

5008 CHESEBRO ROAD, SUITE 120  
AGOURA HILLS, CA 91301



DRE License # 01527289

**FOR LEASE**

**PRIVATE OFFICE  
BUILDING**

**WITHIN CAMPUS-STYLE  
OFFICE PARK**

**Arthur Pfefferman**  
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# ALESCO AGOURA CORPORATE CENTER



**NOW**  
**\$2.00 FSG**  
Per Sq. Ft./Mo.

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## PROPERTY

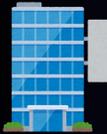
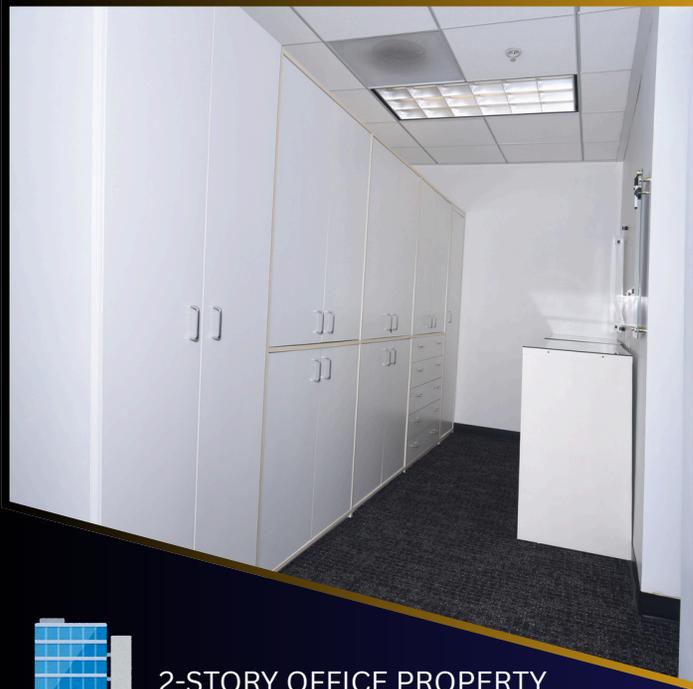
- Located within a block of on/off ramps to Highway 101 and easy access from Agoura Road.
- Prime Agoura Hills location
- Outdoor courtyards offering a pleasant work environment
- Ample Parking
- A commercial property that blends accessibility with a professional campus-style atmosphere

Discover the perfect blend of professionalism and tranquility at 5008 Chesebro Road in Agoura Hills—a premier office space nestled in a campus-style setting just moments from Highway 101. This two-story building offers modern amenities, generous parking, and lush outdoor courtyards that elevate the workday experience. Whether you're a boutique firm or a growing enterprise, this location delivers both prestige and convenience in one of Southern California's most desirable business corridors. Make your mark in a space that inspires productivity and reflects your brand's excellence.



## Overview

|                        |                 |
|------------------------|-----------------|
| TOTAL RENTABLE AREA    | 1,569 SF        |
| LOT SIZE               | 0.51 ACRE       |
| PROPERTY TYPE          | OFFICE          |
| FLOORS                 | 2               |
| PARKING RATIO          | 3.65 / 1,000 SF |
| BUILDING CLASS         | B               |
| YEAR BUILT / RENOVATED | 2008            |



2-STORY OFFICE PROPERTY  
13,005 SF OF BUILDING



IDEAL FOR PROFESSIONAL  
FIRMS SEEKING A QUIET YET  
CONNECTED SETTING



LANDSCAPED COURTYARDS  
PROVIDE TRANQUIL ATMOSPHERE  
FOR BREAKS, INFORMAL MEETINGS,  
OR OUTDOOR WORK SESSIONS



OFFICE SPACE AVAILABLE  
FEATURES THREE ENTRANCES



\$2.00/SF/MO FSG  
APPROX.  
1,569 SQ. FT.

## AERIAL



3.65 per 1,000 parking  
30 Surface Spaces



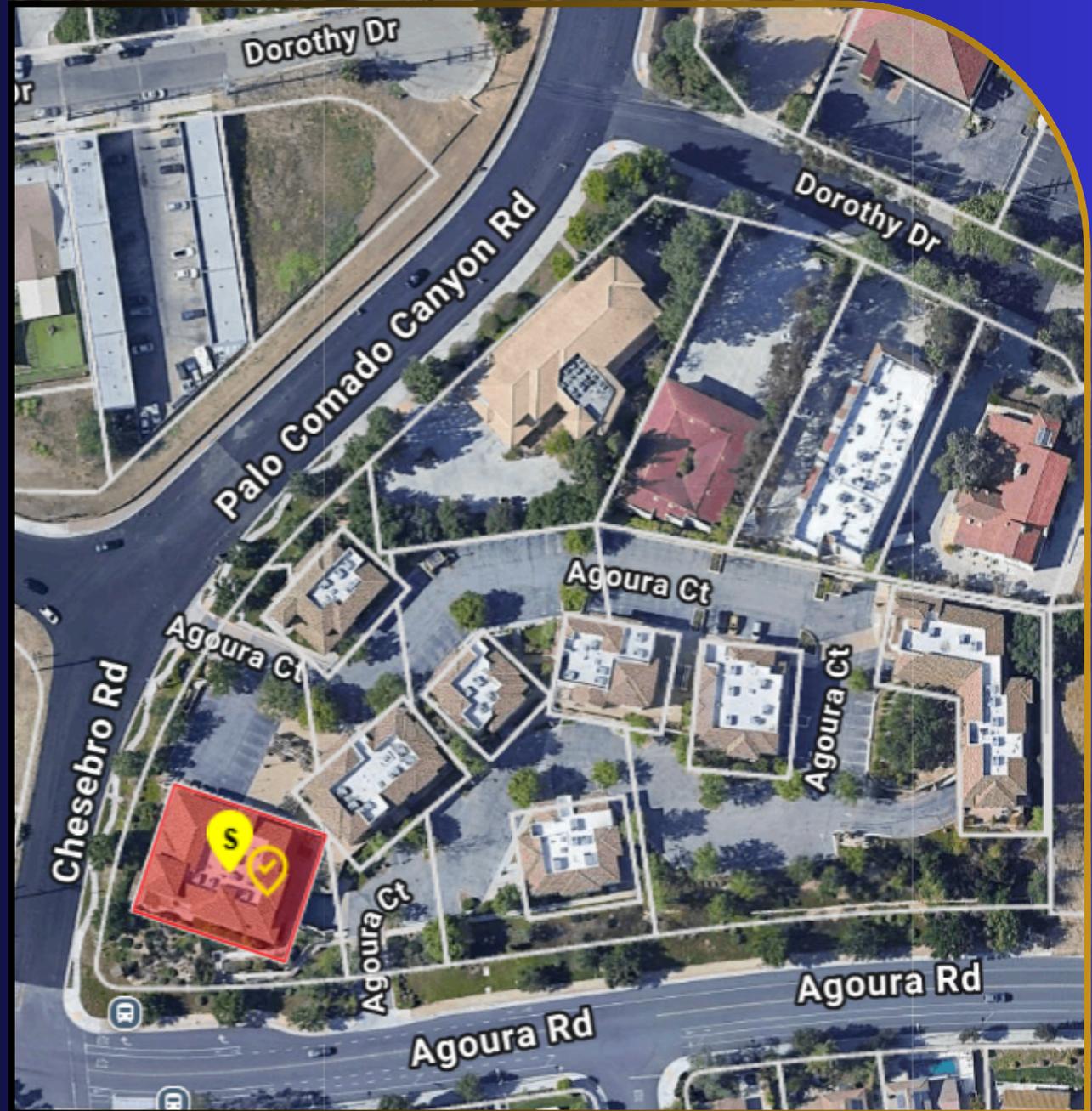
WITHIN A BLOCK OF ON/OFF  
RAMPS TO 101 FREEWAY AND  
EASY ACCESS FROM  
AGOURA ROAD



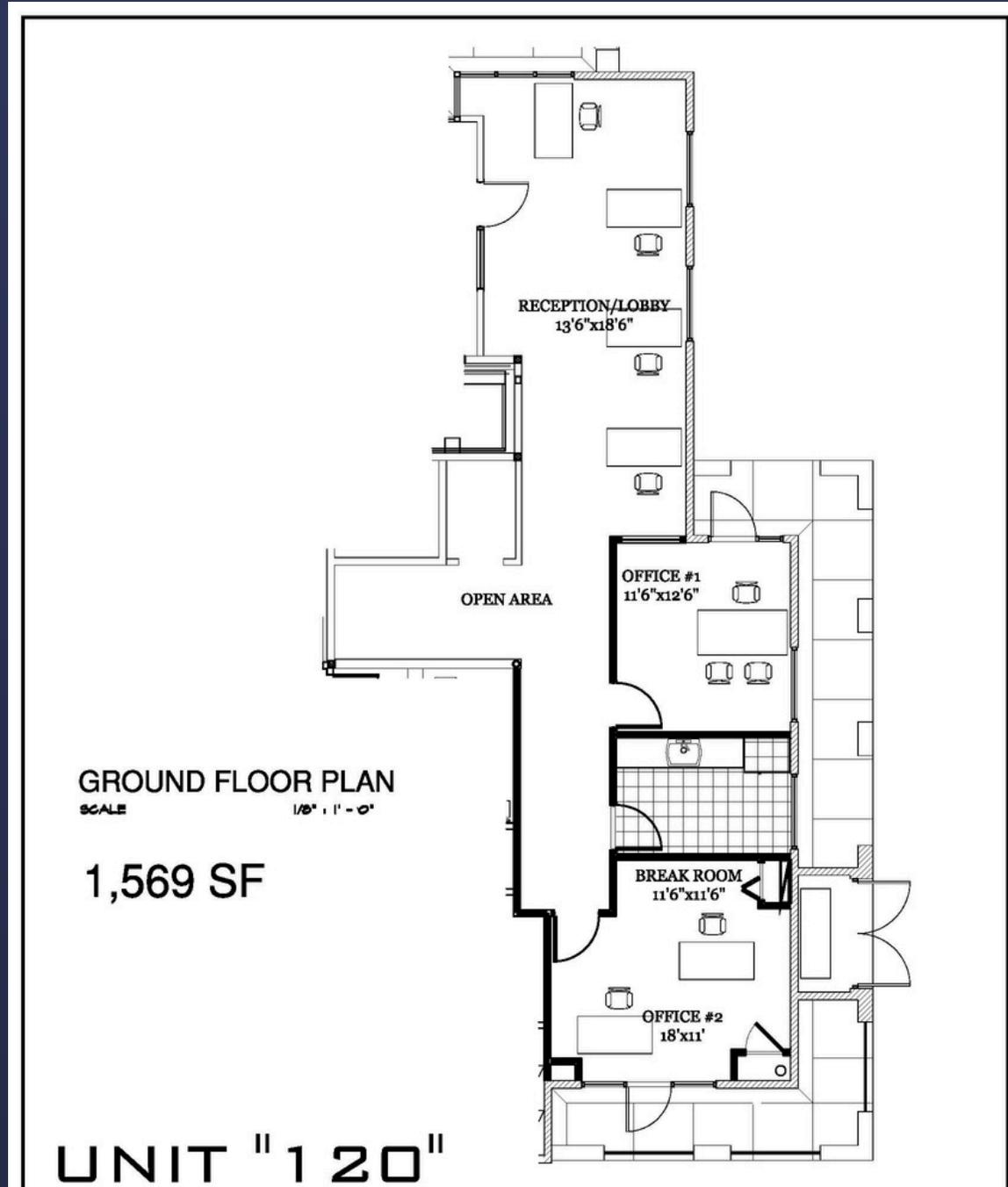
HIGH IDENTITY LOCATION  
WITH FREEWAY FRONTAGE



WALK SCORE  
CAR DEPENDENT  
46



# FLOOR PLAN





PHOTOS



# RETAIL MAP

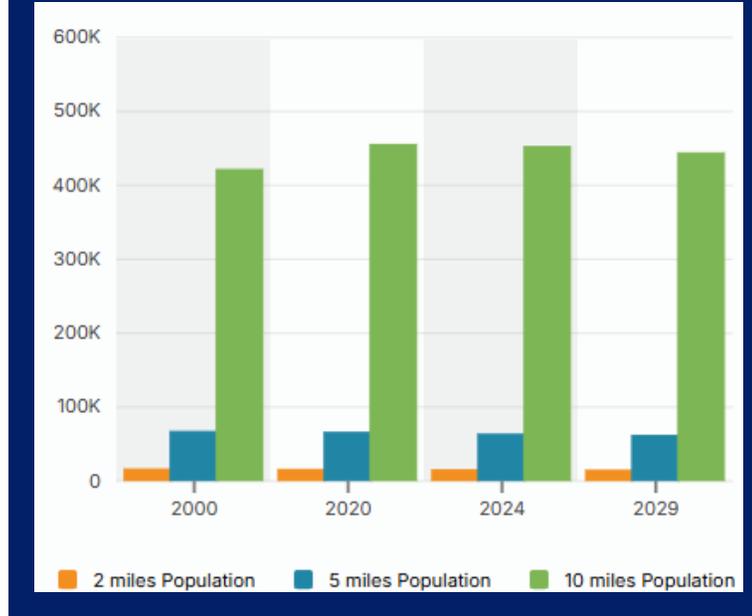


## TRAFFIC COUNT

| Collection Street     | Cross Street             | Traffic Volume |
|-----------------------|--------------------------|----------------|
| Ventura Freeway       | Palo Comado Canyon Rd NW | 185,462        |
| 101 Freeway           |                          | 172,597        |
| Palo Comado Canyon Rd |                          | 144,828        |

## DEMOGRAPHICS

|          | Avg. Household Income | 2024 Population |
|----------|-----------------------|-----------------|
| 2 miles  | 62,175                | 14,590          |
| 5 miles  | 172,303               | 64,666          |
| 10 miles | 140,336               | 453,881         |



## PUBLIC TRANSPORTATION

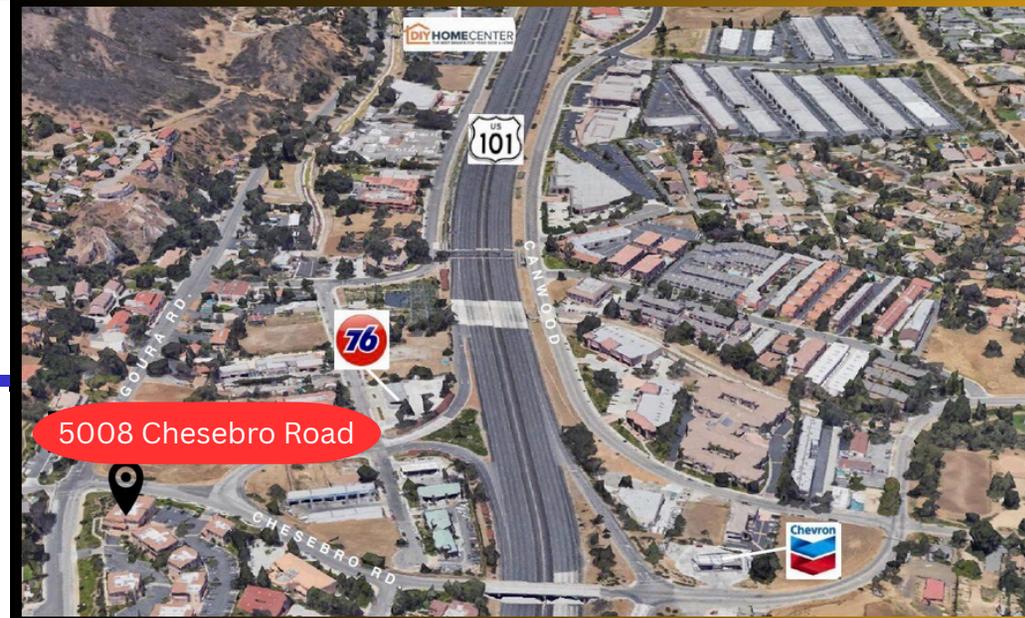
### COMMUTER RAIL

|             |  |  |              |         |
|-------------|--|--|--------------|---------|
| Simi Valley |  |  | 32 min drive | 22.5 mi |
| Chatsworth  |  |  | 25 min drive | 15.1 mi |
| Northridge  |  |  | 24 min drive | 16.2 mi |
| Northridge  |  |  | 24 min drive | 16.3 mi |
| Moorpark    |  |  | 22 min drive | 17.4 mi |

### AIRPORT

|                           |  |  |              |         |
|---------------------------|--|--|--------------|---------|
| Bob Hope                  |  |  | 35 min drive | 26.4 mi |
| Los Angeles International |  |  | 44 min drive | 34.5 mi |

## AERIAL MAP





# ARTHUR PFEFFERMAN

## EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906

### PRIMARY SPECIALTY REAL PROPERTY

- Industrial
- Office
- Retail
- Multi-Residential
- Mixed Use
- Land
- Analysis
- Valuations
- 1031 Exchange

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### Coldwell Banker Commercial is the Most Trusted Name in Commercial Real Estate

Art is a result driven professional with more than 25 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB. He has been licensed since 1989. He is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies that are also available electronically. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought after speaker and moderator for industry and government conferences.

Coldwell Banker Commercial Professionals in the USA), Arthur represents parties in purchases, sales, leases and re-structuring of assets for many of his clients and/or their clients; in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.

# ARTHUR PFEFFERMAN

## EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906

## PROFESSIONAL ACHIEVEMENTS

- Past Member of the United States Small Business Administration Advisory Council (“SBA”); Presidential Appointee (U.S.A)
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce
- Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- Achieved the prestigious Coldwell Banker Commercial - Top 10 recognition level Nationally - 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial - #1 recognition Nationally - 1st Q 2023
- Achieved the prestigious Coldwell Banker Commercial - #2 recognition Nationally - September 2025
- Inside The Valley (Formerly SFVBJ); published by LABJ - The Valley 200 - One of the 200 most influential people in the Greater Valley in 2020-2025
- An elite member of Coldwell Banker Commercial (in the top 1-2% of over 3,000 Coldwell Banker Commercial Professionals in the USA)

**ELITE-COLDWELL BANKER COMMERCIAL 2001-PRESENT**

**CBC PLATINUM CIRCLE OF DISTINCTION - SEVERAL YEARS**

**IN A ROW INCLUDING 2024**

**CITY AND COUNTY OF LOS ANGELES**

**CA STATE AND FEDERAL RECOGNITION**

