

29525 CANWOOD DRIVE | AGOURA HILLS, CA



Rare, Large Block of Medical Space in Agoura Hills

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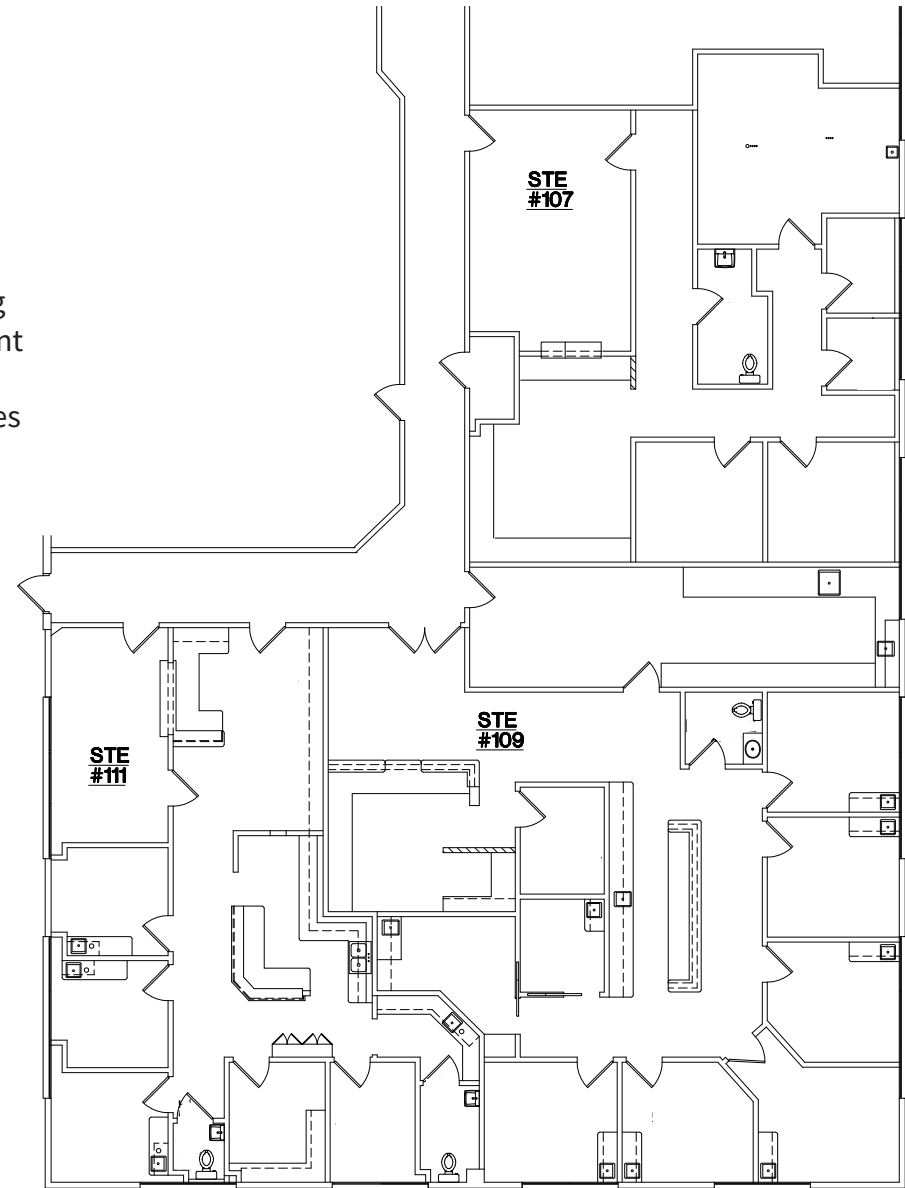
29525 Canwood Drive

PROPERTY DETAILS

- Only purpose-built medical office building in Agoura Hills
- Recently renovated common areas and upgraded landscaping
- Prime 101 Freeway visibility (nearly 200,000 cars per day), with prominent signage available
- Ample (5+/1,000), free surface parking surrounding the building
- Brand new, 75-unit Oakmont Senior Living immediately adjacent to the property
- Professionally owned and managed by Anchor Health Properties

SPACE DETAILS

- Up to 5,513 contiguous square feet (can be divided), available immediately
- Ground floor suite, with easy access from parking lot
- Second generation medical improvements (plumbing, millwork, power) in-place
- Landlord has capital available for tenant improvements
- Exterior, on-building signage potentially available



Demographics

AGOURA HILLS OVERVIEW

Located in the Conejo Valley, Agoura Hills provides one of Southern California's best quality of life. Both executive and affordable housing, some of the top schools in Southern California, ample open space, and access to both the Santa Monica Mountains and Malibu make Agoura Hills a prime destination for maturing millennials looking for home ownership and exceptional communities to raise a family. The rare combination of outstanding demographics and premier housing make Agoura Hills a best-in-class city within the Conejo Valley. Nearly 400,000 people live within a 10-mile radius of the Agoura Hills Medical Plaza, with annual healthcare expenditures averaging more than \$12,000 per household.



DISTANCE



Insured Population



Annual Avg. Healthcare Spend



Median Age



Population 65+

1 Mile	9,093	\$13,254.73	44.9	18.8%
3 Miles	41,823	\$12,728.29	45.5	18.9%
5 Miles	80,266	\$12,434.61	45.7	19.8%

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The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a pandemic disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.