

**FOR SALE & LEASE**



**30423 CANWOOD STREET**  
AGOURA HILLS, CA 91301

**Oscar Maxwell**

Associate  
818.815.2410  
omaxwell@naicapital.com  
CA DRE #02404027

**Marcos Villagomez**

Vice President  
818.815.2411  
mvillagomez@naicapital.com  
CA DRE #02071771

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



30423  
CANWOOD  
ST

### Property Overview

This is a prime Agoura Hills office location just off the US-101 Freeway (Reyes Adobe exit). Office condominium opportunity for owner-users. Professional office environment suitable for medical, legal, consulting, or general office use. Ample on-site surface parking for tenants and visitors.

### Location Overview

30423 Canwood Street is located in Agoura Hills, California, just off the US-101 Freeway near the Reyes Adobe Road exit in a small office and business district.

### Property Highlights

- Well-maintained office complex with courtyard setting
- Ample Parking
- Right off the 101 Freeway
- Nearby restaurants and amenities
- Second-floor office space
- Renovated Unit
- Flexible terms for leasing
- Quiet Setting

# PROPERTY DETAILS

**Address:** 30423 Canwood Street

**Sale Price:** \$465,000

**Lease Rate:** \$1.75 SF/month (MG)

**Building Size:** 84,000 SF

**Available SF:** +/- 925 SF

**Lot Size:** 3.09 Acres

**Price / SF:** \$502

**Year Built:** 1983





# PROPERTY INFORMATION

Sale Price	<b>\$465,000</b>
------------	------------------

Lease Rate	<b>\$1.75 SF/Month</b>
------------	------------------------

## Location Information

Street Address	30423 Canwood Street
City, State, Zip	Agoura Hills, CA 91301
County	Ventura

## Building Information

Building Size	84,000 SF
Building Class	B
Year Built	1983

## Property Information

Property Type	Office
Property Subtype	Executive Suites
Lot Size	3.09 Acres
Available SF	+/- 925 SF

## Parking & Transportation

- Ample Parking
- Easy Access To 101 Freeway
- Close Proximity To Malibu Canyon Rd

## Utilities & Amenities

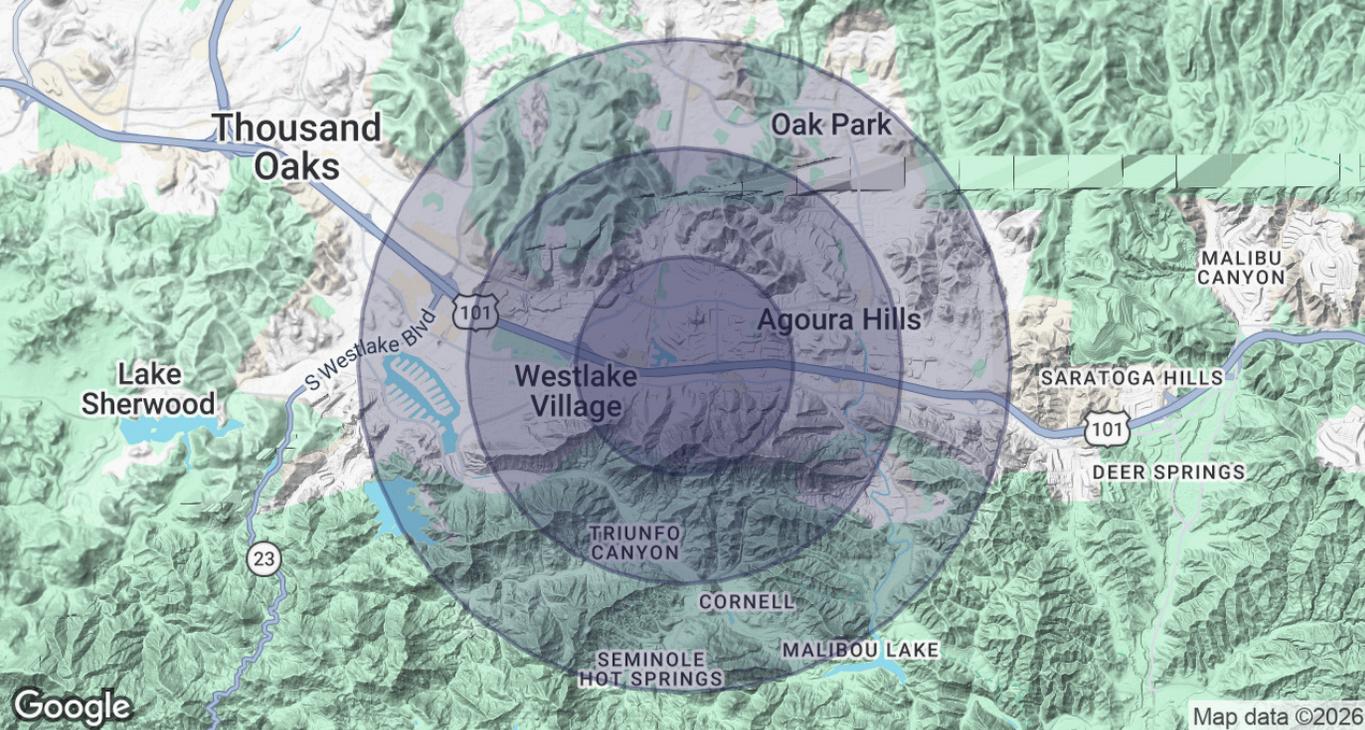
- Separately Metered Electricity Allows For Direct Control And Electricity Billing
- Newer HVAC Recently Serviced (Covered Under The HOA For All External Repairs)
- Two Elevators In Excellent In Excellent Working Condition



30424  
CANWOOD  
ST

### **Location Overview**

Located in the heart of Agoura Hills' established business corridor, 30423 Canwood St offers a strategic office location combining accessibility, visibility, and a professional setting. The property is surrounded by a mix of office, service, and retail uses, creating a convenient environment for employees and clients. With close proximity to major transportation routes, dining options, and everyday services, the site supports efficient daily operations and easy commuting. Positioned between the Conejo Valley and the western San Fernando Valley, the property provides strong regional connectivity.



# DEMOGRAPHICS

Demographics	1 Mile	2 Miles	3 Miles
 Population	7,213	19,350	44,088
 Total Households	2,598	7,306	17,379
 Average HH Income	\$225,646	\$217,493	\$210,253