

OFFERING MEMORANDUM

24900 Calabasas Rd

8.68 Acres (Commercial Land) Former Driving Range



24900 CALABASAS RD, CALABASAS, CA

EXCLUSIVELY MARKETED BY

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Piccard Financial has not verified, and will not verify, any of the information contained herein, nor has Piccard Financial 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.

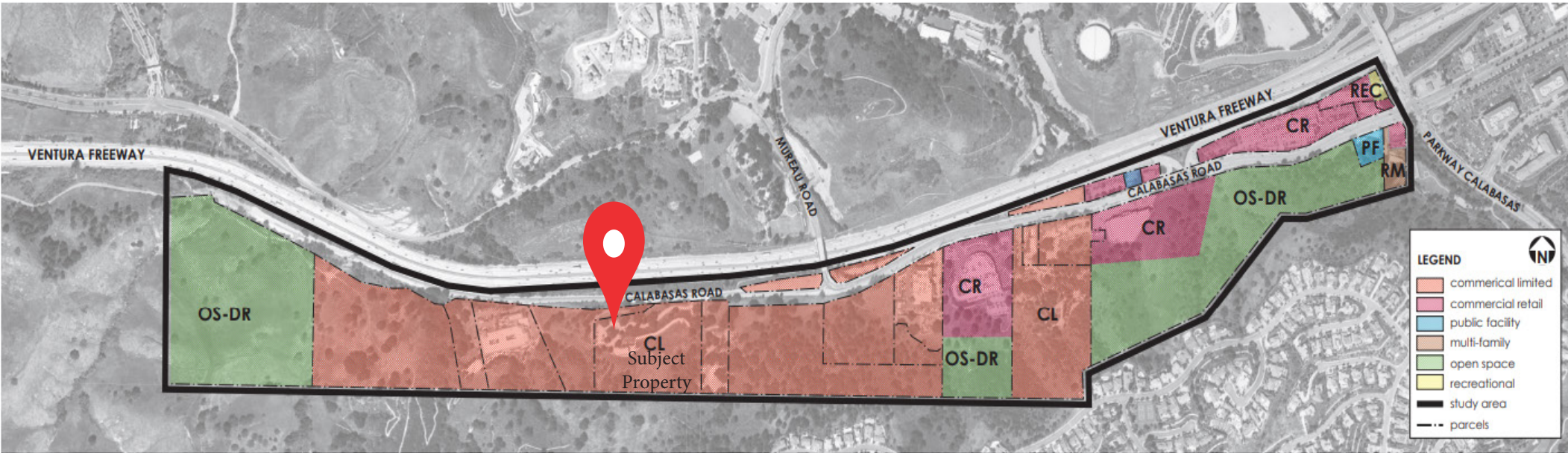
PROPERTY OVERVIEW

Located at **24900 Calabasas Road** in **Calabasas, CA 91302**, this expansive 8.68-acre property was previously used as a golf driving range. The site offers approximately 8.66 acres of prime, developable land with a 2,312 sqft commercial/retail building, and is situated along a bustling commercial corridor that features prominent automotive dealerships, including Mercedes-Benz, Audi, Volvo, Bob Smith BMW, and Acura 101 West. Zoned for Commercial, Limited (CL) use, the property provides a range of development possibilities. Ideal uses include medical offices, assisted living facilities, places of worship, professional office spaces, and retail. Additionally, with a zoning modification, the property could accommodate automotive dealerships, leveraging its high visibility from the 101 Freeway.



APN: 2069-010-010

ZONING SUMMARY



- allowed commercial retail uses (CR)**
- community centers (allowed)
 - health / fitness centers (conditional)
 - libraries and museums (allowed)
 - studios for dance, art, music, photography (allowed)
 - auto, mobile homes, vehicle and parts sales (conditional)
 - restaurants, counter service (conditional)
 - retail stores, general merchandise (allowed)
 - parking facilities/vehicle storage (conditional)

- allowed commercial limited uses (CL)**
- medical services - clinics, labs (allowed)
 - medical services - hospitals, extended health care (conditional)
 - offices (allowed)
 - outdoor commercial recreation (conditional)
 - studios for dance, art, music, photography (conditional)
 - art, antiques, collectibles, gifts (allowed)
 - outdoor retail sales and activities (allowed)
 - restaurants, table service (allowed)
 - bed and breakfast inns (conditional)
 - child care centers (allowed)
 - antennas, communication facilities (allowed)
 - parking facilities / vehicle storage (conditional)

- allowed open space uses (OS-DR)**
- equestrian facilities (conditional)
 - plant nurseries (conditional)
 - antennas, communication facilities (conditional)

CURRENT ZONING: COMMERCIAL LAND

POTENTIAL USES:

- » **Renovate the Driving Range to Modern Day Simulator Technology:** Using modern day simulator technology such as “Trackman” and “Tracer”, the driving range can be brought into the modern age.
- » **Commercial Office Development:** Property runs along strong commercial corridor of Calabasas which includes many medical offices, car dealerships such as Mercedes Benz & Cadillac, and has excellent access to the 101 Fwy.
- » **Lease Opportunity:** In addition to the for sale listing, the owner is open to partnerships, joint ventures, and build-to-suit.

PROPERTY PICTURES



COVERED GOLF RANGE AREA



2,312 SF SINGLE STORY BUILDING
Built in 1996 under now expired CUP 92
4. (41) tee golf driving range with pro shop and refreshment service - Needs Full Renovation



ENTRANCE DRIVEWAY



PARKING LOT



PUTTING AREA/PATIO AREA

PROPERTY PICTURES



PATIO AREA



CLUBHOUSE EXTERIOR



PARKING LOT



101 FWY ACCESSIBLE



SPECTACULAR VIEWS

REGIONAL MAP



ITEM	DESCRIPTION	PICTURES
1	2,312 SF single story building Built 1996 under now expired CUP 92 4. (41) tee golf driving range with pro shop and refreshment service.	
2	Golf Tee and Driving Range Area: Excellent opportunity to implement simulation tracking technology "Trackman".	
3	Parking Lot: The property currently provides 37 surface parking stalls each with an approximate dimension of 9' X 17'.	
4	OutdAoor Patio and Putting area. The putting area is at the #4 marker, but the patio wraps around the entire building.	
5	Entrance Driveway: Fully paved and approximately 20-23' in width throughout the ascent to the parking lot.	

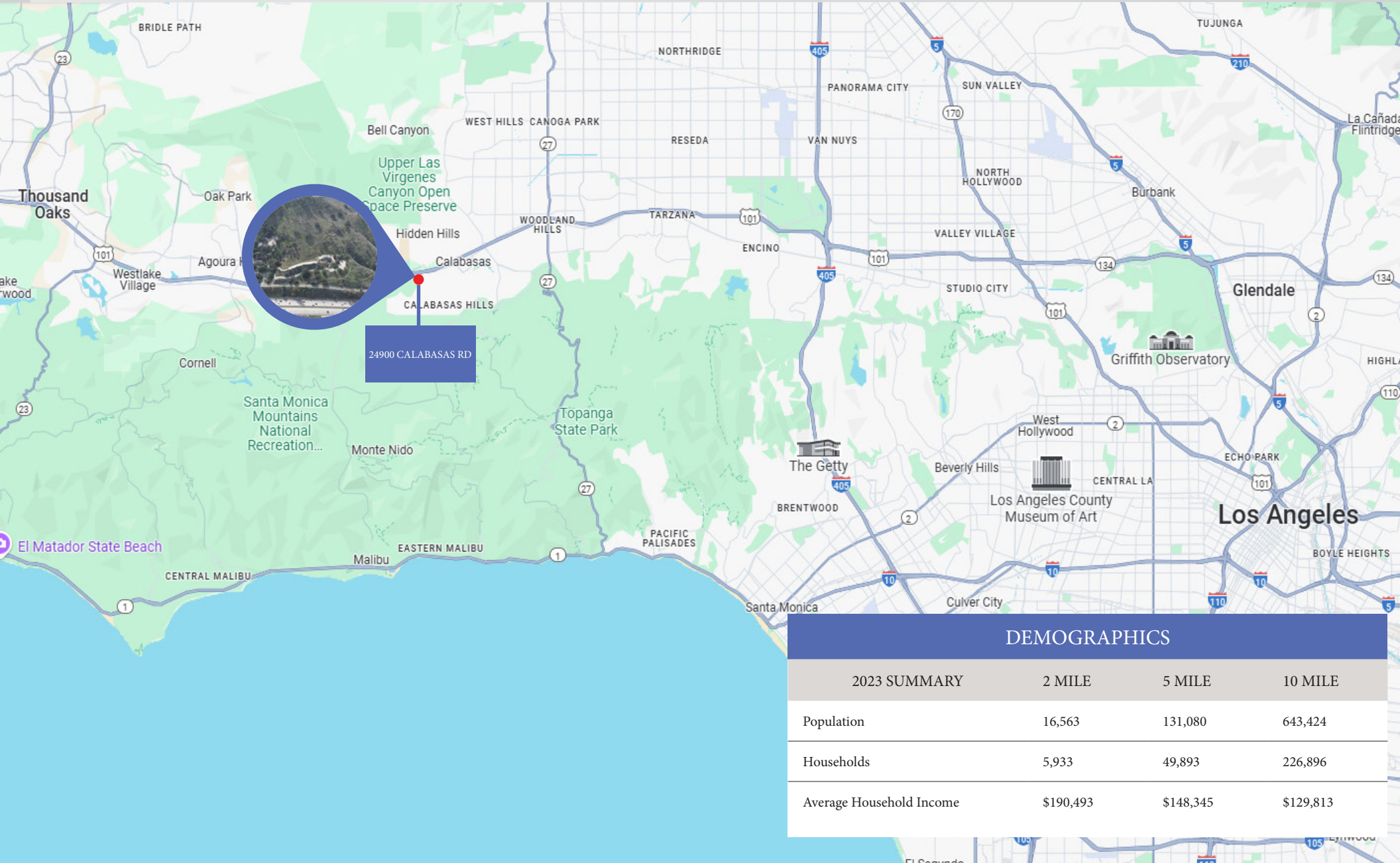
CALABASAS ROAD



LOCAL MAP



DEMOGRAPHICS



24900 CALABASAS RD

DEMOGRAPHICS			
2023 SUMMARY	2 MILE	5 MILE	10 MILE
Population	16,563	131,080	643,424
Households	5,933	49,893	226,896
Average Household Income	\$190,493	\$148,345	\$129,813

OFFERING SUMMARY

Property Name Former Driving Range

Property Address 24900 Calabasas Road
Calabasas, CA 91302

Purchase Price Please call for pricing

Asset Type Commercial Land

For financing options and loan quotes:

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PROPERTY DESCRIPTION

Lease Type	TBD - Unpriced
Lease Term	TBD
Rentable Building Area (RBA)	2,312 SF
Lot Size	+/- 8.66 ACRES
Traffic Count	101 FWY: +/-198,058 VPD

LOCATION OVERVIEW

CALABASAS, CALIFORNIA

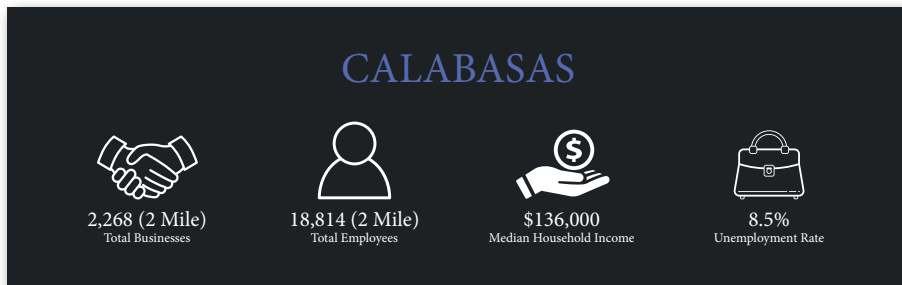
Calabasas, though a small city nestled within Los Angeles County, California, is well-positioned amidst the renowned landscapes of the Santa Monica Mountains and the greater San Fernando Valley. Just a short drive from Malibu's coastline and less than 30 miles from downtown Los Angeles, Calabasas enjoys proximity to both vibrant urban life and serene coastal beauty. Bordering cities like Hidden Hills, Agoura Hills, and Woodland Hills, it forms part of a network of affluent communities in Southern California, enhancing its cultural and economic appeal. The city's geography, while compact at just under 14 square miles, is dotted with rolling hills, oak-studded open spaces, and scenic trails, which contribute to its natural beauty and make it a highly desirable residential area. Calabasas's location also places it within reach of major economic hubs, including the business centers of Los Angeles and the tech-driven sectors of the nearby Conejo Valley



ECONOMIC OVERVIEW

Calabasas, located in the southwestern region of the San Fernando Valley in Los Angeles County, California, is a city known for its affluent community and robust economic profile. As of 2022, the city had a population of approximately 23,106 residents.

The economic landscape of Calabasas is diverse, with key industries including professional, scientific, and technical services, which employ over 2,000 individuals. Other significant sectors are health care and social assistance, employing approximately 1,566 people, and educational services with about 951





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OVER \$500 MILLION IN CLOSED TRANSACTIONS AND COUNTING

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Inspire Echo Park
Los Angeles, CA
Loan Amount: \$30,360,000
Loan Type: Construction
Lender Type: Bank
**Debt arranged by Andrew Sawyer, Partner at Piccard Financial*



Fairfax Theatre Apartments
Los Angeles, CA
Loan Amount: \$9,200,000
Loan Type: Pre-Development
Lender Type: Fund
**Debt arranged by Andrew Sawyer, Partner at Piccard Financial*



Court Street EDI
Los Angeles, CA
Loan Amount: \$1,890,000
Loan Type: Acquisition
Lender Type: Fund
**Debt arranged by Andrew Sawyer, Partner at Piccard Financial*



Piccard Plaza
Barstow, CA
Loan Amount: \$2,000,000
Loan Type: Acquisition
Lender Type: Fund
**Debt arranged by Andrew Sawyer, Partner at Piccard Financial*



546 Lincoln Rd
Miami Beach, FL 33139
Loan Amount: \$22,000,000
Loan Type: Refinance
Lender Type: Credit Union
**Debt arranged by Andrew Sawyer, Partner at Piccard Financial*



Rolling Meadows Pre-Development Land Loan
Morgan Hill, CA
Loan Type: Pre-Development
Lender Type: Fund
**Debt arranged by Andrew Sawyer, Partner at Piccard Financial*

MOST RECENT TRACK RECORD



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