

26025

MUREAU ROAD

CALABASAS, CA 91302

**Mixed-Use Development
Opportunity in Prime Calabasas**



CBRE



26025

MUREAU ROAD

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01 EXECUTIVE SUMMARY

CBRE proudly introduces a 2.68 Acre mixed-use or multifamily redevelopment site located at 26025 Mureau Road, Calabasas, CA 91302. The site is in a prime Calabasas location, north of the -101 and east of Las Virgenes Road.

Currently positioned as a ±45,888 SF office facility, this 2.68 acre parcel is zoned CMU for mixed-use at ±20 dwelling units per acre (2,178 SF/du). This puts the 'by-right' unit count at fifty-three (53) units. There is an option to utilize the State Density Bonus to build up to one hundred eight (108) residential units in addition to commercial space (Buyer to verify).

The property resides in the quiet hills of Calabasas and backs up to an upscale single-family community. New commercial tenants will benefit from the lack of adjacent amenities north of the -101 freeway with ability to capture demand from the northern and eastern residences.

Situated in a prime Calabasas location, this offering presents a rare opportunity to develop mixed-use in a heavily supply constrained, upscale market of Los Angeles.



INVESTMENT HIGHLIGHTS



LOT SIZE
2.68 ACRES/
116,622 SQUARE FEET



CROSS STREETS
MUREAU RD &
LAS VIRGENES RD



PRIME LOCATION
LOCATED IN THE
QUIET HILLS OF CALABASAS



**HIGH
TRAFFIC COUNT**
37,036 VEHICLES PER
DAY ON MUREAU RD



**MIXED-USE
DEVELOPMENT ZONE**
POTENTIAL TO INCREASE DENSITY &
FAR WITH STATE DENSITY BONUS



**COVERED
LAND PLAY**
EXISTING ±45,888 SF OFFICE BUILDING ARE
CURRENTLY LEASED TO OFFSET CARRYING COSTS



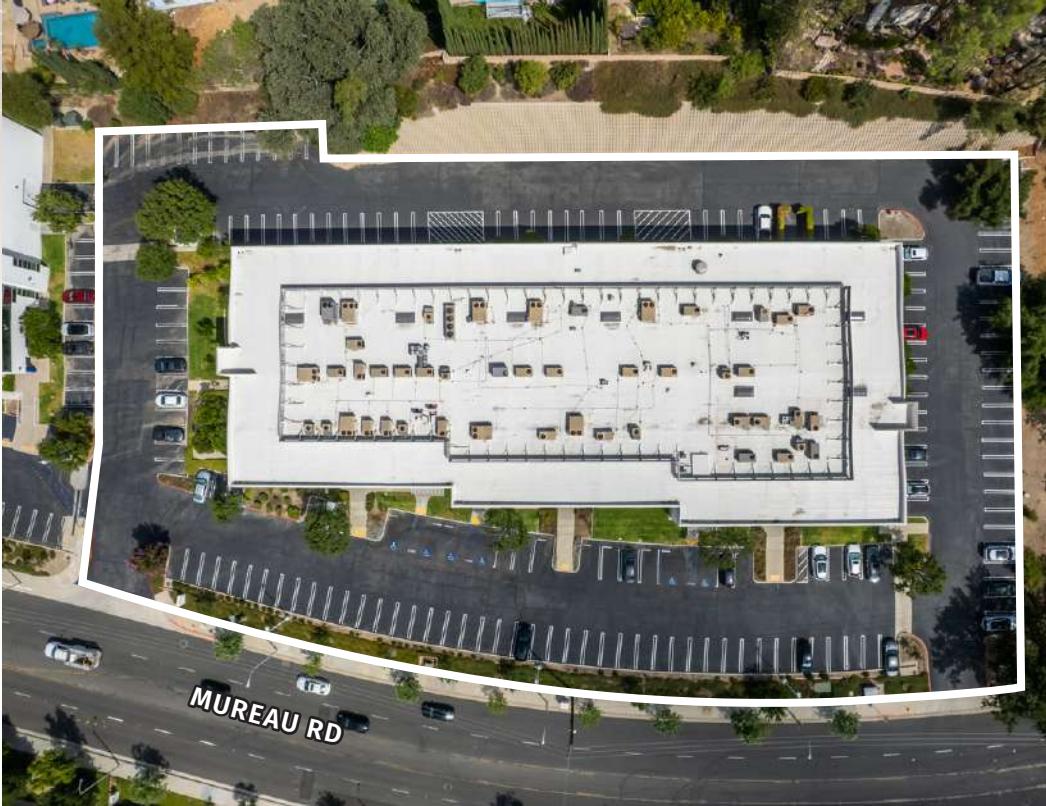
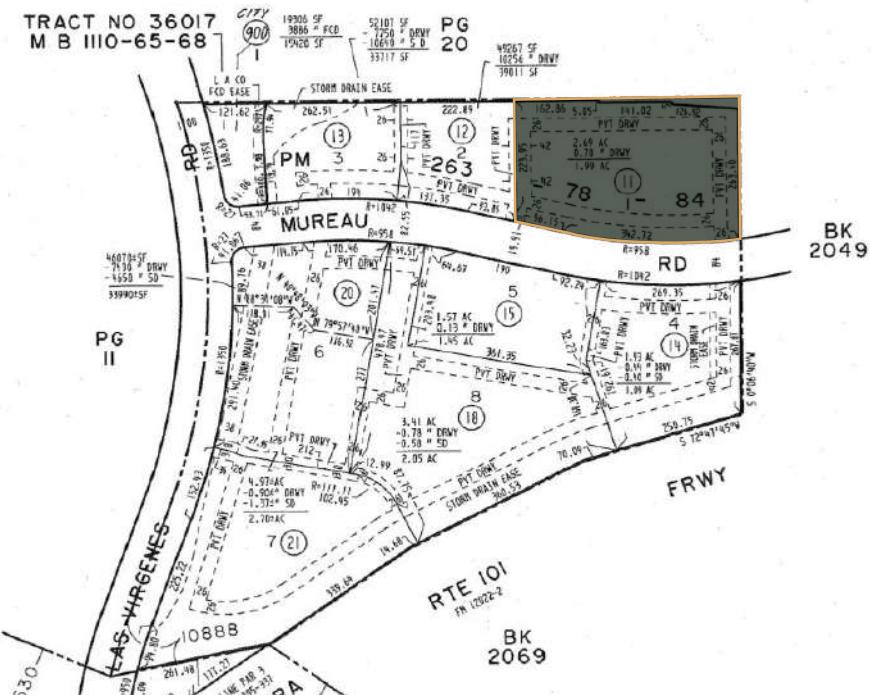
ZONING
CMU (0.6)



02 PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Address	26025 Mureau Road, Calabasas, CA 91302
Market	Calabasas
Current Use	±45,888 SF Office Space
Lot Size (SF)	116,622 SF
Lot Size (AC)	2.68 AC
By-Right Density	±20 Dwelling Units Per Acre
Zoning	CMU (0.6)
APN	2052-043-011

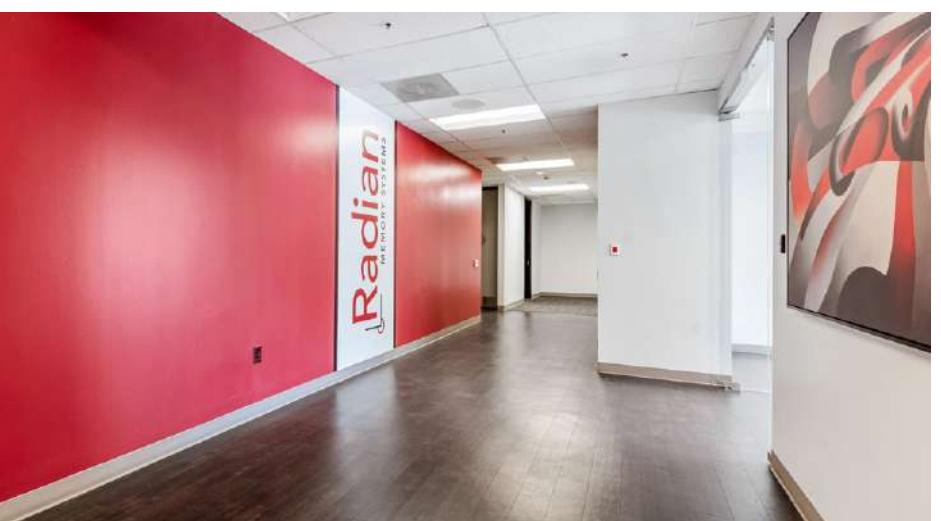




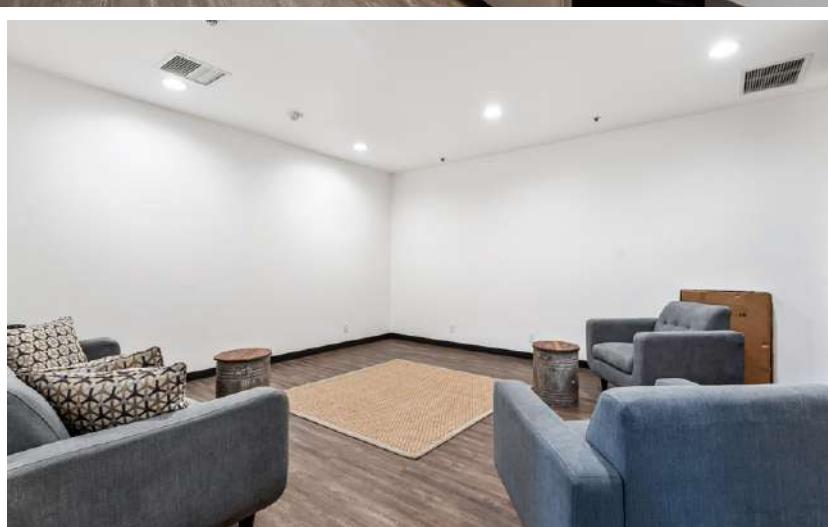
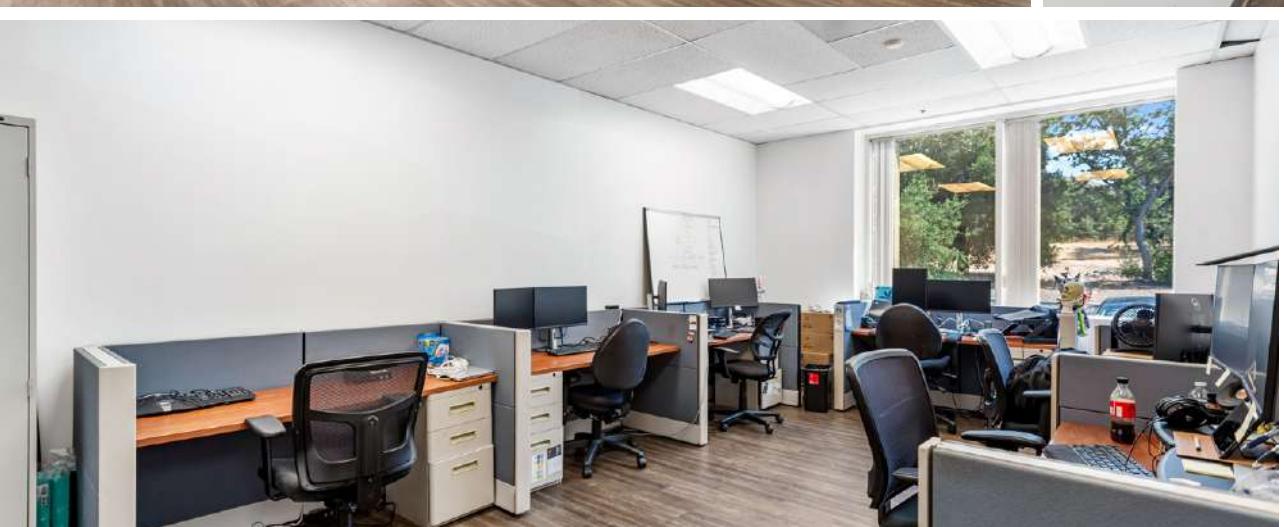
03

PROPERTY PHOTOS











04 CALABASAS

Calabasas, officially the City of Calabasas, is a picturesque city located in Los Angeles County, California. Known for its affluent residential communities and scenic landscapes, Calabasas has an estimated population of around 25,000 residents. The city is situated in the Santa Monica Mountains, providing a blend of natural beauty and suburban living, making it a desirable location for families and professionals alike.

Calabasas is recognized for its luxurious lifestyle and high-end real estate market, often attracting celebrities and successful entrepreneurs. The city boasts a vibrant community with abundant parks, hiking trails, and recreational facilities, as well as a variety of shopping and dining options. The Calabasas Commons, a popular outdoor shopping center, serves as a social hub for residents, offering a mix of retail, dining, and entertainment.

The local economy is bolstered by a mix of small businesses, retail, and professional services, with a strong emphasis on community-oriented initiatives. Calabasas is also known for its commitment to sustainability and environmental preservation, making it an appealing choice for those seeking a balance between luxury and a healthy lifestyle.

In summary, Calabasas is a city that epitomizes upscale living in Southern California, characterized by its stunning natural surroundings, vibrant community, and a strong emphasis on quality of life. With its unique blend of luxury, recreation, and community engagement, Calabasas remains a sought-after destination for those looking to enjoy the best of California living.





C A M B R I A H O T E L

Nestled in the heart of Calabasas, the Cambria Hotel Calabasas - Malibu, which opened its doors in December 2021, exemplifies the area's thriving development and appeal as a premier destination. This upscale, 125-room hotel, developed by Weintraub Real Estate Group and managed by Twenty Four Seven Hotels, is a testament to the region's growing economic vibrancy and tourism potential. Strategically located at 26400 Rondell Street along Highway 101, the hotel offers modern accommodations designed by renowned local designer Rachael Goddard, blending contemporary luxury with the natural beauty of the Santa Monica Mountains.

The Cambria Hotel enhances Calabasas' allure as a hub for both leisure and business travelers. Its proximity to major corporate headquarters, such as Cheesecake Factory and Harbor Freight, underscores the area's economic strength, fostering job creation and attracting professionals. The hotel's amenities, including a heated outdoor pool, the Malibu Canyon Bar & Grill serving local California cuisine, and nearly 2,000 square feet of event space, cater to a diverse clientele, from tourists exploring nearby Malibu beaches and hiking trails to corporate groups hosting conferences. Its pet-friendly suites and partnerships with local businesses like Pedego Westlake and Kika Stretch Studios further boost community engagement and visitor appeal. This development signals a bright future for other projects in the area, positioning Calabasas as a dynamic, sought-after locale for residents, visitors, and investors alike.

The City of Calabasas 2030 General Plan, adopted in December 2008 and updated in 2015, 2022, and 2023, serves as a dynamic blueprint for the city's sustainable growth and development, reinforcing its status as a prime location for developments. This comprehensive plan outlines a vision for Calabasas through 2030, emphasizing sustainable infill development, open space preservation, and enhanced quality of life. With 40% of the city dedicated to open space, the plan prioritizes balancing growth with environmental stewardship, earning the Sustainable Communities Award from the Southern California Association of Governments (SCAG).

Key elements of the plan, including Land Use, Housing, Open Space, Conservation, Circulation, Safety, Noise, and Community Design, guide strategic development to meet the needs of residents and businesses. The 2021-2029 Housing Element addresses the state's Regional Housing Needs Assessment (RHNA) by promoting mixed-use and affordable housing initiatives, particularly in areas like the downtown Civic Center and along commercial corridors such as Calabasas Road. Projects like The Commons Lane, a Caruso development, and the Park Sorrento Apartments, which include designated affordable units, exemplify the plan's commitment to economic vitality and diverse housing options. The plan also supports infrastructure improvements, such as those outlined in the Las Virgenes Gateway and Mulholland Highway Master Plans, enhancing connectivity and accessibility to attractions like Malibu Creek State Park and Pepperdine University.





05 SAN FERNANDO VALLEY OVERVIEW



S A N F E R N A N D O V A L L E Y O V E R V I E W

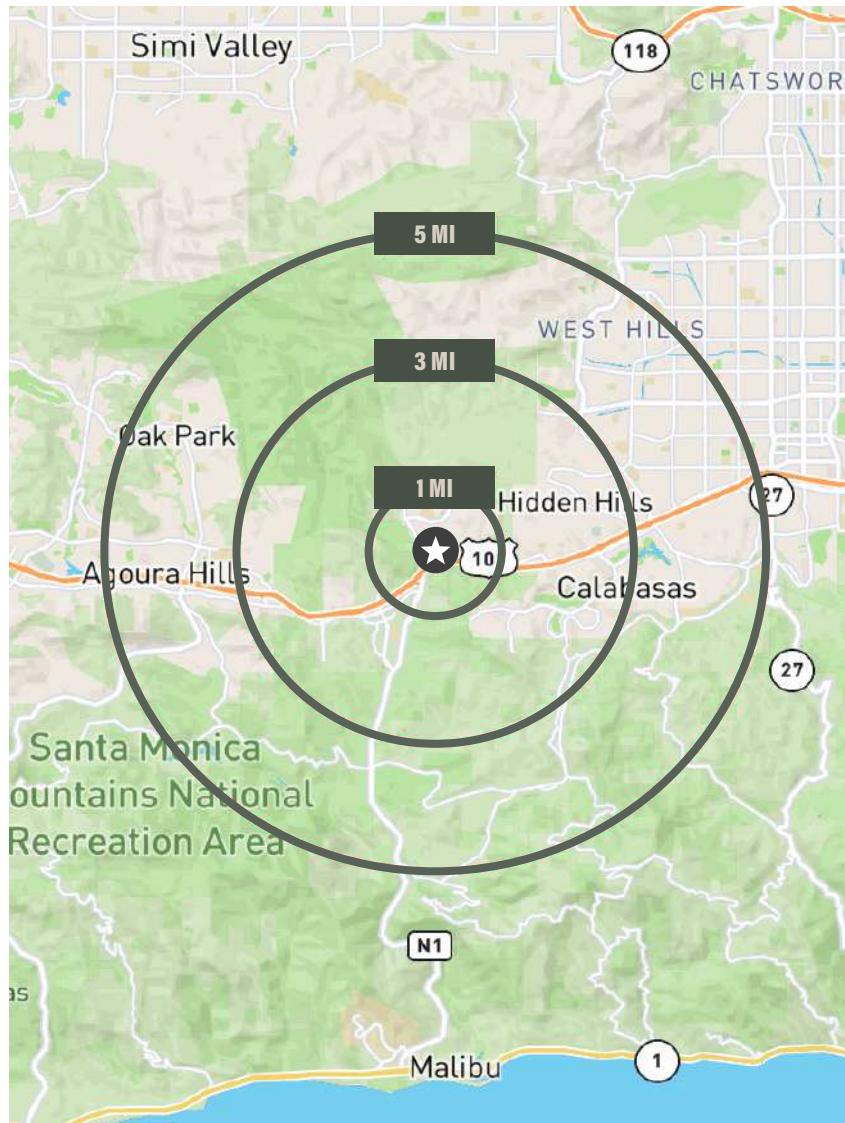
The San Fernando Valley, often referred to as “The Valley,” is a prominent region in Southern California. It is primarily situated within the county of Los Angeles, constituting about 260 square miles. The Valley is home to a rich tapestry of neighborhoods and smaller cities, including Burbank, Glendale, Woodland Hills, and Calabasas. Known for its suburban living style, it offers a unique blend of urban and suburban charm, with a mix of high-end homes, apartment complexes, and single-family homes.

The region is culturally diverse and brimming with numerous attractions that draw millions of visitors annually. Among these attractions located in Los Angeles County are the world-renowned Universal Studios, the historic Griffith

Observatory, and the Getty Center, a cultural hub housing pre-20th-century European paintings, drawings, and sculptures. It also boasts a wide array of shopping destinations, dining options, and outdoor recreational activities, making it a vibrant place to live and visit.

The San Fernando Valley holds significant importance in the U.S. entertainment industry. It is a major motion picture, television, and music recording studio hub. Major studios such as NBCUniversal, Warner Bros., and Disney are headquartered here. The Valley’s contribution to pop culture is undeniable, with numerous movies and TV shows.

	1 MILE	3 MILES	5 MILES			
POPULATION						
2024 Population - Current Year Estimate	5,017	25,756	99,777			
2029 Population - Five Year Projection	4,844	25,061	97,462			
2020 Population - Census	5,270	26,880	103,460			
2010 Population - Census	5,282	27,292	103,162			
2020-2024 Annual Population Growth Rate	-0.93%	-0.81%	-0.69%			
2024-2029 Annual Population Growth Rate	-0.70%	-0.55%	-0.47%			
HOUSEHOLDS						
2024 Households - Current Year Estimate	2,096	9,892	37,475			
2029 Households - Five Year Projection	2,072	9,846	37,381			
2020 Households - Census	2,124	9,998	37,672			
2010 Households - Census	2,054	9,781	37,165			
2020-2024 Compound Annual Household Growth Rate	-0.25%	-0.20%	-0.10%			
2024-2029 Annual Household Growth Rate	-0.23%	-0.09%	-0.05%			
2024 Average Household Size	2.39	2.60	2.65			
HOUSEHOLD INCOME						
2024 Average Household Income	\$194,141	\$258,786	\$239,550			
2029 Average Household Income	\$211,145	\$287,253	\$266,903			
2024 Median Household Income	\$131,665	\$173,501	\$168,398			
2029 Median Household Income	\$150,062	\$211,343	\$203,029			
2024 Per Capita Income	\$81,862	\$100,420	\$89,784			
2029 Per Capita Income	\$91,168	\$114,001	\$102,156			
HOUSING UNITS						
2024 Housing Units	2,177	10,399	38,984			
2024 Vacant Housing Units	81	3.7%	507	4.9%	1,509	3.9%
2024 Occupied Housing Units	2,096	96.3%	9,892	95.1%	37,475	96.1%
2024 Owner Occupied Housing Units	1,096	50.3%	6,941	66.7%	28,992	74.4%
2024 Renter Occupied Housing Units	1,000	45.9%	2,951	28.4%	8,483	21.8%
EDUCATION						
2024 Population 25 and Over	3,644	18,766	72,924			
HS and Associates Degrees	1,021	28.0%	4,904	26.1%	23,380	32.1%
Bachelor's Degree or Higher	2,587	71.0%	13,297	70.9%	47,362	64.9%
PLACE OF WORK						
2024 Businesses	469	2,308	6,261			
2024 Employees	5,234	19,586	47,364			



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Source: Esri

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INVESTMENT CONTACTS



JOHN BOYETT

Senior Vice President
+1 707 815 7472
Lic. 02056759
john.boyett@cbre.com



CHRIS SWATOSH, SIOR

Senior Vice President
+1 818 251 3655
Lic. 01803294
chris.swatosh@cbre.com

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