

Steve Buenger

805.207.3572

DRE# 01383195
Buenger Commercial
Real Estate, Inc.
DRE# 01378022

Renee Rosen

818.917.1891

DRE# 01384105
Berkshire Hathaway
Home Services,
California Properties
DRE# 01317311



RETAIL BUILDING FOR SALE or LEASE

28350 Roadside Dr Agoura Hills 91301

SALE PRICE REDUCED: \$6,500,000

FOR LEASE \$2.00 / Square Foot Monthly / NNN



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

OVERVIEW

- **Address:** 28350 Roadside Dr Agoura Hills 91301
- **Sales Price:** \$6,500,000
- **For Lease:** \$2.00 / FT monthly / NNN
- **Type:** Free-standing building with showroom, offices and warehouse area.
- **RSF:** 13,692 SF.
- **APN:** Parcel ID 2061-009-073
- **Legal Description:** TR=8451 VAC ST ADJ NE AND LOT
- **Construction:** Masonry
- **Year Built:** 2004
- **Zoning:** Commercial Retail Service-Freeway Corridor-Old Agoura Design (CRS-FC-OA)
- **Lot:** .87 acre
- **Current Use:** Flooring Company – Retail Showroom
- **Location:** 101 Freeway frontage



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

101 FREEWAY



AGOURA HILLS

Logos visible on the map include: H&R BLOCK, McDonald's, Shell, the Habit BURGER GRILL, Chevron, IHOP, Pollo Loco, jiffylube, Burger King, Agoura Paint, FedEx, Wood Ranch BBQ & GRILL, DIY HOME CENTER, the Canyon, U-HAUL, Sit'n Sleep, terra, Reeds Furniture, HARDCORE FITNESS, TAVERN 101, ROAD BEAR, Rocket, 76, and Chevron.



28350 Roadside Dr.
Agoura Hills 91301

101 FREEWAY



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CALIFRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

Zoning: CRS-FC-OA Commercial Retail Service-Freeway Corridor-Old Agoura Design

Jurisdiction: City of Agoura Hills, Los Angeles County

Permitted Uses

Appliance repair shop
Art gallery
Art studio
Auto service station, primary
Auto parts and accessory store
Banks and financial institutions
Bar/tavern
Butcher and meat market
Childcare center
Church/temple
Citizens' improvement club/community center
Clinic, child-family guidance
Clinic, physical therapy
Computer programming/software and system design
Computer sales, rental, lease and service, and training
Costume shop, sale and rent
Dancing as an incidental use in a bar or restaurant
Daytime pet care and overnight boarding
Dressmaker/tailor
Drugstore
Electronics store
Electronic, mechanical or video games, arcade
Floor covering, drapery or upholstery store
Furniture cleaning, refinishing or reupholstery shop
Grooming service, such as dog grooming
Gun shop/gunsmith
Hearing aids sales and service
Interior decorators' office
Jewelry store sales, repair
Laboratory, medical, dental or optical
Laboratory, research, analysis
Laboratory, materials testing
Laundry or cleaning agency, retail (on-site cleaning permitted)
Live entertainment
Lawnmower engine and garden power tool repair

Library
Locksmith, key and lock
Motion picture theater
Motion picture filming, temporary
Museum
Music store, music sales, instrument sales and repair
Newspaper, magazine stand
Office, business or professional
Office, insurance
Office, medical or dental
Office, public relations or advertising
Office, real estate
Office, accountants, bookkeepers
Office machines and equipment sales
Pest control service
Pet store, no kennel
Photocopy service
Photographic studio, including incidental processing
Picture framing shop
Prescription pharmacy
Remote teller, for pedestrian use
Restaurant/café
Retail store
Saddlery/equestrian shop
Shoe store
Snack shop: ice cream, coffee, juice
Studio: dance, yoga
Studio: martial arts, gymnastics
Studio: radio, television, recording
Swimming pool, spa sales and service
Tailor/dressmaker
Theater
Tobacco shop
Travel agency
Veterinarian/animal hospital



For complete list of
allowed uses,
scan QR Code



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CaDRE License: 1378022

Steve Buenger

805.207.3572

DRE# 01383195

Buenger Commercial Real Estate, Inc.

DRE# 01378022

Renee Rosen

818.917.1891

DRE# 01384105

Berkshire Hathaway Home Services,

California Properties

DRE# 01317311

BUENGER

COMMERCIAL REAL ESTATE, INC.

Broker Disclaimers -- This offering memorandum is confidential and has been prepared by Buenger Commercial Real Estate, Inc. (Broker) solely for the use of prospective purchasers. This offering memorandum is not intended to provide all the information necessary to reach a purchase decision. Each prospective Buyer is strongly encouraged to conduct their own thorough review and due diligence.

Financial Information -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Broker make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

Agency -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

Confidentiality -- All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Please do not visit the property without making prior arrangements through the Broker. Please do not contact tenant or property owner, nor talk to any employees. All due diligence information and all property tours must be provided by Buenger Commercial Real Estate, Inc.