

LADYFACE VISTA

FOR SALE OR LEASE

AGOURA HILLS, CA. 91301

**ANTICIPATED COMPLETION
3rd QUARTER 2025**

**OFFICE/MEDICAL BUILDINGS
3,326 - 5,767 SF**



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898

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A Joint Venture of

MTE
MARTIN TEITELBAUM
CONSTRUCTION, INC.

In collaboration with the Cassar Family

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Free-standing
office/medical
buildings



No common
restrooms,
lobbies, &
corridors



Tremendous
Freeway
Identity



Close proximity
to numerous
retail amenities



Energy efficient
project meeting
current code
requirements

Building	Size	Sale Price (PSF)	Sale Price (Total)	Lease Rate (PSF NNN)	Leasing Improvement Allowance
A	3,326 SF	\$895.00	\$2,976,770.00	\$3.75	\$75.00 PSF
B	3,643 SF	\$885.00	\$3,224,055.00	\$3.65	\$75.00 PSF
C	5,767 SF	\$875.00	\$5,046,125.00	\$3.50	\$75.00 PSF
D	3,733 SF	\$885.00	\$3,303,705.00	\$3.65	\$75.00 PSF
E	3,610 SF	\$895.00	\$3,230,950.00	\$3.75	\$75.00 PSF





VENTURA FWY (US 101)

Canwood St

AMENITIES



SUBJECT
29541 Canwood Street
Agoura Hills

VONS **Ralphs** **CVS pharmacy** **The Mango Kito**
RITE AID **Croner's** **Carls Jr.** **TACO BELL** **STARBUCKS COFFEE** **POSTAL ANNEX**
usbank **citibank** **OneWest Bank** **FARMERS**
Bank of America **CHASE** **UnionBank** **TF Mobile**
GNC LiveWell **Great Clips** **SUBWAY**
WELLS FARGO **BR** **UPS** **Maria's** **ME**
 Agoura Hills Animal Hospital • Agoura's Famous Deli • Cuckoo Rooster
 Healthy Pet • I Love Kickboxing • Italia Deli & Bakery • Loves Pets
 Maral Cuisine • Sushi & Wasabi • Sunshine Florist • Szechuan Place
 The Yard Thai Cuisine • Uncle Af's • Village Bakery & Cafe
 Vincitore Italian

McDonald's **Shell**
AGOURA MUSIC
RAKU
Lal Meech
 Indian Restaurant

TRADER JOE'S **Habit** **HOMWOOD SUITES**
WILD FLOUR
verizon **Urbane Cafe**
JINKY'S CAFE
currying
PIYORS
 FRESH MODERN INDIAN

NW RUGS FARMERS
U-HAUL **State Farm**

Sit n Sleep
Pacific Patio
Reeds FURNITURE
ETHAN ALLEN
 Barbeques Galore

LA-Z-BOY
Fabio & Co
76
Agoura Animal Clinic

Do it center **WOOD RANCH** **the Canyon** **YAMATO** **AGOURA**
LEMON TREE **NUMERO UNO** **TIFA** **Carrara Pastries**
BLUE TABLE **PLATA** **Xin Sheng Yuan**
solé soups **Chinese Food**

REGENCY THEATRES **SUSHI SU** **MEJICO**
AGOURA CAR CARE **PRIME STEAKHOUSE** **Adobe**
U-STORE-IT **FedEx** **jiffylube**
BURGER KING **Pollo Loco** **TESORO** **Shell**

IHOP **ISLANDS**
Nick Rail music
Jack **Hot Yoga Agoura** **Chevron**
MANDARIN LOTUS
 FINE CHINESE FUSION CUISINE

Agoura Hills Recreation Center

LADYFACE VISTA

AGOURA HILLS, CALIFORNIA





3 Miles
SUBJECT PROPERTY



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Malibu



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