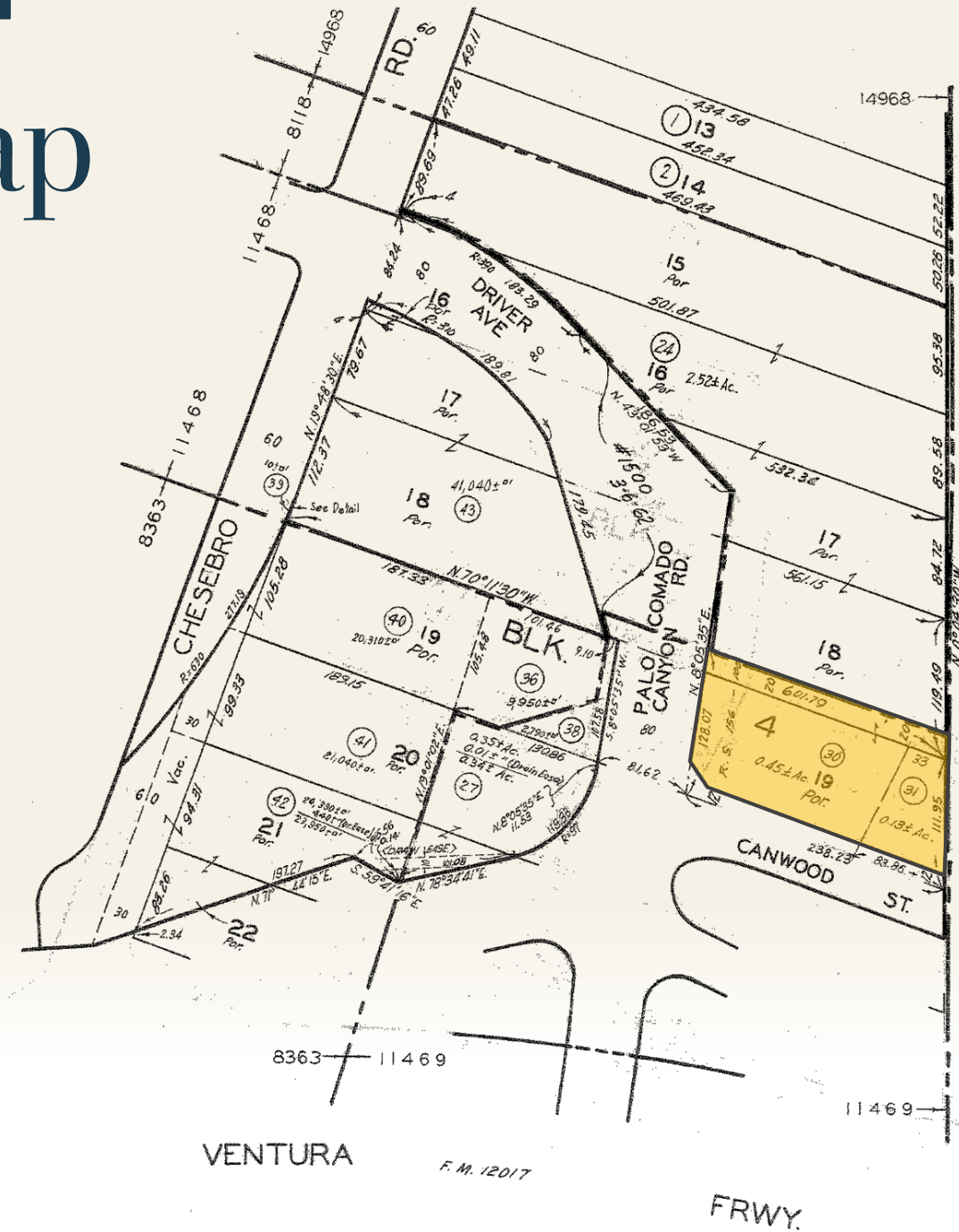




Interior Gallery



Parcel Map





02 Location Overview

5226 PALO COMADO CANYON ROAD | AGOURA HILLS, CA 91301



AGOURA


Hills, California

Nestled at the northern edge of the beautiful and serene Santa Monica Mountains and the southern edge of the rolling Simi Hills, the City of Agoura Hills is a very quiet, friendly and family-oriented community. Boasting some of the few paths through the breathtaking Santa Monica Mountains to the paradise beaches of Malibu, and a carefully planned layout to maintain a harmonious balance between residential and business development, Agoura Hills is the ideal location for both raising a family and starting or growing a business.

AFFLUENT DEMOGRAPHICS

The median household income is approximately \$171,944, significantly higher than both the California median of \$96,334 and the Los Angeles-Long Beach-Anaheim metro area median of \$93,525. Per capita income stands at about \$78,264, surpassing the state average of \$47,977.




20,008
POPULATION


\$171,944
AVG HH INCOME


\$1,072,200
PROPERTY VALUE

Location Amenities



The Community

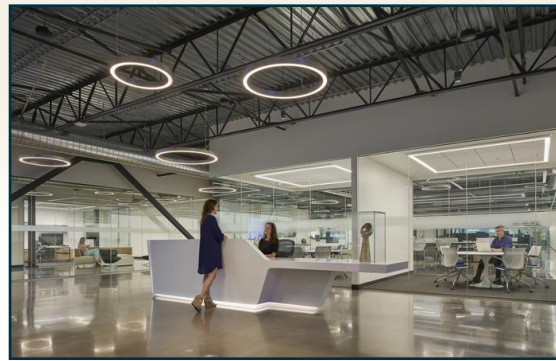


Agoura Hills is a unique suburban community exemplified by a commitment to the preservation of its history, a high quality of life, a vibrant business community, and environmental sensitivity. The community is renowned for its prosperous nature, committed to excellence, innovation, and sound fiscal policies.

With the quiet neighborhoods and rich history, Agoura Hills is among the most coveted areas to live in the U.S. and hosts the popular Great Race of Agoura. It is listed as one of SafeWise 50 Safest Cities, and has earned that reputation over years. Located just a short drive from the booming commercial areas and nightlife of Los Angeles, the thriving business districts and attractions of Thousand Oaks, and the world-renowned beaches and wineries of Malibu, work and play are never far away.



Agoura Hills City Hall



La Rams Headquarters



Recreation & Event Center

Conejo Valley *Primed for Business*



LOCATION

The Conejo Valley is one of the most affluent areas in the country. It was ranked as one of the top 100 places to live in the country by Money Magazine. The Conejo Valley is a stunning area surrounded by rolling hills, majestic oak trees, and open space.

ACCESSIBILITY

The valley is located about an hours drive north from Downtown L.A., 45 minutes south of Santa Barbara, and about 30 minutes east of Malibu and the ocean. The Valley is an ideal location to live, work, and visit.

CITIES

The Conejo Valley is made up of five main towns/cities: Westlake Village, Thousand Oaks, Oak Park, Agoura Hills, and Newbury Park. Lake Sherwood, which is its own unincorporated community, is also part of the Conejo Valley as well as a portion of the city of Calabasas.

EMPLOYMENT

Many high-tech companies, particularly those in biotechnology, including Amgen, Baxter, General Dynamics Corporation, and Rockwell International are prevalent in the area. It also includes many other tech corporations, especially dot com companies and telecommunications.



5226 PALO COMADO CANYON ROAD

BEN LAEZARI

C: 818.448.2262

Blalezari@RiaCre.com

Cal BRE#01987941



LAND & BUSINESS FOR SALE | AGOURA HILLS, CA 91301

DESIGN BY CRESC