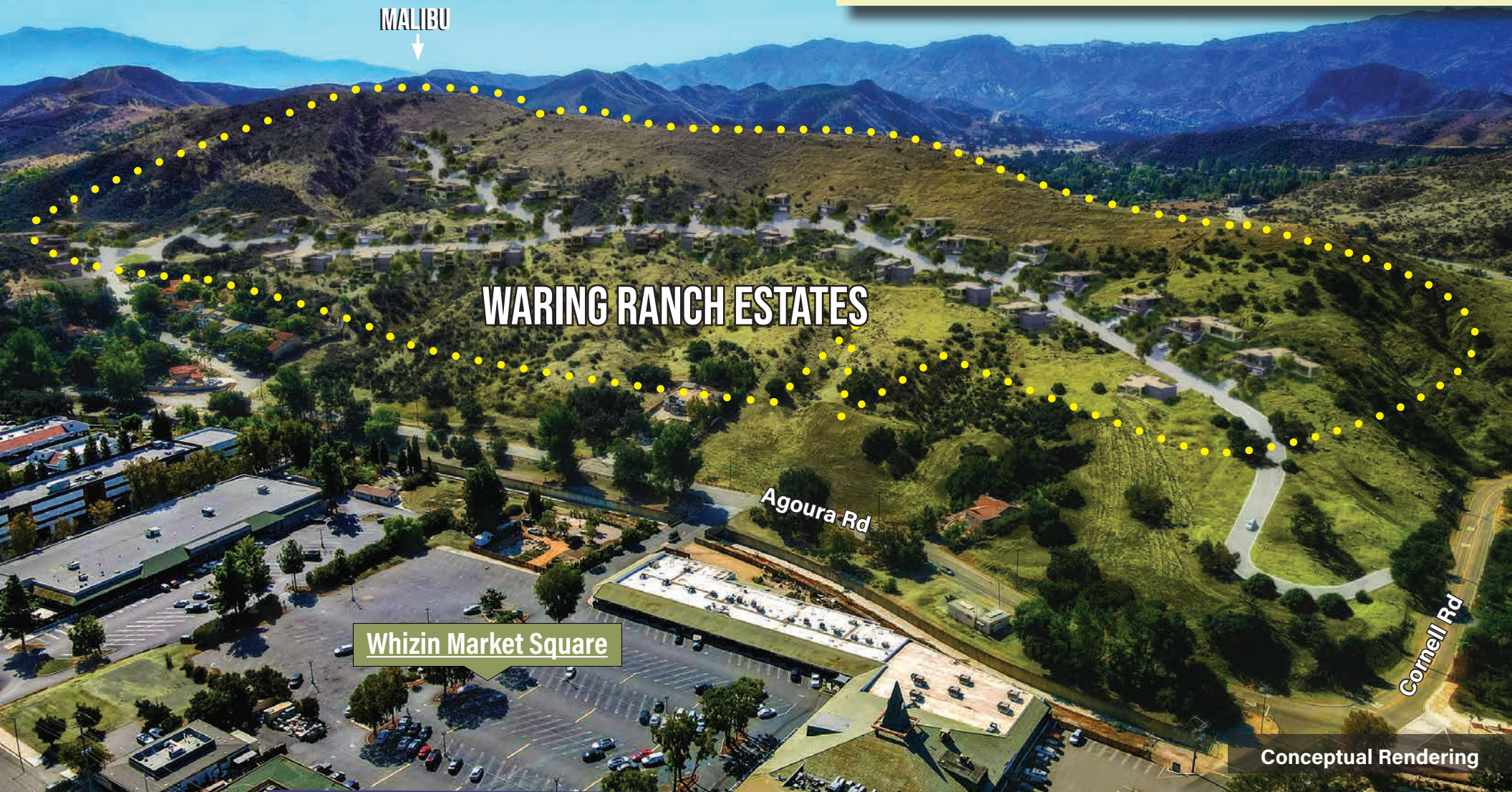


FOR SALE

±56 ACRES | AGOURA HILLS, CA
64 SUBDIVIDED PARCELS BUILD UP TO 85 HOMES

Creative Seller Financing Options Available



MALIBU

WARING RANCH ESTATES

Whizin Market Square

Agoura Rd

Cornell Rd

Conceptual Rendering

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Kamran Paydar
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Lic. 01242590
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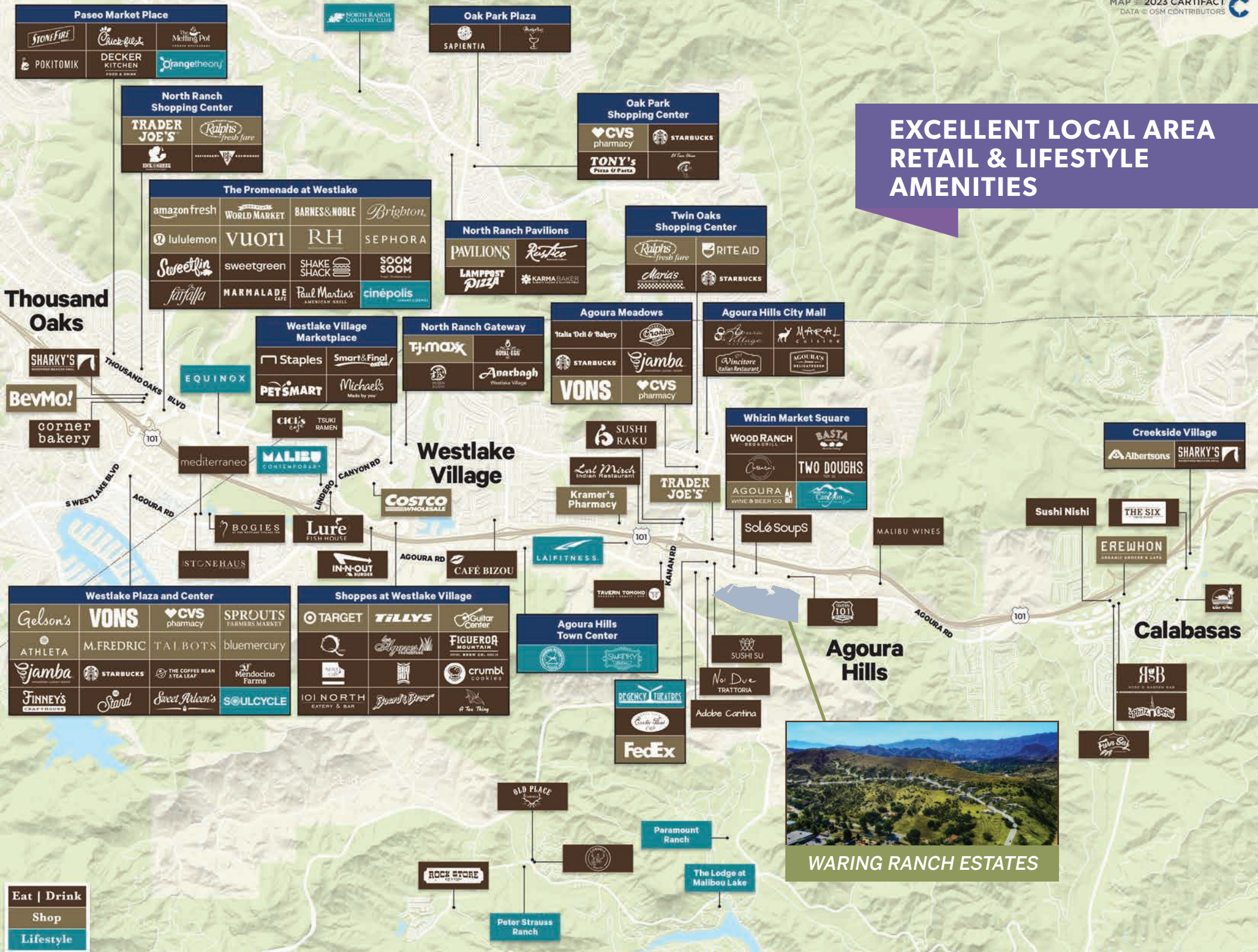
CBRE



CONCEPTUAL RENDERING



EXCELLENT LOCAL AREA RETAIL & LIFESTYLE AMENITIES



Paseo Market Place

- STONE FIRE
- Crack-Fire
- The Milling Pot
- POKITOMIK
- DECKER KITCHEN
- Orangetheory

NORTH RANCH COUNTRY CLUB

Oak Park Plaza

- SAPIENTIA

North Ranch Shopping Center

- TRADER JOE'S
- Ralphs fresh lure
- ICE CREAM

Oak Park Shopping Center

- CVS pharmacy
- STARBUCKS
- TONY'S PIZZA & PASTA

The Promenade at Westlake

- amazon fresh
- WORLD MARKET
- BARNES & NOBLE
- Brighton
- lululemon
- VUORI
- RH
- SEPHORA
- Sweetfin
- sweetgreen
- SHAKE SHACK
- SOOM SOOM
- fajfajfa
- NARMALADE LATE
- Paul Martin's AMERICAN STEEL
- cinépolis

North Ranch Pavilions

- PAVILIONS
- Restee
- LAMPREST PIZZA
- KARMA BAKER

Twin Oaks Shopping Center

- Ralphs fresh lure
- RITE AID
- Maria's
- STARBUCKS

Thousand Oaks

- SHARKY'S
- BevMo!
- corner bakery

Westlake Village Marketplace

- Staples
- Smart & Final
- PETSMART
- Michaels

North Ranch Gateway

- TJ-MAXX
- ROYAL EGG
- Anarbagh

Agoura Meadows

- Talia 'Ochi & Bakery
- STARBUCKS
- VONS
- CVS pharmacy
- Jamba

Agoura Hills City Mall

- Agoura Village
- MARAI CHINESE
- Vincitore Italian Restaurant
- AGOURA'S RESTAURANT

Westlake Village

- mediterraneo
- MALIBU CONTEMPORARY
- BOGIES
- Lure FISH HOUSE
- STONEHAUS
- IN-N-OUT

Westlake Village

- COSTCO WHOLESALE
- CAFÉ BIZOU

Westlake Village

- SUSHI RAKU
- Lat March Indian Restaurant
- Kramer's Pharmacy
- TRADER JOE'S

Whizin Market Square

- WOOD RANCH BROS GRILL
- BASTA
- AGOURA WINE & BEER CO
- TWO DOUGHS
- Sole Soups

Creskide Village

- Albertsons
- SHARKY'S

Agoura Hills

- Sushi Nishi
- THE SIX
- EREWON

Westlake Plaza and Center

- Gelson's
- VONS
- CVS pharmacy
- SPROUTS FARMERS MARKET
- ATHLETA
- M.FREDRIC
- TAI BOTS
- bluemercury
- Jamba
- STARBUCKS
- THE COFFEE BEAN TEA LEAF
- Mendocino Farms
- FINNEY'S
- Stand
- Sweet Alceen's
- SOULCYCLE

Shoppes at Westlake Village

- TARGET
- TILLYS
- Guitar Center
- FIGUEROA MOUNTAIN
- crumbl COOKIES
- IOI NORTH EATERY & BAR
- Beard & Brew
- A Tea Thing

Agoura Hills Town Center

- LAIFITNESS
- TAVERN TOMOHO
- REGENCY THEATRES
- Cookie That
- FedEx

Agoura Hills

- SUSHI SU
- Nor Due TRATTORIA
- Adobe Cantina

Calabasas

- THE SIX
- EREWON
- RSB
- Finn Soy



WARING RANCH ESTATES

Eat | Drink

Shop

Lifestyle

Old Place

- ROCK STORE
- Peter Strauss Ranch

Paramount Ranch

- The Lodge at Malibu Lake



MALIBU



WARING RANCH ESTATES

Kanan Rd

Tavern 101 Grill & Tap House

Sit 'n Sleep Mattress Store

Pacific Patio Furniture

Ethan Allen

Howards Appliance TV & Mattress

Precision CrossFit

Tesla

AGOURA HILLS

Vejar Dr

SoLé Soups

DIY Home Center

Canwood St

United States Postal Service



Agoura Hills Farmers Market

Whizin Market Square
Wood Ranch BBQ & Grill, Agoura Wine & Beer Co., BASTA, Blue Table, Plata Taqueria & Cantina, Two Doughs Pizza Co., Tifa Chocolate & Gelato, Carrara's Pastries, The Canyon Club

FedEx Office Print & Ship Center

Noi Due Trattoria Casa Eden

Cornell Rd

Adobe Cantina

Sushi Su

Regency Agoura Hills Stadium Exotic Thai Cafe

Trader Joe's

Jinky's Kanan Cafe

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Agoura Hills
Demographics
Nearby Amenities
The Conejo Valley

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CBRE

www.WaringRanch.com

CALABASAS

Chesebro Rd

WARING RANCH ESTATES

Vejar Dr

Agoura Rd

Cornell Rd

AGOURA HILLS

Canwood St



Executive Summary

- Executive Summary
- Opportunity Highlights
- Property Description
- Zoning & Development
- Parcel Tax Map

EXECUTIVE SUMMARY

CBRE, as exclusive agent, is pleased to present Waring Ranch Estates, a unique investment opportunity encompassing a total of 56 acres of vacant land in the highly sought-after city of Agoura Hills, California. This pristine property boasts 64 legally subdivided parcels via recorded Final Tract Map No. 7661, comprised of seven residential lots (zoned RS) covering approximately 1.3 acres and 57 open space-restricted lots (zoned OS-R) spanning around 54.9 acres. Waring Ranch Estates provides the potential to develop up to 85 homes. The seven RS zoned parcels permit the by-right development of two main structures and two accessory dwelling units (ADU) per parcel for a total of 28 homes. The 57 OS-R zoned parcels require a conditional use permit with single-family dwelling units being a conditional use that may be permitted subject to approval from the Planning Commission.

With an average lot size of 8,248 square feet for the RS lots and 41,924 square feet for the OS-R lots, this development caters to the growing demand for larger ranch-style lots in Agoura Hills. The strategic advantage lies in the fact that there is no requirement to create a new tract map; instead, investors may focus on building the necessary infrastructure and securing development approvals. A construction estimate to get the parcels "Pad-Ready" was prepared by Pacific Coast Civil, Inc., and is located in the data room website. Once Pad-Ready, each parcel can then either be sold on the market to a retail buyer, or the developer can build up to 85 homes and sell them individually.

With access to the award-winning Las Virgenes Unified School District, a highly-educated populace, and exceptional income demographics, this offering presents a developer with a rare opportunity to enter a thriving real estate market with a well positioned property, offering immense potential for returns and long-term value.



Seller will consider the following purchase scenarios:

- Outright sale of all parcels
- Outright sale of select parcels (not all 64 lots)
- Joint venture proposals
- Other purchase scenarios

OPPORTUNITY HIGHLIGHTS

- **±56 Acres of Vacant Land in the City of Agoura Hills**
- **Subdivided into 64 Lots with the Ability to Build Up to 85 Homes**
- **Final Recorded Tract Map #7661**
- **Seller has Obtained a Cost Estimate for Horizontal Construction Costs (i.e. roads, utilities, grading, etc.) to get the Site “Pad Ready”**
- **Once “Pad Ready” Buyer May Choose to Sell Each Parcel Separately for Development, or Build and Sell the Homes**
- **The Seven RS Zoned Lots Average ±8,248 SF (ranging from ±6,191 SF to ±13,461 SF)**
- **The 57 OS-R Zoned Lots Average ±41,924 SF (ranging from ±7,464 SF to ±5.3 acres)**
- **Situated in the award-winning Las Virgenes School District**
- **The City of Agoura Hills Enjoys Exceptional Demographics:**
 - **2023 Average Value of Owner-Occupied Housing Units is \$1,127,613**
 - **66.2% of the Population, Aged 25 or Older, hold a Bachelor's, Graduate or other Professional Degree**
 - **The 2028 Projected Average Household Income is \$237,391**

PROPERTY DESCRIPTION

Location	East of Cornell Road / South of Agoura Road Agoura Hills, CA 91301
APN	See comprehensive list on page 11
Subdivided	64 Parcels - Final Recorded Tract Map #7661
Total Acreage	±56.2 (±2,447,415 SF)
Zoning	RS - Single Family Residential (7 Subject Parcels) OS-R - Open Space-Restricted (57 Subject Parcels) Conditional Use Permit Required in the OS-R District for any use*
Height Limit	RS Zone - 35 Feet or 2 Stories OS-R Zone - 35 Feet
Density	RS Zone - Up to Four Dwelling Units per Lot OS-R Zone - One Single Family Dwelling Unit per Lot with CUP

*Excerpt from City of Agoura Hills Zoning Ordinance

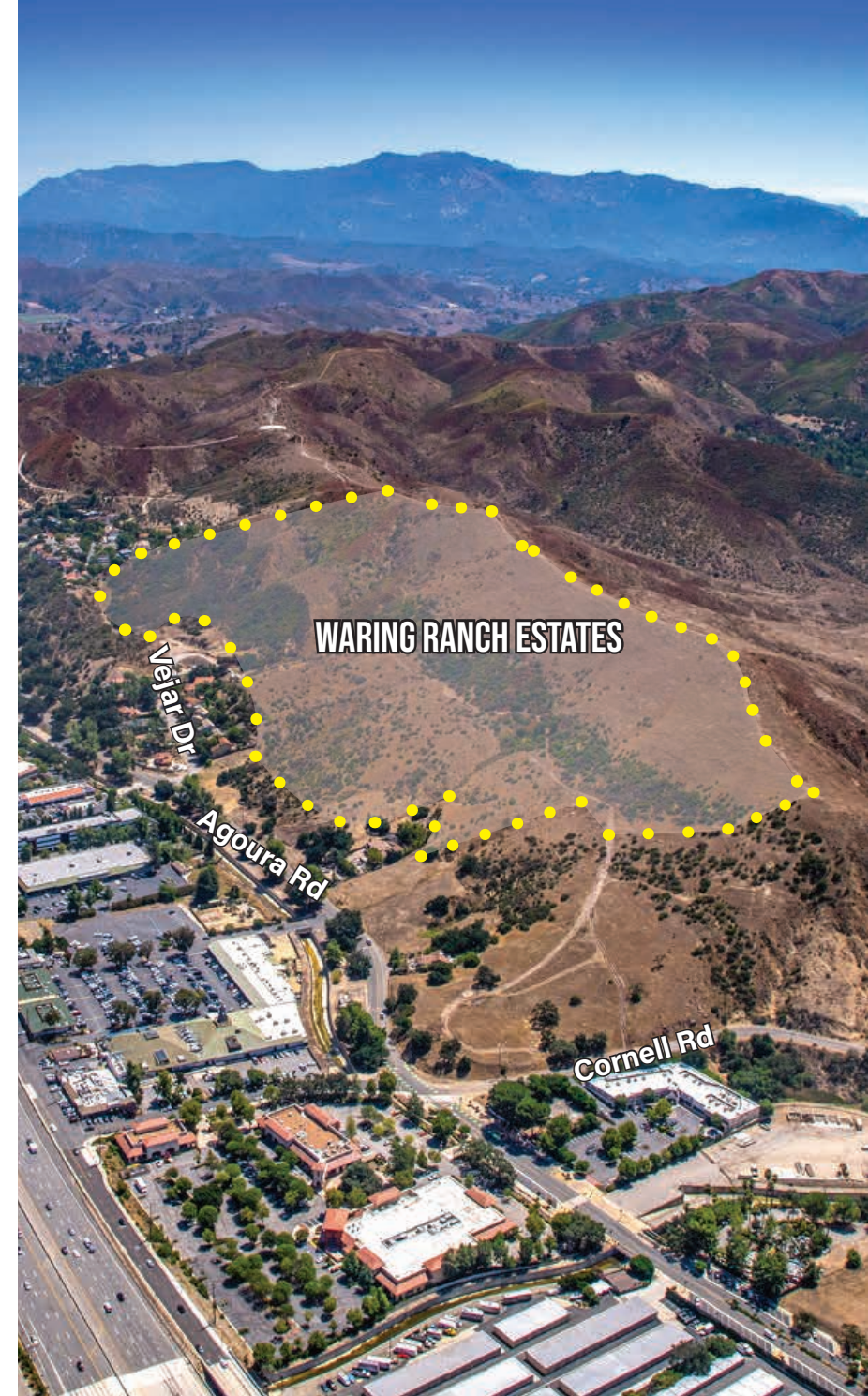
9482. - Permitted uses.

No use shall be permitted in the OS-R district without a conditional use permit.
(Ord. No. 11-388, § 42, 12-14-2011)

9483. - Conditional uses.

Subject to obtaining a conditional use permit, as required by section 9673 et seq., the following uses may be permitted:

- A. One (1) single-family dwelling per lot. See section 9486 regarding transfer development rights;
- B. Light agricultural uses subject to the provisions of section 9214.1;
- C. Parks and trails;
- D. Wildlife preserves;
- E. Public or private recreational uses which bear a reasonable relationship to open spaces, including riding academies, golf courses and the like.



ZONING & DEVELOPMENT

WARING RANCH ESTATES

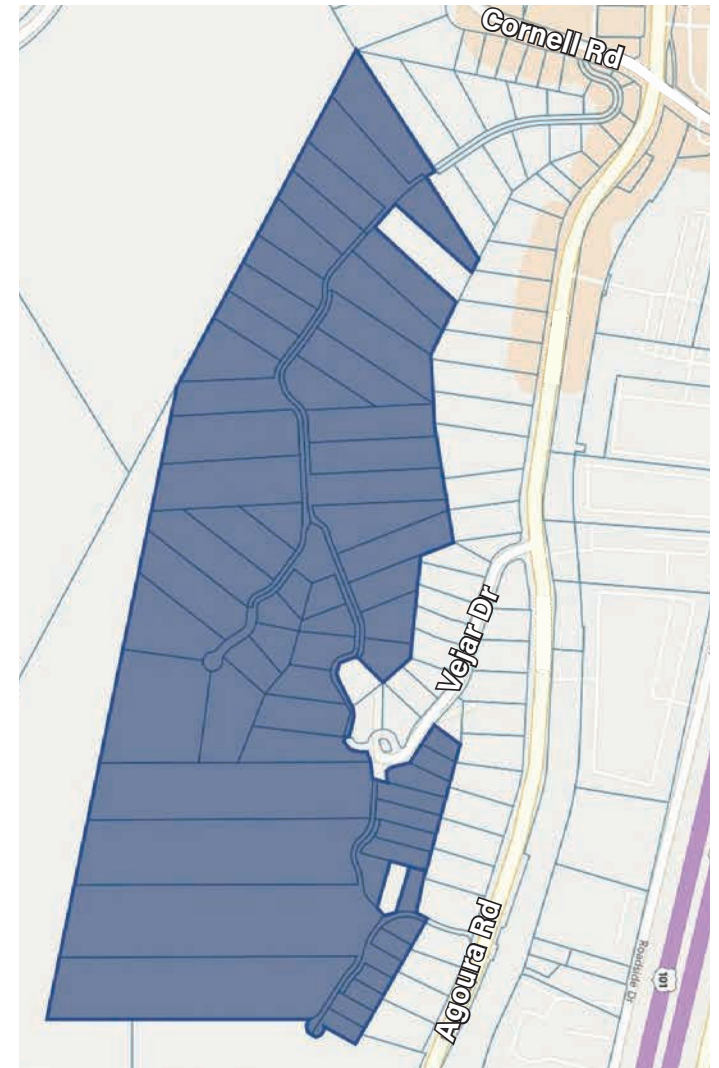
Consisting of 56.18 acres of rolling/hilly terrain, Waring Ranch Estates is located east of Kanan Road and south of Agoura Road, in the incorporated City of Agoura Hills, California.

The single family residential (RS) zoning permits the by-right development of two main structures and two ADU structures per parcel for a total of 28 homes. The open space-restricted (OS-R) zoning requires a conditional use permit with single-family dwelling units being a conditional use that may be permitted subject to approval from the Planning Commission for the development of 57 single-family homes. Any development on the property must abide by the Hillside Management and Significant Ecological Areas ordinances of the City of Agoura Hills Municipal Code.

WARING RANCH ESTATES LAND SUMMARY	
Number of Lots	64
Total Acres	56.18
Average Acreage of Lots	0.88
Gross Lot SF	2,330,959
Average Lot SF	36,421
Total Residential Pad Area SF	583,868
Average Pad SF	9,123
Total Roadway Easements SF	116,456
Total SF	2,447,415

All planned horizontal development will include, and is not limited to, the following:

- Utility Construction/Extension
- Road Improvements
- Site Preparation & Grading
- Retaining Walls (6')
- Landscaping



AGOURA HILLS ZONING INFORMATION (CLICK ON BELOW TEXT TO VIEW DOCUMENT)

Agoura Hills Zoning Map	Agoura Hills City Ordinance - Hillside Management and Significant Ecological Areas	Agoura Hills City Ordinance - Open Space-Restricted	Agoura Hills City Ordinance - RS Residential
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FOR QUESTIONS REGARDING AGOURA HILLS ZONING ORDINANCES PLEASE CONTACT:

Robby Nesovic	Senior Planner	City of Agoura Hills	+1 818 597 7310	rnesovic@agourahillscity.org
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SUBJECT PROPERTY PARCELS

Recorded Tract Map for Subdivision 7661 - see next page

APN	Census Tract No.	Lot #	Zoning	Lot SF	Acres
2061-025-052	800329	2	RS	8,999	0.2
2061-025-053	800329	3	RS	7,930	0.2
2061-025-003	800329	4	RS	6,879	0.2
2061-025-004	800329	5	RS	6,191	0.1
2061-025-059	800329	6	RS	13,461	0.3
2061-025-006	800329	7	RS	7,020	0.2
2061-025-007	800329	8	RS	7,256	0.2
2061-025-055	800329	21	OS-R	8,455	0.2
2061-025-060	800329	23	OS-R	12,720	0.3
2061-025-022	800329	24	OS-R	12,436	0.3
2061-025-023	800329	25	OS-R	10,914	0.3
2061-025-057	800329	26	OS-R	12,500	0.3
2061-025-058	800329	27	OS-R	12,912	0.3
2061-025-038	800329	28	OS-R	12,738	0.3
2061-025-039	800329	29	OS-R	8,728	0.2
2061-025-040	800329	30	OS-R	7,464	0.2
2061-029-031	800329	59	OS-R	27,663	0.6
2061-029-032	800329	61	OS-R	37,289	0.9
2061-029-033	800329	62	OS-R	43,783	1.0
2061-028-007	800329	63	OS-R	50,033	1.1
2061-028-008	800329	64	OS-R	39,794	0.9
2061-028-009	800329	65	OS-R	25,421	0.6
2061-028-010	800329	66	OS-R	41,548	1.0
2061-028-011	800329	67	OS-R	41,166	0.9
2061-028-041	800329	68	OS-R	61,569	1.4
2061-028-013	800329	69	OS-R	39,056	0.9
2061-028-014	800329	70	OS-R	36,505	0.8
2061-028-015	800329	71	OS-R	22,333	0.5
2061-028-016	800329	72	OS-R	20,858	0.5
2061-028-017	800329	73	OS-R	15,091	0.3
2061-030-020	800329	116	OS-R	49,964	1.1
2061-030-021	800329	117	OS-R	49,111	1.1

APN	Census Tract No.	Lot #	Zoning	Lot SF	Acres
2061-030-016	800329	118	OS-R	31,390	0.7
2061-027-001	800329	119	OS-R	28,543	0.7
2061-027-002	800329	120	OS-R	29,872	0.7
2061-027-003	800329	121	OS-R	25,837	0.6
2061-027-004	800329	122	OS-R	27,860	0.6
2061-027-005	800329	123	OS-R	25,731	0.6
2061-027-006	800329	124	OS-R	37,414	0.9
2061-027-014	800329	125	OS-R	56,644	1.3
2061-027-008	800329	126	OS-R	61,663	1.4
2061-027-009	800329	127	OS-R	68,129	1.6
2061-027-010	800329	128	OS-R	16,206	0.4
2061-027-011	800329	129	OS-R	34,527	0.8
2061-027-012	800329	130	OS-R	47,692	1.1
2061-026-001	800329	131	OS-R	48,539	1.1
2061-026-002	800329	132	OS-R	47,827	1.1
2061-026-003	800329	133	OS-R	101,502	2.3
2061-026-004	800329	134	OS-R	44,382	1.0
2061-026-005	800329	135	OS-R	15,971	0.4
2061-026-006	800329	136	OS-R	14,270	0.3
2061-026-007	800329	137	OS-R	10,837	0.2
2061-026-008	800329	138	OS-R	9,354	0.2
2061-026-017	800329	139	OS-R	36,869	0.8
2061-026-010	800329	140	OS-R	11,241	0.3
2061-026-011	800329	141	OS-R	11,775	0.3
2061-026-012	800329	142	OS-R	17,865	0.4
2061-026-013	800329	143	OS-R	19,126	0.4
2061-026-014	800329	144	OS-R	29,696	0.7
2061-026-015	800329	145	OS-R	33,572	0.8
2061-024-001	800329	146	OS-R	157,766	3.6
2061-024-002	800329	147	OS-R	181,274	4.2
2061-024-006	800329	148	OS-R	230,102	5.3
2061-024-004	800329	149	OS-R	176,152	4.0

# of Parcels	Zoning	Average		Total	
		Lot SF	Lot Acres	Lot SF	Lot Acres
7	RS	8,248	0.19	57,736	1.33
57	OS-R	41,924	0.96	2,389,679	54.86
64		38,241	0.88	2,447,415	56.18

SUBJECT PROPERTY PARCELS

TRACT N^o 7661

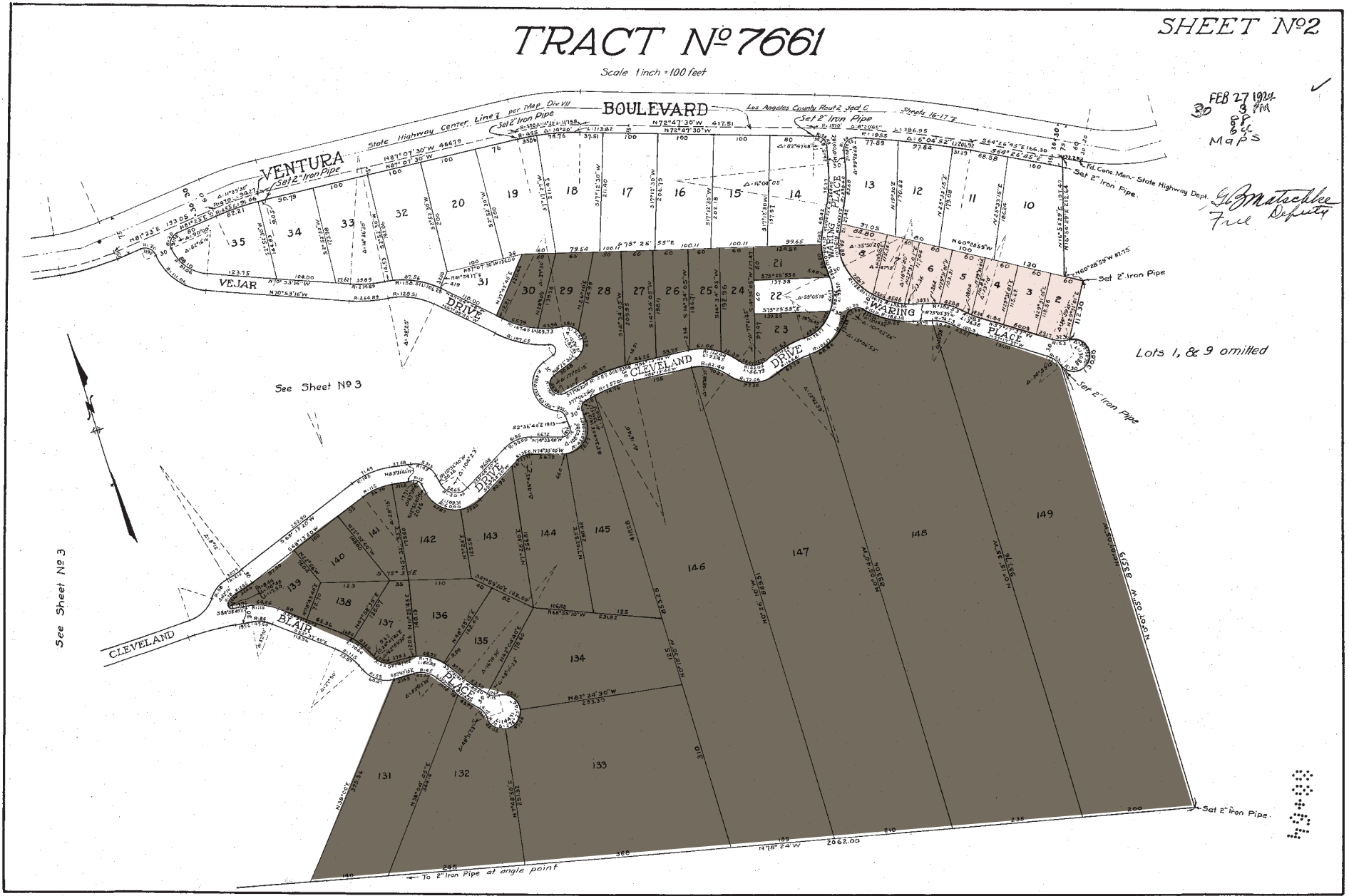
SHEET N^o 2

Scale 1 inch = 100 feet

FEB 27 1904
30
9
8
6
5
Maps

G. M. Metchlee
Field Deputy

Lots 1, & 9 omitted



CONCEPTUAL RENDERING



Whizin Market Square

Wood Ranch BBQ & Grill, Agoura Wine & Beer Co., BASTA,
Blue Table, Plata Taqueria & Cantina, Two Doughs Pizza Co.,
Tifa Chocolate & Gelato, Carrara's Pastries,
The Canyon Club



Residential Market Overview

- Select Lot Sales
- Select Single Family Home Sales

SELECT LOT SALES

Criteria: Properties located in Agoura Hills, Thousand Oaks and Calabasas, Over \$20 PSF, Sold from 01/01/23-10/16/24

Source: MLS, Sorted by Price Per Square Foot

	Property Address	City	Sale Price	Land Size SF	Price Per SF	Sale Date	Zoning	MLS
1	30473 Mulholland Hwy Space #104	Agoura Hills	\$400,000	4,871	\$82	05/31/24	LCRR1	224001700VC
2	30473 Mulholland Hwy Space #114	Agoura Hills	\$260,000	3,500	\$74	05/11/23	LCRR1	SW23048678MR
3	22534 Calipatria Dr	Calabasas	\$900,000	12,485	\$72	08/08/23	LCR110000	23-257823
4	2035 Trentham Rd	Thousand Oaks	\$885,000	16,988	\$52	06/09/23	Respr	OC19207912MR
5	28801 S Lake Shore Dr	Agoura Hills	\$905,000	19,199	\$47	09/05/23	R1	222005713VC
6	4440 Park Aurora	Calabasas	\$780,000	16,794	\$46	06/14/23	LCRPD12U	SR22148416CN
7	0 Canyon Dr (No site address)	Calabasas	\$995,000	21,866	\$46	05/12/23	LCA11	22-222671
8	23616 Valley View Rd	Calabasas	\$190,000	5,141	\$37	11/07/23	LCA11	GD23165047IT
9	50 Calle Arroyo	Thousand Oaks	\$1,400,000	43,560	\$32	03/05/24	RO1AC	224000794VC
10	2226 Careful Ave	Agoura Hills	\$575,000	18,706	\$31	06/05/24	LCA115000	223004837VC
11	2576 Sapra St	Thousand Oaks	\$852,000	33,460	\$25	09/26/23	RE	223002832VC
12	6505 Chesebro Rd	Agoura Hills	\$1,499,000	59,597	\$25	05/02/23	AHA21	SR23045451CN
13	2370 Laguna Circle Dr	Agoura Hills	\$250,000	10,902	\$23	10/11/23	-	22-189604
14	6511 Chesebro Rd	Agoura Hills	\$1,600,000	74,934	\$21	01/09/23	AHA21	SR22257515CN
15	30473 205 Mulholland Hwy Space #205	Agoura Hills	\$375,000	17,808	\$21	11/10/23	LCRR1	223003881VC

You are solely responsible for independently verifying the information in this memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

SELECT SINGLE FAMILY HOME SALES

Criteria: Homes located in Agoura Hills, Over \$700 PSF, Sold from 10/17/23 - 10/16/24

Source: MLS, Sorted by Price Per Square Foot

	Property Address	City	Bed	Bath	Sale Price	SF	Price Per SF	Built	Sale Date	MLS
1	5826 Colodny Dr	Agoura Hills	3	2	\$2,636,000	1,803	\$1,462	1959	09/16/24	SR24151161MR
2	5306 Chesebro Rd	Agoura Hills	2	1	\$1,500,000	1,158	\$1,295	1955	06/25/24	224000855VC
3	5429 Fairview	Agoura Hills	2	1	\$1,130,000	880	\$1,284	1946	07/11/24	NDP2405067MR
4	2453 Highpoint Dr	Agoura Hills	3	3	\$2,780,000	2,463	\$1,129	2017	12/22/23	23-273643
5	2021 E Lakeshore Dr	Agoura Hills	4	5	\$3,700,000	3,500	\$1,057	1955	12/27/23	SR24069571MR
6	28660 Wagon Rd	Agoura Hills	5	7	\$5,500,000	5,488	\$1,002	1978	12/26/23	SR23208115MR
7	31625 Lobo Canyon Rd	Agoura Hills	4	4	\$5,475,000	5,647	\$970	2020	05/01/24	223002141VC
8	5735 Lake Lindero Dr	Agoura Hills	2	2	\$875,000	992	\$882	1972	10/20/23	SR23175280MR
9	29319 Gamebird Ct	Agoura Hills	3	2	\$1,360,000	1,583	\$859	1968	05/21/24	SR24082874MR
10	6029 Fairview Pl	Agoura Hills	5	7	\$4,550,000	5,364	\$848	2010	04/23/24	SR23223019MR
11	29085 Lake Vista Dr	Agoura Hills	2	2	\$1,640,000	1,967	\$834	1927	07/11/24	24-371175
12	29267 Deep Shadow Dr	Agoura Hills	4	2	\$1,350,000	1,660	\$813	1972	04/11/24	224000836VC
13	27549 Country Glen Rd	Agoura Hills	4	2	\$1,260,000	1,550	\$813	1973	03/21/24	224000682VC
14	2068 Shadow Creek Dr	Agoura Hills	5	5	\$4,000,000	5,130	\$780	2012	02/21/24	223003221VC
15	31041 Lobo Canyon Rd	Agoura Hills	2	2	\$1,695,000	2,178	\$778	2000	04/19/24	SR24029528MR
16	3933 Patrick Henry Pl	Agoura Hills	3	2	\$1,185,000	1,550	\$765	1970	12/14/23	SR23198813MR
17	29140 Lakeshore	Agoura Hills	4	4	\$2,360,000	3,100	\$761	1940	11/03/23	SR23122566MR
18	29055 Wagon	Agoura Hills	8	10	\$6,350,000	8,388	\$757	2024	10/02/24	SR24128536MR
19	5765 Lake Lindero Dr	Agoura Hills	3	3	\$995,000	1,320	\$754	1972	04/29/24	SR24060307MR
20	6320 Acadia Ave	Agoura Hills	4	2	\$1,295,000	1,722	\$752	1973	12/22/23	23-329121
21	3949 Jim Bowie Rd	Agoura Hills	3	2	\$1,160,000	1,550	\$748	1971	11/21/23	SR23192098MR

Continue onto next page ►

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SELECT SINGLE FAMILY HOME SALES

Criteria: Homes located in Agoura Hills, Over \$700 PSF, Sold from 10/17/23 - 10/16/24

Source: MLS, Sorted by Price Per Square Foot

	Property Address	City	Bed	Bath	Sale Price	SF	Price Per SF	Built	Sale Date	MLS
22	5666 Slicers Cir	Agoura Hills	3	2	\$910,000	1,218	\$747	1974	06/07/24	SR24073357MR
23	29219 Laro Dr	Agoura Hills	5	7	\$3,999,000	5,358	\$746	1984	07/10/24	SR24035187MR
24	5908 Carell Ave	Agoura Hills	3	2	\$1,135,000	1,527	\$743	1979	11/29/23	SR23199847MR
25	30753 Canwood St	Agoura Hills	3	2	\$1,100,000	1,482	\$742	1975	08/09/24	224002351VC
26	28935 Timberlane St	Agoura Hills	4	2	\$1,249,000	1,722	\$725	1973	04/17/24	24-352693
27	26823 Hot Springs Pl	Agoura Hills	4	3	\$1,350,000	1,866	\$723	1988	03/18/24	224000982VC
28	5532 Gladehollow Ct	Agoura Hills	3	2	\$1,100,000	1,541	\$714	1968	01/17/24	224000005VC
29	3810 Parkview Ct	Agoura Hills	5	3	\$2,080,000	2,918	\$713	1997	06/25/24	SR24107299MR
30	29402 Deerview Ct	Agoura Hills	5	5	\$3,500,000	4,935	\$709	1986	05/20/24	224000984VC
31	27568 Country Glen Rd	Agoura Hills	4	3	\$1,330,000	1,887	\$705	1985	07/24/24	224002350VC
32	29765 W Mulholland Hwy	Agoura Hills	3	3	\$1,100,000	1,564	\$703	1985	12/01/23	223002822VC

You are solely responsible for independently verifying the information in this memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.



Area Overview

Agoura Hills
Demographics
Nearby Amenities
The Conejo Valley



CALABASAS

King Gillette Ranch, Mountains Recreation & Conservation Authority

Wallis Annenberg Liberty Canyon Wildlife Crossing

Sit 'n Sleep Mattress Store
Hardcore Fitness Agoura Hills

Pacific Patio Furniture

Chesebro Rd

Ethan Allen

Reeds Furniture

Tavern 101 Grill & Tap House

Dunn Edwards Paints
Akxe Jiu Jitsu Academy
Formation Pilates La

Howards Appliance
TV & Mattress

DIY Home Center

SoLé Soups

WARING RANCH ESTATES

Precision CrossFit

Vejar Dr

Agoura Rd

Agoura Hills
Farmers Market

Whizin Market Square
Wood Ranch BBQ & Grill, Agoura Wine & Beer Co,
BASTA, Blue Table, Plata Taqueria & Cantina,
Two Doughs Pizza Co., Tifa Chocolate & Gelato,
Carrara's Pastries, The Canyon Club

United States Postal Service

Canwood St

Noi Due Trattoria
Casa Eden

FedEx Office
Print & Ship Center

Sushi Su

Casa Eden
Room Service
Lighting Store

Cornell Rd

Regency Agoura Hills Stadium
Exotic Thai Cafe

Adobe Cantina



AGOURA HILLS

Trader Joe's

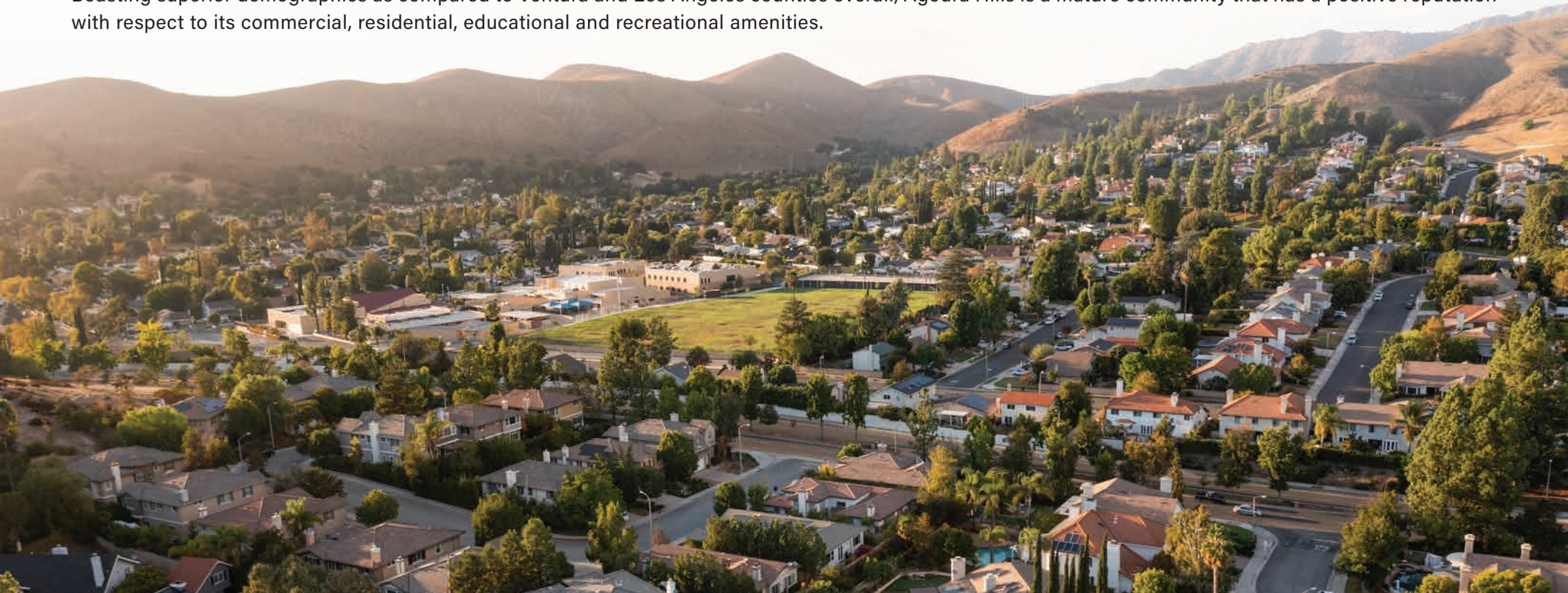
AGOURA HILLS

Located within the Conejo Valley, the city of Agoura Hills is situated in the western portion of Los Angeles County. It was incorporated in 1982 and encompasses approximately 7.86 square miles. Agoura Hills is bordered by unincorporated portions of Los Angeles County to the south; the cities of Westlake Village and Thousand Oaks to the west; unincorporated portions (Oak Park) of Ventura County to the north; and the Santa Monica Mountains National Recreation Area, the Agoura area of Los Angeles County, and the city of Calabasas to the east.

Considered to be one of the most desirable residential locations in western Los Angeles County, Agoura Hills is primarily a bedroom community. Residential development in the city is largely comprised of detached single-family homes north of the Ventura Freeway (U.S. Highway 101). Residential development in the area south of the freeway is largely comprised of luxury single-family estate-sized homes ranging in size from 3,000 to 8,000 square feet. Commercial development is generally located along Thousand Oaks Boulevard, Canwood Street, and Agoura Road, all of which run parallel to the Ventura Freeway. The majority of office and industrial development is located in the adjacent cities of Westlake Village, Thousand Oaks, and Calabasas.

The local area is immediately accessible to more than 15,000 acres of public open space and over 75 miles of hiking, biking and equestrian trails. The Santa Monica Mountains National Recreation Area encompasses extensive areas just east of Chesebro Road. This park land provides a vast system of hiking trails, ecological preservations, and recreational facilities.

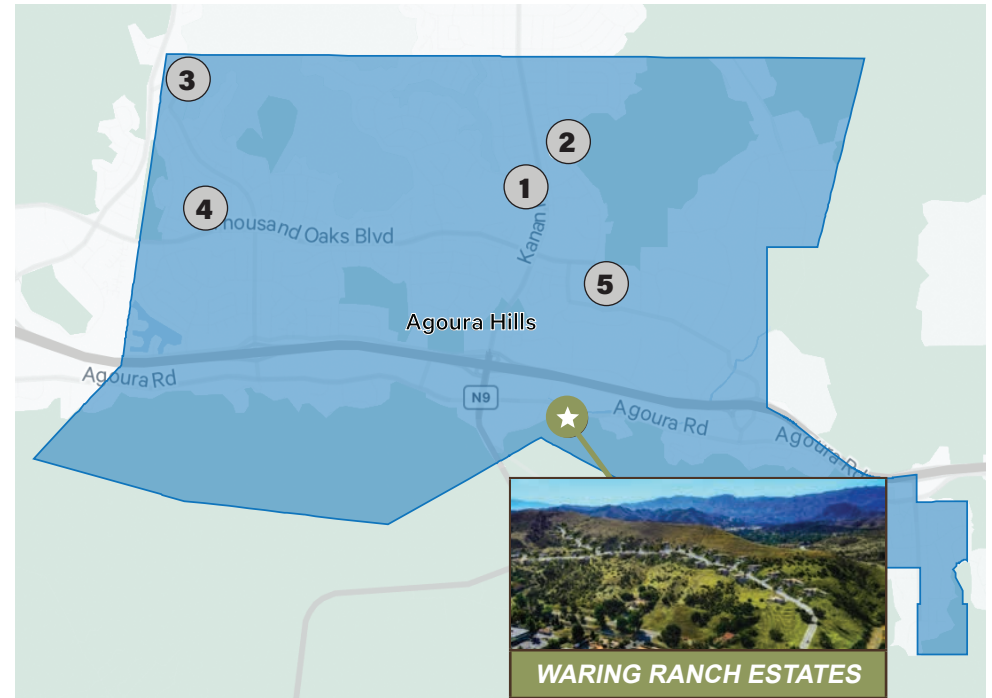
Boasting superior demographics as compared to Ventura and Los Angeles counties overall, Agoura Hills is a mature community that has a positive reputation with respect to its commercial, residential, educational and recreational amenities.



LAS VIRGENES UNIFIED SCHOOL DISTRICT

Las Virgenes Unified School District (LVUSD) is ranked among the nation's top districts. Serving approximately 11,500 students from Agoura Hills, Calabasas, Hidden Hills and the Los Angeles County portion of Westlake Village, the District encompasses fifteen schools, spanning preschool through high school.

Known as a destination district with superior academics, award-winning music and art programs, and championship athletics, LVUSD schools offer a myriad of innovative programs, including AP Capstone, Arts and Media Academy, International Baccalaureate, Independent Study, Early College Academy, GATE, Dual Language Immersion and a Waldorf-Inspired school. Accolades for the school district include California Distinguished Schools, U.S. News Best High Schools, U.S. Blue Ribbons, California Gold and Green Ribbons, and AP Honor Roll District of Distinction. LVUSD students are accepted into the most prestigious colleges and universities across the nation.



✓ Highlights

- CA Distinguished Schools
- Targeted Small Class Size
- Full-Time Counselors TK-12
- Art and Music Teachers TK-12
- GATE and STEAM
- Award Winning Music, Art & Theater
- Robotics and Engineering
- Championship Athletics
- Cutting Edge Technology; 1:1 Devices
- Performing Arts and Education Centers
- Students Accepted Into Top Universities and Colleges

✓ Programs

- Innovative Preschool
- Dual Immersion TK-5
- Waldorf Inspired TK-8
- Early College Academy
- Las Virgenes Independent School
- International Baccalaureate
- AP Capstone Program
- Media & Entertainment Academy
- Sports Medicine Program
- Concurrent HS/College Enrollment
- College & Career Counseling



Willow Elementary School



Mariposa Elementary School



Yerba Buena Elementary School



Lindero Canyon Middle School





Agoura High School


Source: www.lvusdenrollment.org/get-to-know-lvUSD

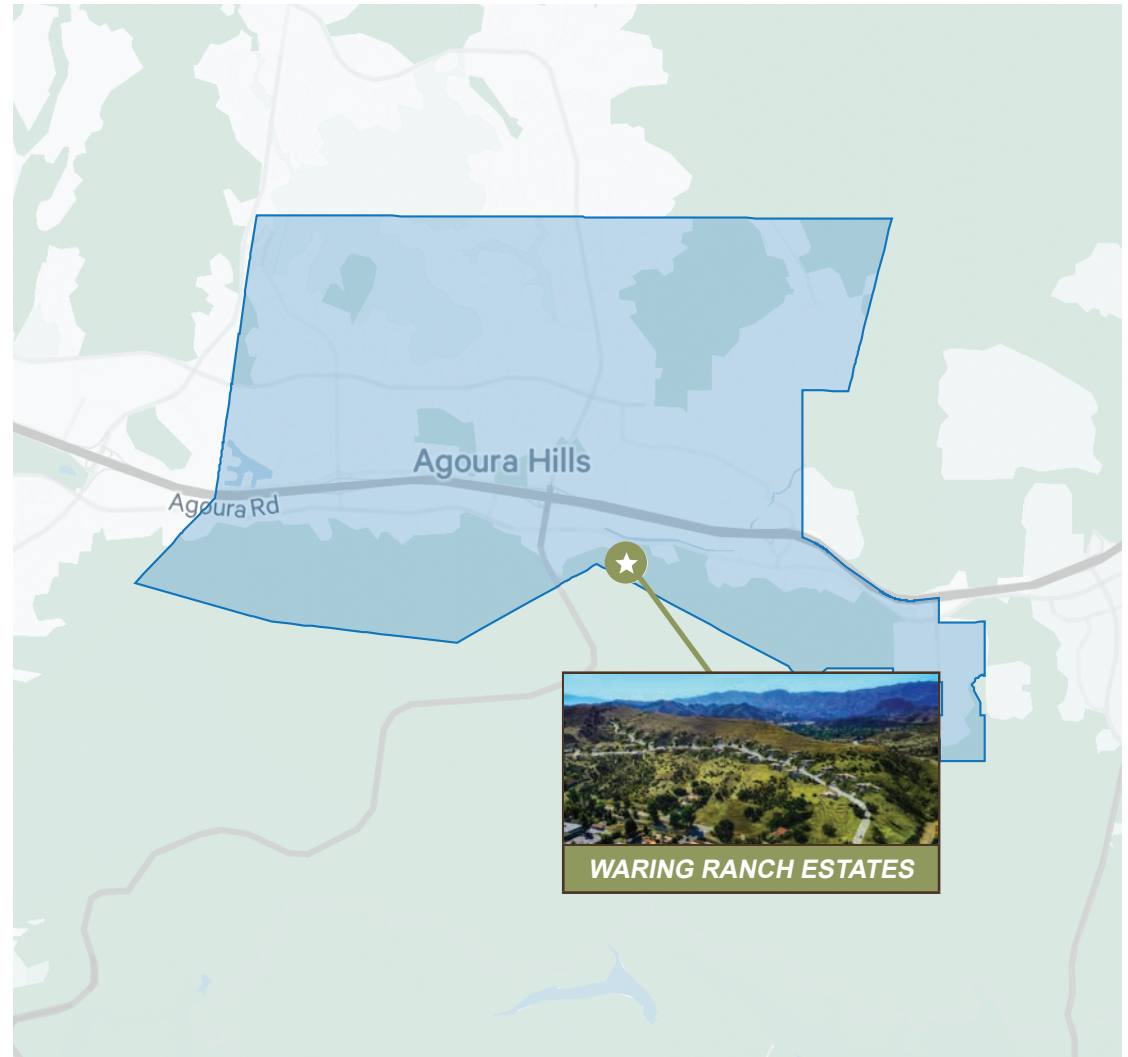
DEMOGRAPHIC SUMMARY

CITY OF AGOURA HILLS

POPULATION 	
2023 Population	20,269
2023 Population (Age 25 and Over) with Bachelor's, Graduate and or Professional Degree	66.2%
2023 Businesses	2,102

INCOME 	
2023 Average Household Income	\$208,157
2028 Projected Average Household Income	\$237,391

HOUSING 	
Owner Occupied Housing Units Valued at \$1,000,000 or Higher	2,649
2023 Average Value of Owner Occupied Housing Units	\$1,127,613



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NEARBY AMENITIES

THOUSAND OAKS

Thousand Oaks and its neighboring cities are widely acclaimed to be among the finest residential communities in Southern California. The city is consistently ranked as one of the safest and most family-friendly in the nation. In fact, the FBI has ranked Thousand Oaks as the number one safest city in California and the fourth safest U.S. city with a population greater than 100,000. Kiplinger ranked Thousand Oaks number 4 on its "10 Great Cities to Raise Your Kids" list. Thousand Oaks and its neighboring cities are situated in picturesque scenery and provide a comfortable year-round Mediterranean climate.

The Thousand Oaks area is surrounded by a wide range of affluent communities and contains some of Los Angeles' most prestigious high-schools, country clubs and Fortune 500 headquarters. It houses the Civic Arts Plaza, which includes the Bank of America Performing Arts Center. The site includes the 1,800-seat Fred Kavli Theatre for the Performing Arts and the 394-seat Janet and Ray Scherr Forum Theatre. Both theatres present myriad entertainment options including, Broadway musicals, ballet, symphony, live theatre, distinguished speakers, comedy, jazz, award-winning children's shows, and much more.



Thousand Oaks Civic Arts Plaza



NEARBY AMENITIES

THE COMMONS AT CALABASAS

Located approximately 12 minutes away from Waring Ranch, The Commons at Calabasas is an international award-winning suburban retail, dining and entertainment center. The Commons at Calabasas is the most dominant retail center in the region. It is 100% occupied, with 22 retailers such as: Barnes & Noble, Elysewalker, Regency Theaters, and 13 restaurants including Porta Via Calabasas, Barney's Gourmet Hamburgers, Crossroads Kitchen Calabasas, King's Fish House, Sugarfish by Sushi Nozawa, Toscanova and much more.

CAMARILLO PREMIUM OUTLETS

Located approximately 21 minutes away from Waring Ranch, the Camarillo Premium Outlets® feature 160 retailers including Banana Republic, Coach, Michael Kors, Polo Ralph Lauren, Tory Burch, Tommy Hilfiger and much more. They also have exciting dining options from sit down places such as Johnny Rockets, Cracker Barrel, Panera Bread, to grab-and-go choices such as Wetzels Pretzels and Starbucks.

WESTFIELD TOPANGA REGIONAL SHOPPING CENTER & TOPANGA VILLAGE (WARNER CENTER)

Located approximately 19 minutes from Waring Ranch are Westfield Topanga and The Village at Westfield Topanga. Together they encompass roughly one mile of shopping, dining, and entertainment, making them one of Southern California's top regional retail destinations.

Westfield Topanga is home to more than 243 top brands, including Cartier, Jimmy Choo, Louis Vuitton, Burberry, Gucci and Tiffany & Co. Dining options include California Pizza Kitchen, The Cheesecake Factory, Gyu-Kaku, La Vaca Brazilian Grill, and JINYA Ramen Bar.

The Village provides shopping, dining, entertainment, and leisure unlike any other in the San Fernando Valley. Topanga Village, is a recently completed \$1.1 billion open-air development, adding to Warner Center 550,000 square feet of shopping, dining, a full-service gym and spa. Retailers include Fleurish Flower Bar, REI, and Costco. Dining options include Tender Greens, Sushi Katsuya, and Il Fornaio Cucina Italiana.



The Commons at Calabasas



Camarillo Outlets



Topanga Village

NEARBY AMENITIES

MALIBU BEACHES

Malibu is an easy 20-minute drive from the subject property. Malibu has approximately 20 unique beaches. They range from the traditional Southern California wide, sandy beaches, such as Westward Beach, to more unique beaches, such as the Big Dume and Little Dume beaches, with their extensive tide pools and famous surfing spots. The south-facing Little Dume beach is a well-known and sought after locale by experienced surfers.

<https://www.californiabeaches.com>

SANTA MONICA MOUNTAINS HIKING TRAILS

With more than 500 miles of public trails, the Santa Monica Mountains offer a lifetime of exploration. There are short, flat loops for first time hikers, and rugged, steep climbs for more experienced hikers that lead to 360-degree views of the mountain range and Pacific Ocean. Many of the trailheads are a short drive from the 101 or Pacific Coast Highway, providing an easy escape from the urban jungle to natural wild places.

<https://www.nps.gov>

MALIBU WINE COUNTRY

At just about 10 miles from Waring Ranch Estates, or about a 12 to 15 minute drive, Malibu has more than 50 independent vineyards and several tasting rooms throughout the Santa Monica Mountains and along the coast, where fog laces through in the mornings and sun warms the vines in the afternoons. Some vineyards are small, backyard plots, and others are thousand-acre estates. Luxury hotels around Malibu include Malibu Beach Inn, Calamigos Guest Ranch and Beach Club, Jet Luxury Resorts Malibu Estate, and Nobu Ryokan.



Malibu Beaches



Santa Monica Mountains Hiking Trails



Malibu Wine Country

TRAFFIC COUNTS

#	Street Name	Cross Street	Traffic Count
1	Cornell Rd	Agoura Rd	5,459 (ADT)
2	Agoura Rd	Kanan Rd	8,910 (ADT)
3	Ventura Fwy	Reyes Adobe Rd	171,000 (ADT)
4	Ventura Fwy	Palo Comado Canyon Rd	179,000 (ADT)



AGOURA HILLS

WARING RANCH ESTATES

**Whizin Market Square
WOOD RANCH.**

Carrara's
BASTA
WOOD RANCH
Wood Ranch Clubhouse

The Canyon
PLATA

Exotic Thai Cafe
FedEx
Office

REGENCY THEATRES

COURTYARD
BY MARRIOTT
TOWNEPLACE SUITES
MARRIOTT

Hampton
by Hilton

SHERATON
by Hilton

Ralphs
IT'S GONNA BE GREAT

Great Clips
AT THE BEACH

RITE AID
Good Behavior Pharmacy

boost
mobile

SUBWAY

FedEx
Office

CLEAN JUICE

D'rangetheory's

DHL

total
by Verizon

Maria's
ITALIAN KITCHEN

UnionBank

VONS
BANK OF AMERICA

usbank

CVS
pharmacy

UPS

BR
BREAD BROTHERS

CHASE

THE LATIGO KID
Mexican Restaurant

Italia Deli & Bakery

LOUISIANA

YUM YUM
DONUTS

Starbucks

WELLS FARGO

citi

Carib's

First Citizens Bank

Rai Misch
Italian Restaurant

SUSHI RAKU

the Habit
BURGER GRILL

TRADER JOE'S
HOMWOOD SUITES
BY HILTON

UNITED STATES POSTAL SERVICE

ETHAN ALLEN

BB
BROOKLYN BEDDING

Sit'n Sleep
YOUR MATTRESS SUPERSTORE

PRECISION CROSSFIT

ihop

Adobe Cantina

SUSHI SU

SoleSoups

Noi Due Trattoria

TAHOON 101
SOUTH COUNTY
SOUTH HILLS

THE CONEJO VALLEY

PROMINENT EMPLOYERS

Anthem
Frontier Communications
Spectrum Store
Shire
Atara Bio
Sensata Technologies
Preferred Care Home
Sage
Skyworks Solutions Inc.
Amgen
InstilBio
Teledyne Controls

PROMINENT EMPLOYERS

Dole
Guitar Center
Four Seasons
Bank of America
General Motors
UCLA Health
RAMS
Statefarms
Pennymac
UBS Financial Services
Farmers Insurance
Ipayment
realtor.com
Veterinary Angels
Securitas Security

Thousand Oaks

Agoura Hills

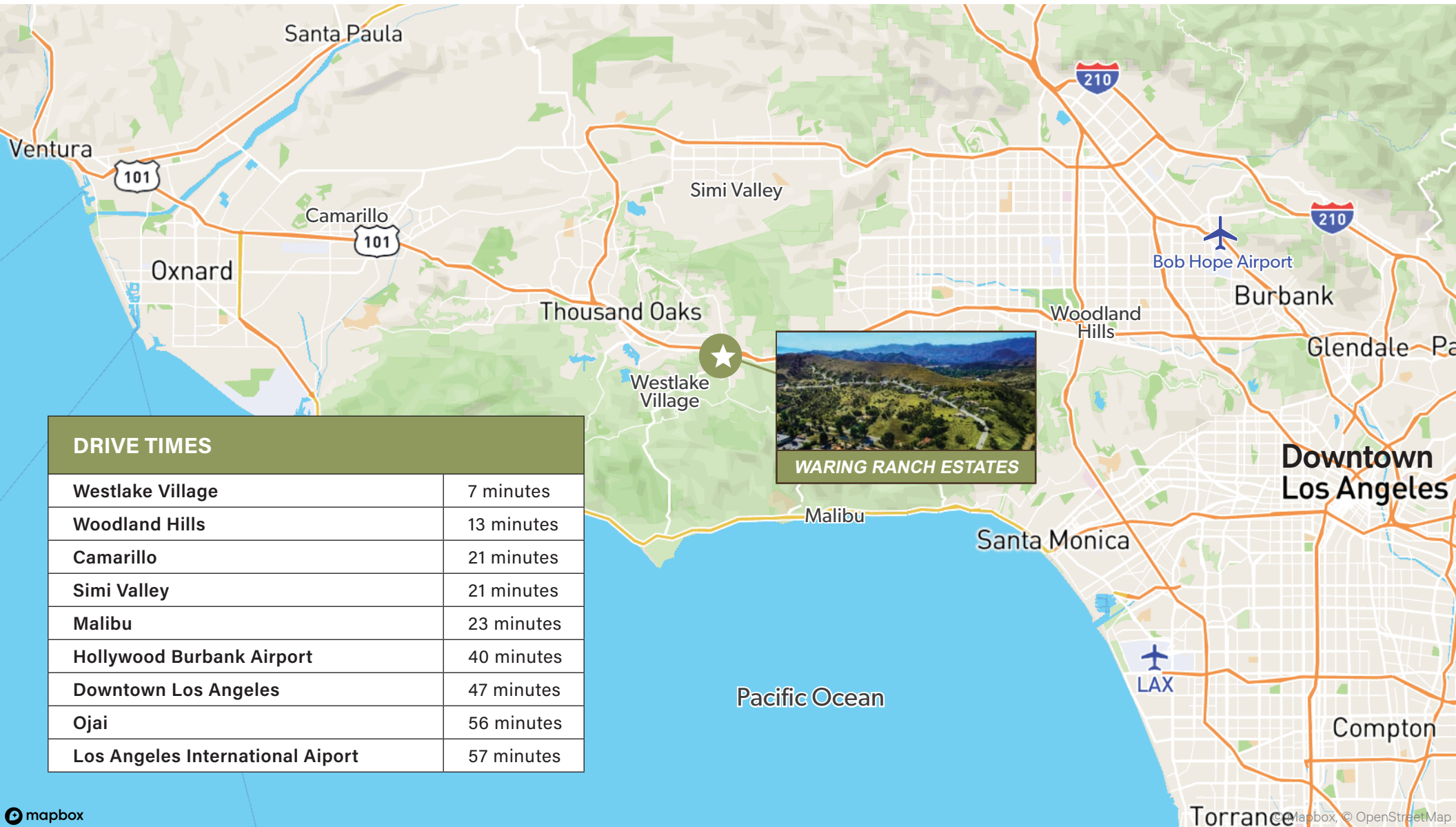
The Conejo Valley straddles Los Angeles County and Ventura County. Located approximately ten miles north of the Malibu coastline, the area was originally developed as a suburban location serving western Los Angeles County. While still suburban in nature, the Conejo Valley has a relatively diverse economic base that has been characterized by strong expansion over the past few years. The area also benefits from job growth in employment centers in the adjoining San Fernando Valley to the east, as many residents in the area commute to this adjoining region for employment.

At approximately 20 miles in length, the Conejo Valley includes the incorporated cities of Calabasas, Agoura Hills, Westlake Village, and Thousand Oaks, and the unincorporated communities of Lake Sherwood and Hidden Valley. It has become a major technology, research, manufacturing, health-related, and biotechnology industrial area.

Due to the quality of its residential and commercial base, as well as to the emergence of major sources of employment in the area, the Conejo Valley is now perceived as a distinct geographic area in the region with a major economic and employment base of its own.



DRIVE TIMES





WESTLAKE VILLAGE

THOUSAND OAKS

Agoura Pointe Center
Tavern Tomoko & Ladyface Brewery, Agoura Deli & Mart, Mandarin Lotus Fine Chinese Fusion Cuisine, Emil's Bake House, IHOP, Nick Rail Music

LA Fitness

Urbane Cafe
Panda Express
The Habit Burger Grill

Agoura Meadows Shopping Center
Vons, CVS, Italia Deli & Bakery, Cronies Sports Grill, The Latigo Kid Mexican Restaurant, Jamba, Parma's Pizzeria, Cuckoo Rooster, Szechuan Place, Baskin-Robbins

Twin Oaks Shopping Center
Ralphs, Starbucks, Rite Aid, Maria's Italian Kitchen, Orangetheory Fitness, T-Mobile, GNC

Agoura Hills City Mall
Agoura's Famous Deli, Uncle Af's, Sushi and Wasabi, Maral Cuisine, Vincitore Italian Restaurant

Adobe Cantina

Noi Due Trattoria
Casa Eden

Kanan Rd

Trader Joe's
Jinky's Kanan Cafe

Sushi Raku Japanese Restaurant
Lal Mirch Indian

Agoura High School

United States Postal Service

WARING RANCH ESTATES

Vejar Dr

DIY Home Center

SoLé Soups

Howards Appliance
TV & Mattress

Ethan Allen
Dunn Edwards Paints
Pacific Patio Furniture

AGOURA HILLS

Driver Ave

Tavern 101 Grill & Tap House

Sit 'n Sleep Mattress Store

Canwood St

Reeds Furniture

Terra Outdoor Living

Fabio&Co Italia

Montessori School of Agoura

Agoura Rd



Chesebro Rd

Tire Man Tire Shop

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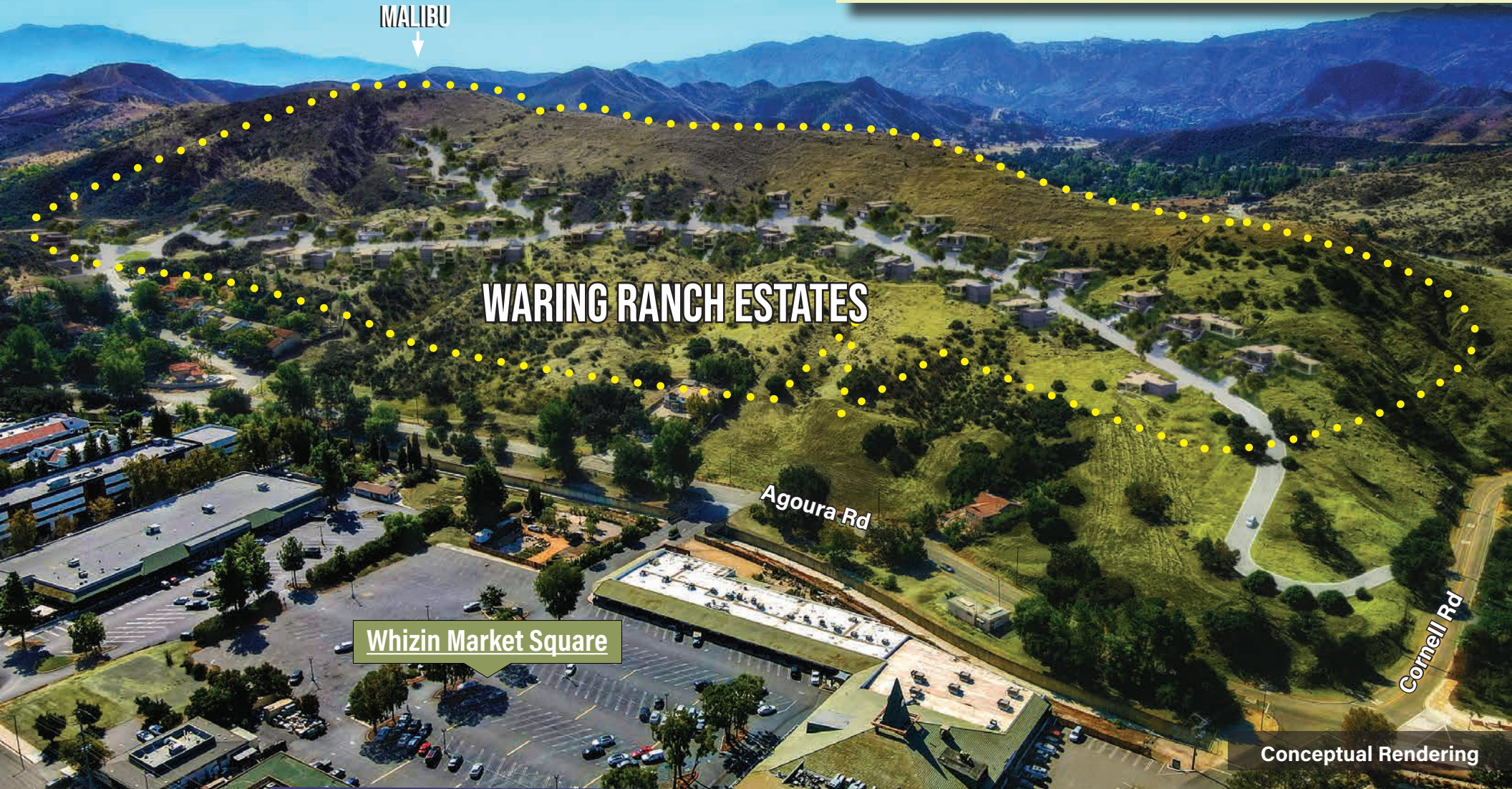
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FOR SALE

±56 ACRES | AGOURA HILLS, CA
64 SUBDIVIDED PARCELS BUILD UP TO 85 HOMES

Creative Seller Financing Options Available



Whizin Market Square

Conceptual Rendering

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