

Flex Condo Unit 4

5210 Lewis Road Unit 4 , Agoura Hills CA 91301



OFFERING MEMORANDUM

PEAK
COMMERCIAL

Flex Condo Unit 4

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Location**
 - Location Summary
- 03 **Property Description**
 - Property Features
 - Aerial Map
 - Floor Plan
 - Property Images
- 04 **Demographics**
 - Demographics

Exclusively Marketed by:

Dan Adivi
Senior Sales Director
(818) 355-1779 (p)
DannyAdivi@Yahoo.com
Lic: 01 183293

PEAK
COMMERCIAL

5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

| | |
|----------------|-------------------------------------------------|
| ADDRESS | 5210 Lewis Road Unit 4 Agoura Hills CA 91301 |
| COUNTY | Los Angeles |
| MARKET | Agoura Hills |
| SUBMARKET | West SFV |
| OFFERING PRICE | \$650,000 |
| BUILDING SF | 1,750 SF |
| PRICE PSF | \$371.43 |
| LAND SF | 63,134 SF |
| LAND ACRES | 1.45 |
| YEAR BUILT | 1982 |
| OWNERSHIP TYPE | Fee Simple |

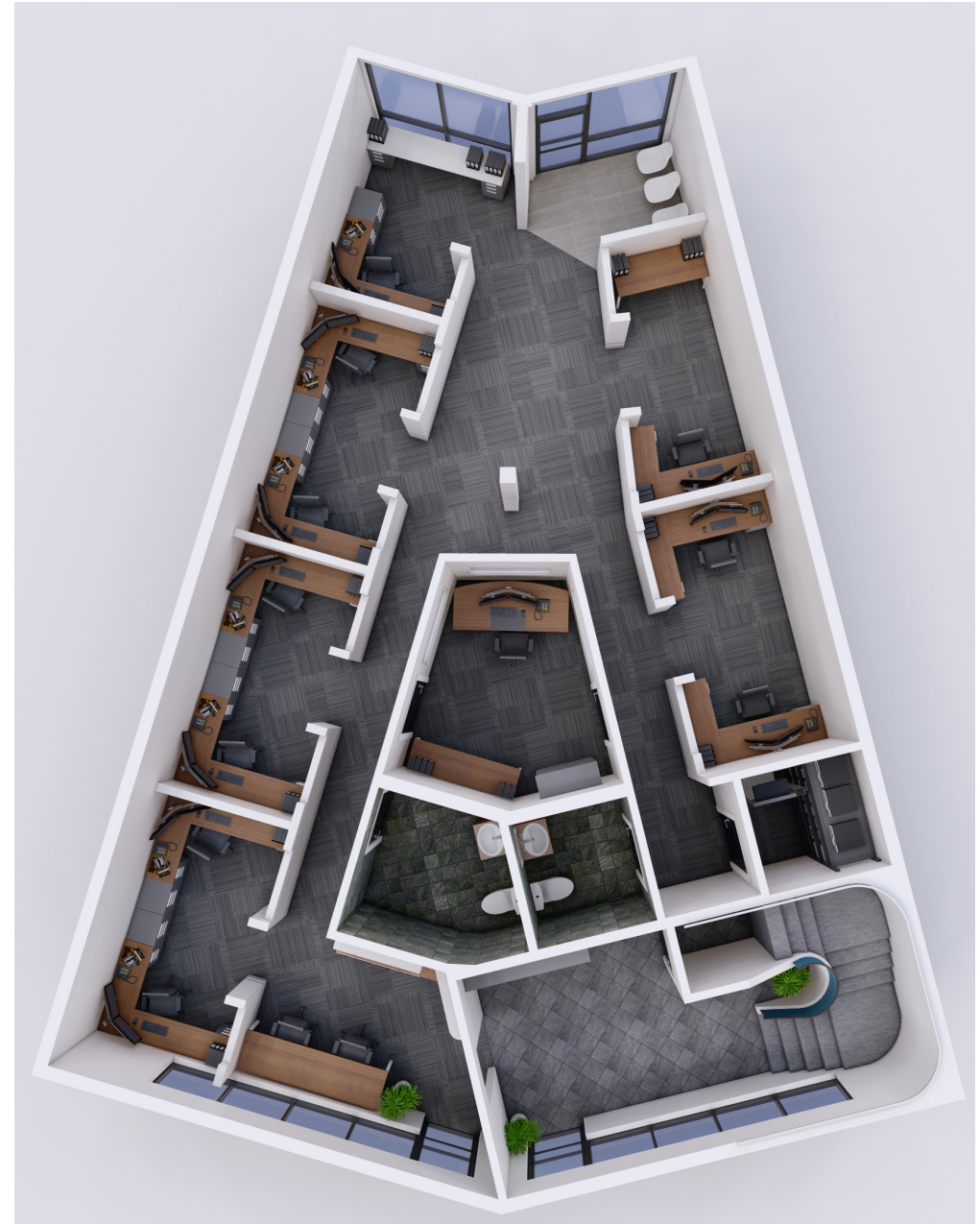
| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2024 Population | 4,396 | 36,850 | 63,228 |
| 2024 Median HH Income | \$129,821 | \$154,704 | \$163,677 |
| 2024 Average HH Income | \$179,798 | \$214,187 | \$225,265 |



PROPERTY OVERVIEW

Perfect for a call center or telemarketing operation, this bright, top-floor space boasts plenty of natural light, creating a professional and energizing environment for your team. It is ideal for businesses looking to expand or establish a centralized hub. Don't miss out on this prime opportunity to elevate your operations!

- Rare opportunity to own office/flex condominiums in the Conejo Valley
- Designed as a call center or telemarketing center.
- Enhance productivity in a light-filled, bright environment that radiates positive energy.
- This space is designed to inspire and energize your team, making it ideal for a thriving business.
- Surrounded by a variety of retail amenities for your convenience.
- Scenic views of the Santa Monica mountains
- Visibility from the 101 Freeway is a powerful asset for any business looking to amplify brand presence and accessibility in a competitive landscape.
- ±80% improved office space
- ±20% warehouse space
- Zoning: C2 CRS-FC-OA (City of Agoura Hills Zoning Map)
- 6 reserved surface parking stalls
- This unit is designed to meet modern business needs with high-speed internet capabilities and advanced wiring for security cameras, providing a strategic edge in both connectivity and safety. This unit is primed for businesses looking to optimize their operations with fast, reliable internet and a robust security system, combining modern convenience with essential protections for long-term success.
- Flexible layout for general professional office uses Ground level loading existing with additional loading available
- Kitchenettes and unisex restrooms.
- HOA fee is \$550 a month, which covers roof, parking lot, maintenance, building exterior, outdoor utilities and trash.

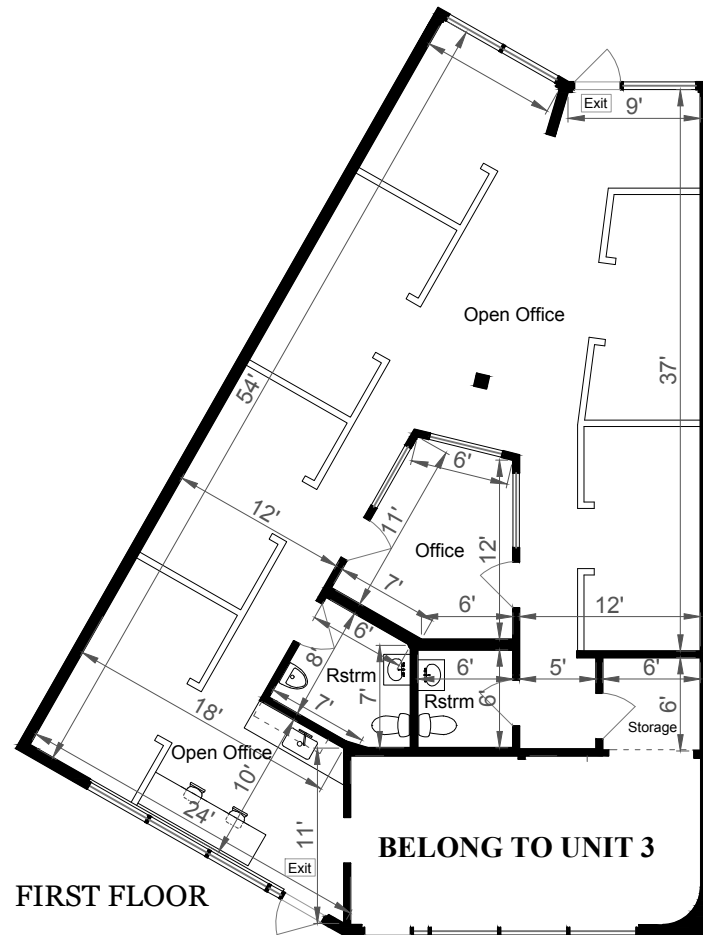






5210 LEWIS ROAD | UNIT 4

AGOURA HILLS, CA 91301



FIRST FLOOR

Estimated Total Square Footage: 1,700 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.



Rendering by Floor Plan Visuals.

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



US
101

VENTURA FWY (US 101)

Canwood St

Roadside Dr

Colodny Dr

**SUBJECT
PROPERTY**

Lewis Rd

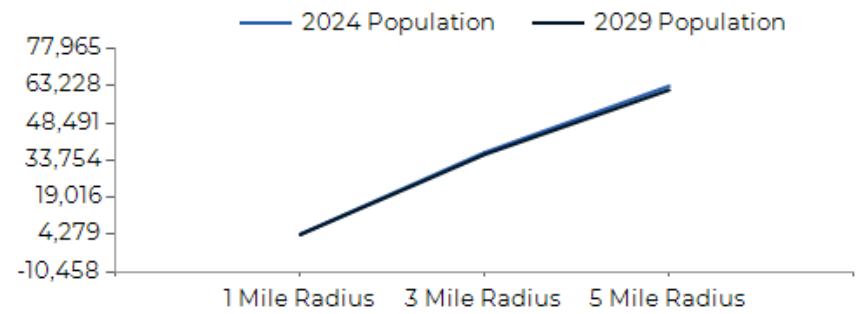




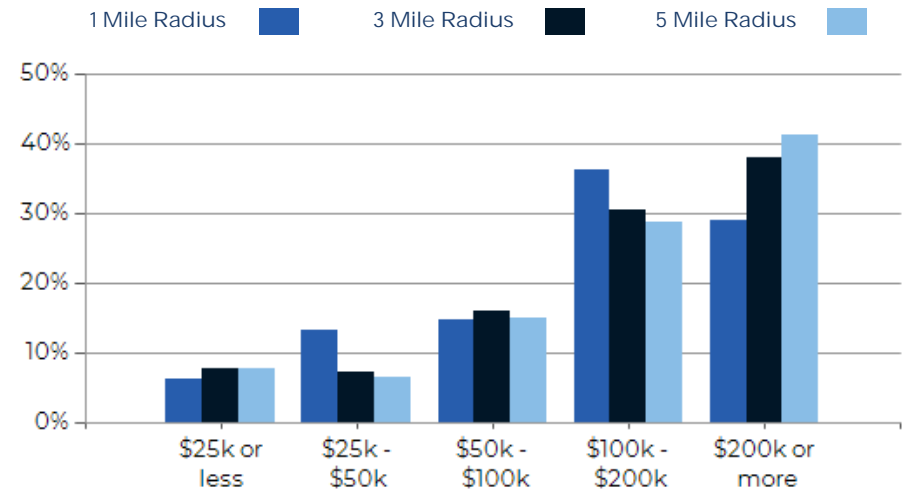
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 3,651 | 38,656 | 65,346 |
| 2010 Population | 4,380 | 37,908 | 66,470 |
| 2024 Population | 4,396 | 36,850 | 63,228 |
| 2029 Population | 4,279 | 36,081 | 61,686 |
| 2024-2029: Population: Growth Rate | -2.70% | -2.10% | -2.45% |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 75 | 773 | 1,337 |
| \$15,000-\$24,999 | 42 | 359 | 636 |
| \$25,000-\$34,999 | 105 | 439 | 674 |
| \$35,000-\$49,999 | 138 | 594 | 976 |
| \$50,000-\$74,999 | 105 | 1,003 | 1,674 |
| \$75,000-\$99,999 | 166 | 1,319 | 2,106 |
| \$100,000-\$149,999 | 407 | 2,442 | 3,996 |
| \$150,000-\$199,999 | 254 | 1,954 | 3,203 |
| \$200,000 or greater | 532 | 5,454 | 10,325 |
| Median HH Income | \$129,821 | \$154,704 | \$163,677 |
| Average HH Income | \$179,798 | \$214,187 | \$225,265 |

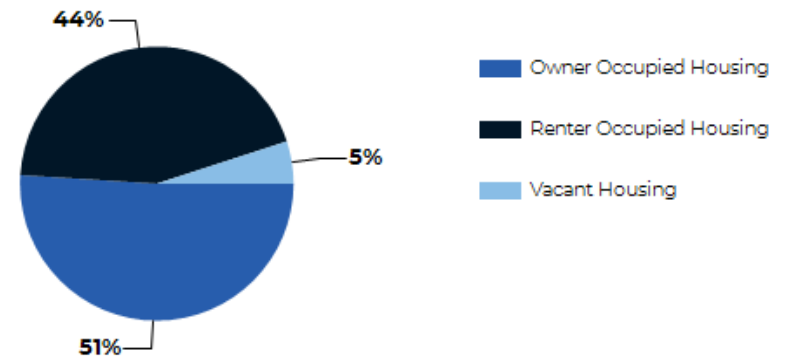
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 1,378 | 14,047 | 24,390 |
| 2010 Total Households | 1,790 | 14,215 | 25,109 |
| 2024 Total Households | 1,823 | 14,337 | 24,927 |
| 2029 Total Households | 1,821 | 14,380 | 24,895 |
| 2024 Average Household Size | 2.34 | 2.56 | 2.53 |
| 2024-2029: Households: Growth Rate | -0.10% | 0.30% | -0.15% |



2024 Household Income

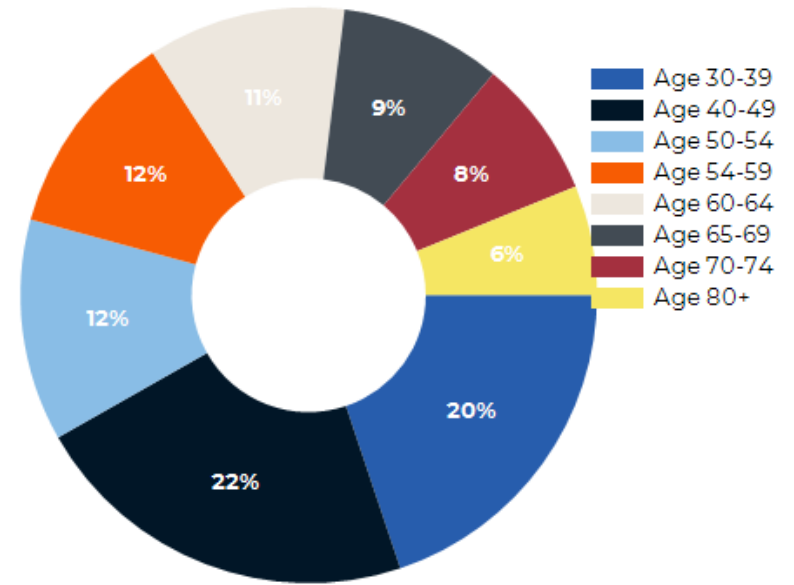


2024 Own vs. Rent - 1 Mile Radius

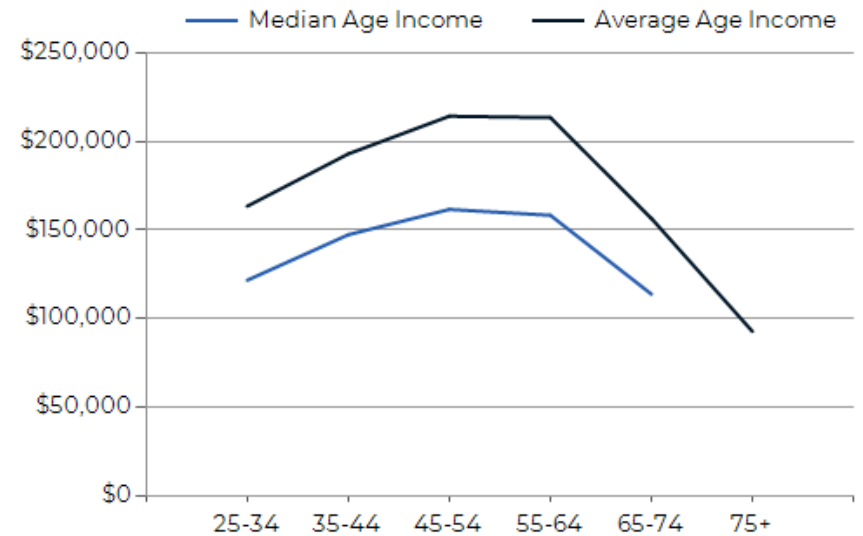


Source: esri

| 2024 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2024 Population Age 30-34 | 253 | 1,905 | 3,012 |
| 2024 Population Age 35-39 | 295 | 1,995 | 3,213 |
| 2024 Population Age 40-44 | 318 | 2,600 | 4,178 |
| 2024 Population Age 45-49 | 287 | 2,531 | 4,179 |
| 2024 Population Age 50-54 | 344 | 2,821 | 4,798 |
| 2024 Population Age 55-59 | 322 | 2,688 | 4,689 |
| 2024 Population Age 60-64 | 306 | 2,771 | 4,900 |
| 2024 Population Age 65-69 | 250 | 2,453 | 4,433 |
| 2024 Population Age 70-74 | 215 | 1,948 | 3,645 |
| 2024 Population Age 75-79 | 170 | 1,385 | 2,721 |
| 2024 Population Age 80-84 | 91 | 802 | 1,632 |
| 2024 Population Age 85+ | 159 | 709 | 1,430 |
| 2024 Population Age 18+ | 3,596 | 29,694 | 51,368 |
| 2024 Median Age | 44 | 44 | 46 |
| 2029 Median Age | 46 | 46 | 47 |



| 2024 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$121,649 | \$124,918 | \$132,975 |
| Average Household Income 25-34 | \$163,517 | \$179,991 | \$193,381 |
| Median Household Income 35-44 | \$147,380 | \$172,716 | \$182,910 |
| Average Household Income 35-44 | \$193,126 | \$232,228 | \$242,925 |
| Median Household Income 45-54 | \$161,717 | \$200,001 | \$200,001 |
| Average Household Income 45-54 | \$214,460 | \$270,171 | \$281,071 |
| Median Household Income 55-64 | \$158,421 | \$200,001 | \$200,001 |
| Average Household Income 55-64 | \$213,678 | \$260,753 | \$274,401 |
| Median Household Income 65-74 | \$113,826 | \$116,876 | \$127,850 |
| Average Household Income 65-74 | \$156,651 | \$177,216 | \$193,951 |
| Average Household Income 75+ | \$92,699 | \$105,775 | \$128,840 |



Flex Condo Unit 4

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and it should not be made available to any other person or entity without the written consent of Peak Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Peak Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Dan Adivi
Senior Sales Director
(818) 355-1779 (p)
DannyAdivi@Yahoo.com
Lic: 01 183293

PEAK
COMMERCIAL