

±5,334 SF | FOR LEASE

CBRE



29271

Agoura Road

AGOURA HILLS | CA



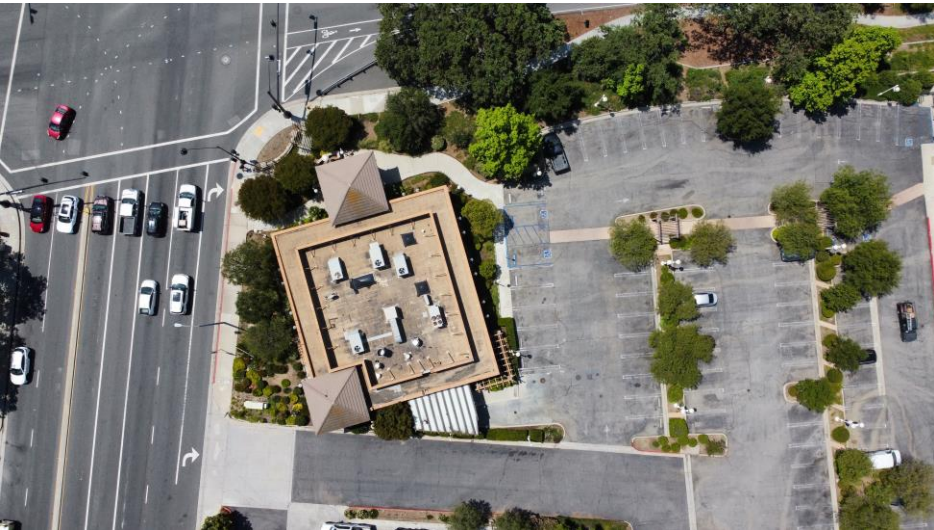
PROPERTY OVERVIEW

Asking \$3.00 PSF/Mo + \$1.00/PSF/Mo/NNN

Nestled in the foothills of the Santa Monica Mountains, Agoura Hills serves as a transition point between the bustling Greater Los Angeles area and the serene, picturesque landscapes of Malibu.

This former restaurant building boasts a high-profile location on the busy corner of Kanan and Agoura Roads. Providing easy access from the US 101 Freeway, Kanan Road is the gateway to world famous Malibu. With approximately 162,000 cars passing by per day, this location ensures high visibility and foot traffic.

The building itself is approximately $\pm 5,334$ square feet and sits on a 1.54-acre lot. Built in 2002, it offers full restaurant build-out, ample parking and is ready for immediate occupancy. The property is zoned AVSP and permitted uses include restaurant, retail and office.



Demographics

Population

6,867
1 MILE

38,534
3 MILES

72,991
5 MILES

Daytime Population

13,593
1 MILE

56,259
3 MILES

112,329
5 MILES

Average HH Income

\$181,213
1 MILE

\$203,833
3 MILES

\$205,823
5 MILES

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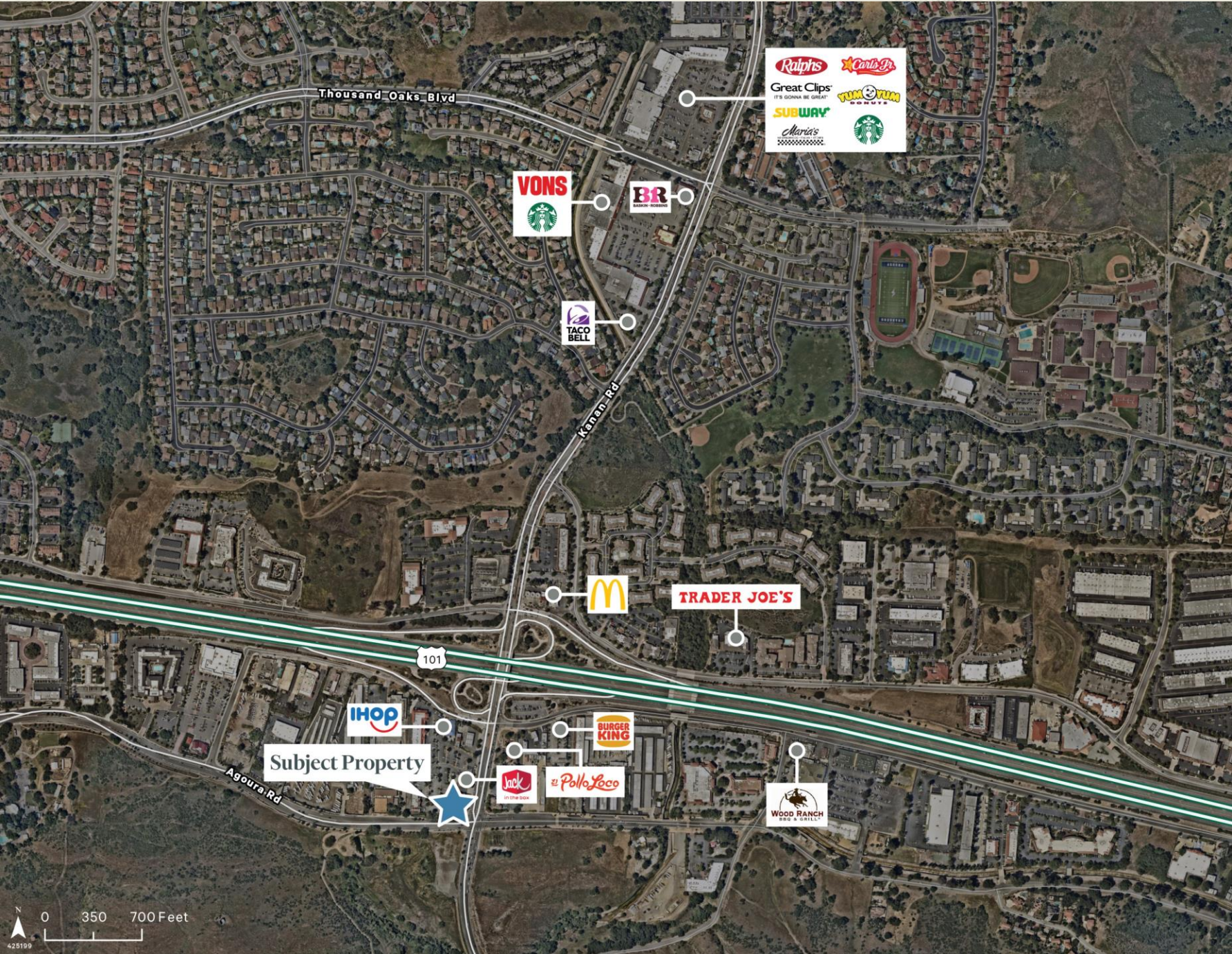
NEARBY RETAIL



WOOD RANCH.



AERIAL



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GEOFF MARTIN

Senior Vice President

+1 818 502 6739
geoff.martin@cbre.com
Lic. 01180819

RYAN BURNETT

First Vice President

+1 818 502 6791
ryan.burnett@cbre.com
Lic. 01481691

BRIAN YOSHIMURA

Associate

+1 818 502 6736
brian.yoshimura@cbre.com
Lic. 01967227

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