

CREEKSIDE VILLAGE CENTER

26521-26531 Agoura Road
Calabasas, CA 91302

The Albertsons logo, featuring a blue stylized 'A' icon followed by the word 'Albertsons' in a blue sans-serif font.

MAR INVESTMENTS
"Real Estate
Development and
Investment"

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JOIN THE
LISTS OF
GREAT TENANTS

Hanami Sushi

Mediterranean
PITA GRILL
Shawarma / Falafel / Kabob

AVAILABLE SUITES

26527-100

1,732 SF

26527-104

1,110 SF

26527-106

900 SF

26527-112

1,200 SF

\$5.25/SF/MO NNN

26527-210

3,076 SF

(3,076 sqft. space is divisible by three if necessary. Please inquire.) Space is excellent for all types (retail/office/food) of use.

\$2.50/SF/MO NNN

NNN's = \$1.20/SF

PROPERTY HIGHLIGHTS



>>EXCELLENT VISIBILITY ON VERY BUSY AGOURA ROAD AND LAS VIRGENES ROAD

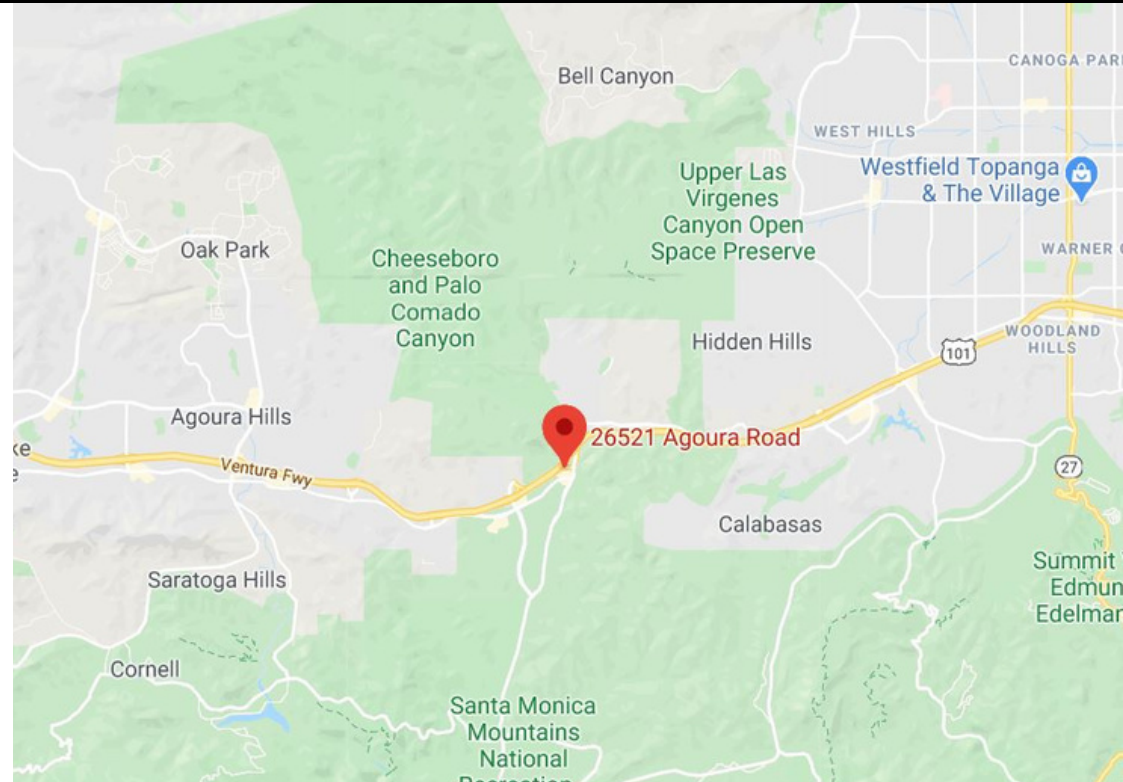
>>EASY ACCESS FROM THE HIGHWAY 101

>>FULLY REMODELED AND FULLY BUILT OUT FULL SERVICE HAIR SALON (OTHER USES AT THIS PREMISE ARE AVAILABLE)

>>ANCHOR GROCERY STORE, SPECIALTY SHOPS AND RESTAURANTS INCLUDING ALBERTSONS, STARBUCKS, HANAMI SUSHI, SHARKY'S, MEDITERRANEAN PITA, AND TK NAILS

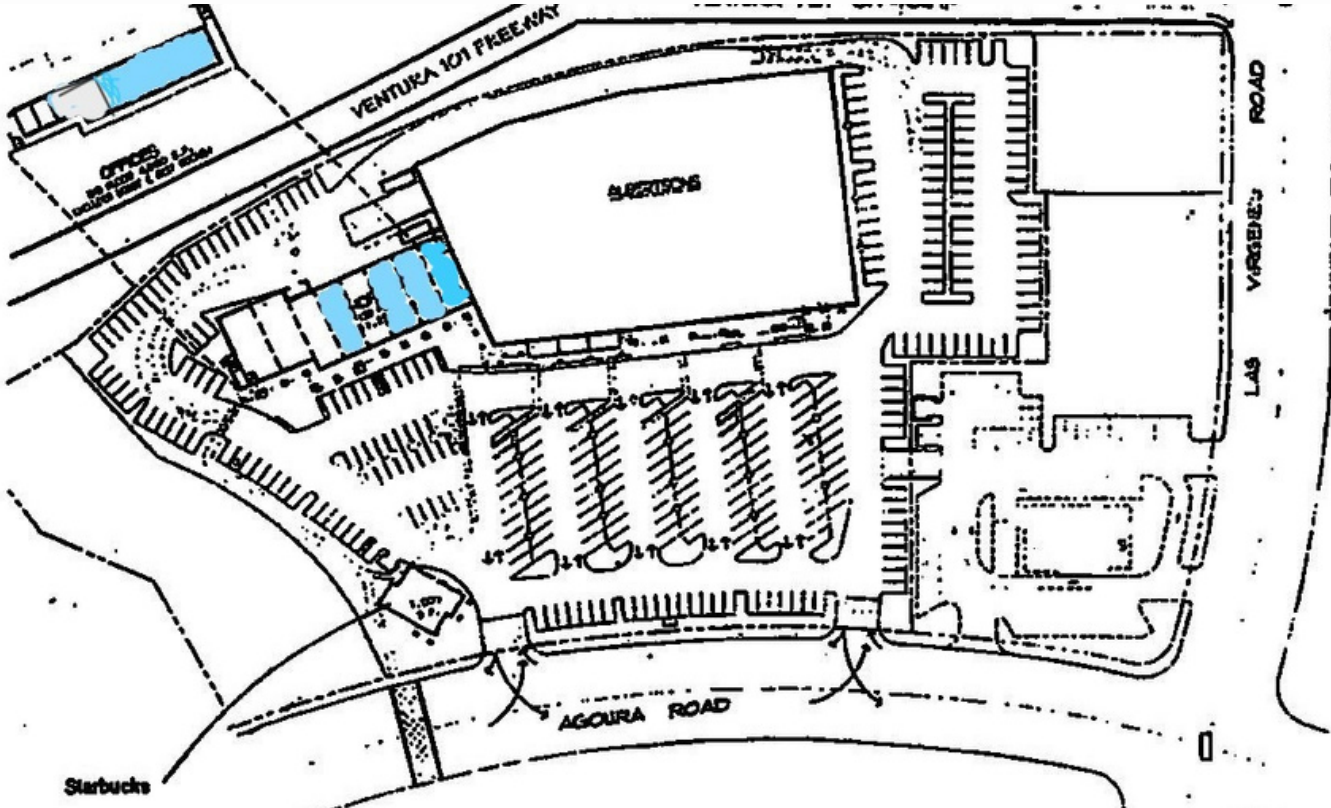
>>EXCELLENT FREEWAY VISIBILITY, EXCELLENT VISIBILITY TO CONSUMERS, EXCELLENT ACCESSIBILITY, AMPLE FREE PARKING

>>AVERAGE DAILY TRAFFIC COUNT ON LAS VIRGENES ROAD IS UP TO 33,967 VEHICLES PER DAY





AVAILABLE SPACE	SF	RATE
26527-100	1,732 SF	\$5.25 PSF/MO NNN
26527-104	1,110 SF	\$5.25 PSF/MO NNN
26527-106	900 SF	\$5.25 PSF/MO NNN
26527-112	1,200 SF	\$5.25 PSF/MO NNN
26527-210	3,076 SF	\$2.50 PSF/MO NNN



Summary

Land: ±6.45 acres ±281,386 s.f.
 Building: 76,306 s.f.

Parking Provided: 307 stalls
 Parking Ratio: 4.0/1000



SIGNAGE AREAS (COLONNADE)

#200

#202

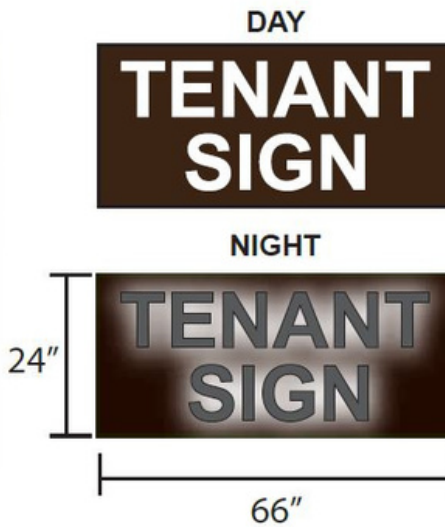
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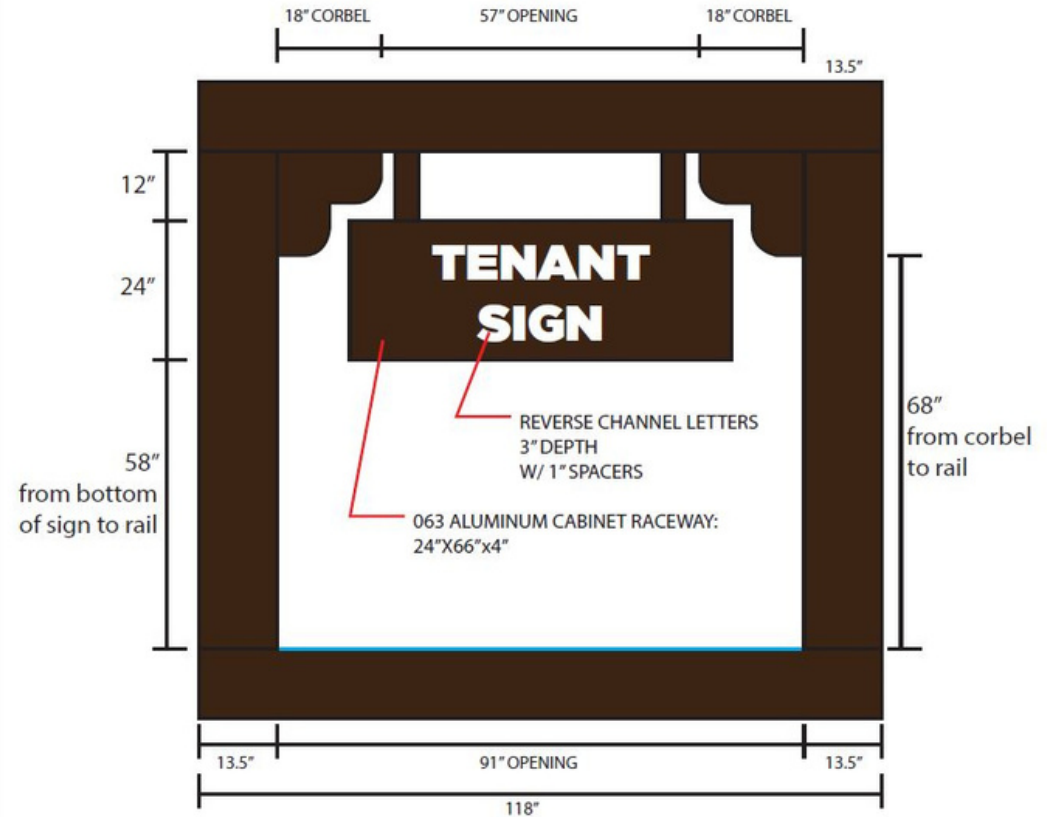
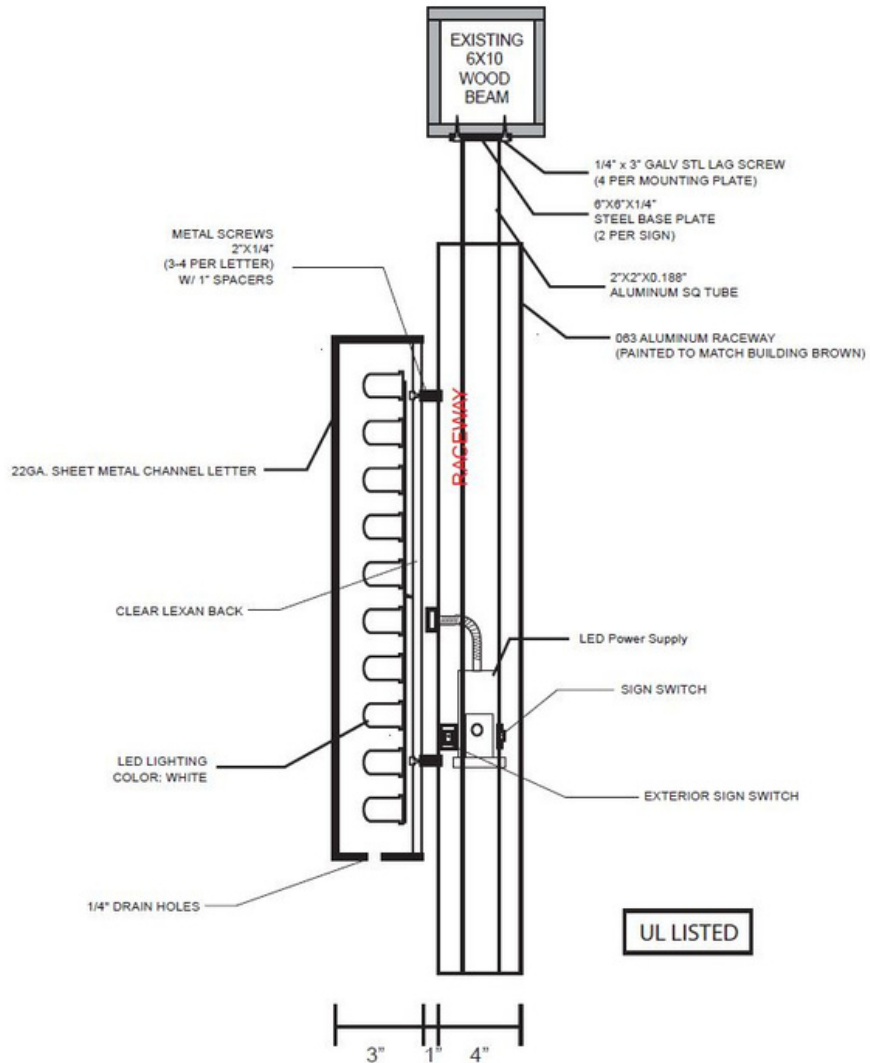


WALKWAY SIGNAGE



SIGNAGE SPECIFICATIONS (COLONNADE-SECTION)

REVERSE CHANNEL LETTERS





PEOPLE

	1 MILE	3 MILE	5 MILE
Population	4,846	25,076	93,494
Households	1,883	9,122	33,520
Families	1,293	6,554	25,680
Avg. HH Size	2.57	2.74	2.78

INCOME

	1 MILE	3 MILE	5 MILE
Median HH Income	\$112,248	\$119,223	\$128,413
Avg. HH Income	\$147,056	\$182,222	\$181,253

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Caucasian	78.0%	80.3%	80.6%
African American	2.2%	1.9%	2.0%
American Indian	0.3%	0.3%	0.3%
Asian	12.0%	10.0%	9.7%
Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.6%	2.6%	2.5%
Two or More Races	4.8%	4.8%	4.8%
Hispanic Origin	9.6%	9.3%	9.6%

