


FOR LEASE

28710-28714 CANWOOD ST
AGOURA HILLS



**CANWOOD
BUSINESS
CENTER**



WESTCORD



PROPERTY FEATURES

Welcome to Canwood Business Center – a vibrant 25,000 SF retail/flex space strategically located with unparalleled visibility from the 101 freeway. Home to a diverse blend of successful businesses, including Crossfit, Fabdesigns, and Graphaids, this center stands as a testament to commercial versatility and success. Boasting prime freeway signage and prominent monument signage on Canwood St, the center is ideally suited for a variety of enterprises, ranging from general retail and fitness centers to service-based industries and experiential ventures. Position your business in a hub of creativity and commerce at Canwood Business Center.

SPACE HIGHLIGHTS



**Offers freeway
signage**

Concrete floors
with high ceilings

Suite 110
\$1.85 NNN
2,127 RSF
Lease Expires 1/31/24

private office,
conference
room, kitchenette,
bathroom

Suite 113
\$1.85 NNN
2,027 RSF
Lease Expires 9/30/23

open floorplan
with single bathroom,
roll-up doors

AERIAL OVERVIEW

Canwood St: 8,792 Cars Per Day

101-Freeway: 347,502 Cars Per Day

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CITY OVERVIEW

Agoura Hills stands as a nexus of commerce and culture in the heart of Southern California. Its strategic central location, nestled between the affluent communities of Westlake Village, Malibu, and Calabasas, has historically established it as a bustling trade area.

The city benefits immensely from its connectivity, especially from Kanan, one of the region's busiest canyons, which serves as a main artery linking Agoura with the picturesque Malibu and other adjacent cities.

Despite its pivotal role in regional commerce, Agoura manages to retain its boutique and rustic charm. This unique ambiance is evident in popular hubs like Whizin Market Square and Agoura Village Center, where tradition seamlessly blends with modernity. In essence, Agoura Hills offers the best of both worlds – the vibrancy of a trade center with the warmth of a close-knit community. This network of roads ensures that Agoura effortlessly draws from a broad demographic pool, bolstering its commercial and cultural appeal.



AGOURA HILLS

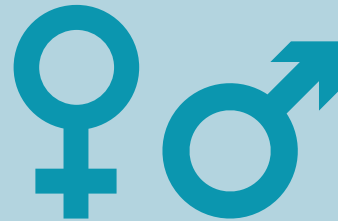
Avg Household Income **\$168,675**

Housing Occupancy
25% rent / 75% own



66,591
Population

42.6
Median Age



50.72% male
49.28% female



Median Home Value
\$868,114

Total Consumer Spending

\$1.2B

DEMOGRAPHICS



Listed By

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This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

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