



COMMERCIAL
REAL ESTATE
the sign of a profitable property



DO NOT DISTURB EXISTING TENANT
DIRECT ALL INQUIRIES TO BROKER

RESTAURANT SPACE AVAILABLE IN CALABASAS

5659 Las Virgenes Rd, Calabasas, CA 91302



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DRE#02051633



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RESTAURANT SPACE
CALABASAS, CA

PROPERTY FEATURES

5659 Las Virgenes Rd, Calabasas, CA 91302



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APPROX. 960 SF

RESTAURANT SPACE AVAILABLE

- ✓ Seating and outdoor patio area
- ✓ Full kitchen build out
- ✓ FF&E potentially available
- ✓ Hard to find restaurant space in the city of Calabasas
- ✓ Located within a beautiful shopping center on Las Virgenes Rd
- ✓ Common parking lot in rear
- ✓ Asking key money for business assets. Contact broker for details

AREA AMENITIES

- ✓ Average HH Income \$167,855 within 5 miles
- ✓ Situated on major throughfare connecting Malibu & Calabasas
- ✓ Extremely affluent area
- ✓ Strong demographics

PLEASE DIRECT ALL QUESTIONS AND INQUIRIES TO BROKER

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	4,359	23,601	96,393
 Avg. HH Income	\$136,764	\$167,380	\$167,855
 Daytime Pop	4,441	21,738	90,353
 Traffic Count	± 18,451 CPD ON LAS VIRGENES RD & THOUSAND OAKS BLVD		

RESTAURANT SPACE
CALABASAS, CA

EXTERIOR PHOTOS

5659 Las Virgenes Rd, Calabasas, CA 91302



RESTAURANT SPACE
CALABASAS, CA

INTERIOR PHOTOS

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AERIAL MAP



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