



## OFFICE BUILDING FOR SALE

5018 Chesebro Road, Agoura Hills 91301

**PRICE REDUCED : \$2,999,000**

*8,137 Square Foot Free-Standing Office Building*



# BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122  
Info@BuengerInc.com www.BuengerInc.com  
CalDRE License: 1378022



## OVERVIEW:

- **Price: \$2,999,000 / \$367 per foot!**
  - **Lowest price per foot in the area!**
- **Size: 8,137 SF, APN: 2061-036-015**
- **Built in 2007**
- **2 stories / Private interior elevator**
- **Medical uses approved**
- **Abundant Parking – Surface and covered**
- **90% LTV SBA Financing available – General Office**
- **100% LTV (No Down) for Medical Offices**

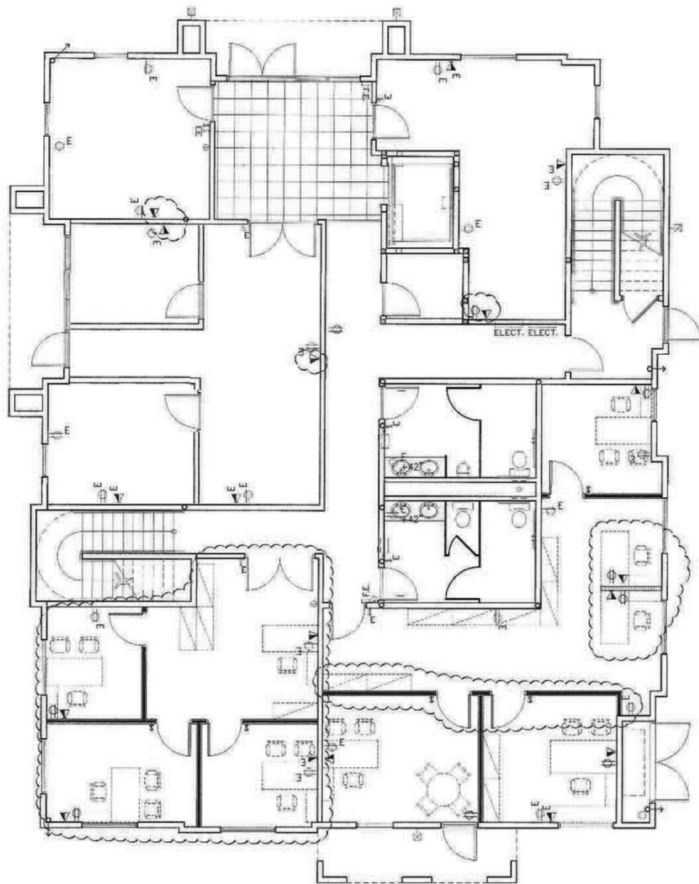


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For reference purposes – closely resembles current buildout

## GROUND FLOOR PLAN

*Revised Conceptual per Otto's comments 12/22/08 (Not agreed upon)*



## SECOND FLOOR PLAN

*Revised Conceptual per Otto's comments 12/22/08 (Not agreed upon)*



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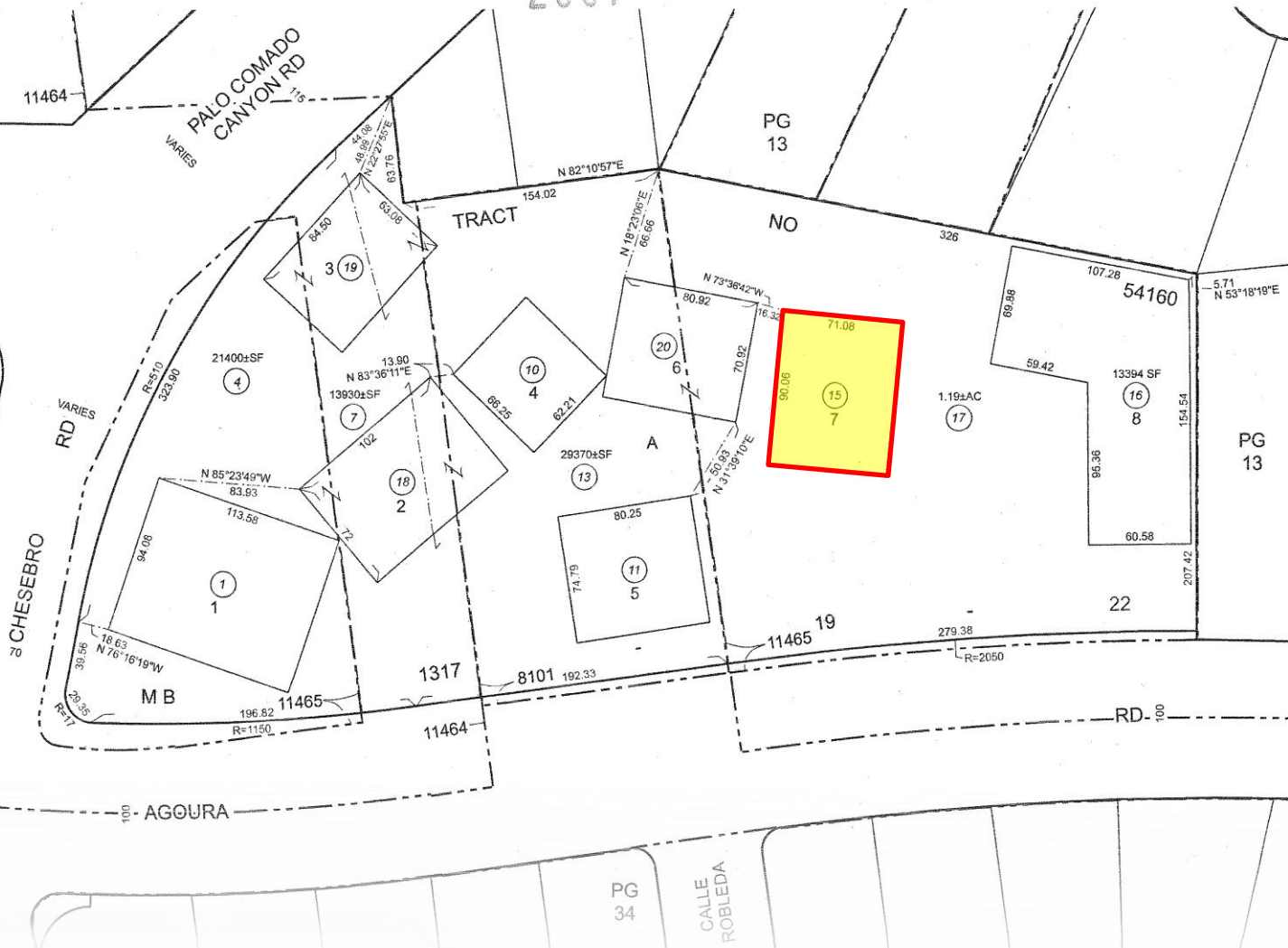
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2007



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## Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Bldg 5: Suite 502 31119 Via Colinas Westlake Village, CA 91362	Office Condo ★★★★☆	1978	7,403 SF	10/16/2025	\$3,360,000 (\$453.87/SF)	-
2	7335 Topanga Canyon Blvd Canoga Park, CA 91303	Office ★★★★☆	1978/2008	8,630 SF	9/29/2025	\$3,850,000 (\$446.12/SF)	-
3	Bldg 2 5012 Chesebro Rd Agoura Hills, CA 91301	Office ★★★★☆	2007	8,248 SF (50.0%)	9/8/2025	\$3,245,000 (\$393.43/SF)	-
4	505 E Thousand Oaks Blvd Thousand Oaks, CA 91360	Office ★★★★☆	1996	5,562 SF (100%)	11/22/2024	\$2,560,000 (\$460.27/SF)	-
5	Goodman, Goodman & Goodman 425 Lombard St Thousand Oaks, CA 91360	Office ★★★★☆	1973	5,163 SF (100%)	11/9/2023	\$2,415,454 (\$467.84/SF)	-

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CHESEBRO ROAD

AGOURA ROAD

5018 Chesebro Road



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## COMMERCIAL REAL ESTATE, INC.

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**Financial Information** -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

**Environmental** -- The Seller and Broker make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

**Agency** -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

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