



FOR SALE

23953 CRAFTSMAN RD, CALABASAS



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EXECUTIVE SUMMARY

The Agency is pleased to present 23951 Craftsman Rd, strategically located in the prestigious City of Calabasas. Situated in a prime location with convenient access to the 101 freeway, this exceptional property offers a rare blend of use flexibility, location strength, and upside potential—making it an outstanding opportunity for an owner-user or investor to secure an adaptable asset in one of the most sought-after submarkets in Los Angeles County.

Potentially suited for dental, medical, or veterinary clinic operations, the site benefits from M-1 zoning, with medical uses permitted under Ministerial Site Plan Review (SPR). Animal hospitals and shelters are permitted, providing a broad range of viable uses. The property features a rear building well-positioned as an overnight caretaker's unit, supporting on-site management or generating supplemental income. All tenants are currently month-to-month, delivering maximum flexibility to reposition, redevelop, or fully occupy.

Buyer to conduct their own independent verification and due diligence regarding all aspects of the property, including but not limited to zoning, permitted uses, building size, physical condition, and any other factors material to the buyer's intended use or investment objectives.



PROPERTY SUMMARY

PROPERTY DATA

7,336 SF

BUILDING SIZE

INVESTMENT DATA

\$3,495,000

ASKING PRICE

13,068

SF LAND AREA

\$476.42

BUILDING PRICE / SF

1979

YEAR BUILT

\$267.45

LAND PRICE / SF

6

PARKING SPACES

PROPERTY HIGHLIGHTS

Medical and Animal Hospital, and
Shelter uses permitted via SPR

Secured Fenced Lot

Rear Care Taker's Unit

Primate Location with Access to the
101 Freeway



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AREA & MARKET OVERVIEW

Located in the rolling hills west of the San Fernando Valley, Calabasas is one of Los Angeles County's most desirable communities. Renowned for its high quality of life, excellent schools, and strong demographics. The city offers a blend of natural beauty, upscale amenities, and convenient access to major employment centers via the 101 Freeway. Its vibrant commercial districts, scenic parks, and proximity to Malibu's beaches make it a sought-after location for both businesses and residents. Calabasas maintains a business-friendly environment while preserving its unique charm, making it an ideal setting for professional, medical, and specialty service operations.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION			
2020 POPULATION	5,914	33,188	77,429
2024 POPULATION	5,759	31,661	76,229
2029 POPULATION PROJECTION	5,589	30,594	74,147
ANNUAL GROWTH 2020-2024	-0.7%	-1.2%	-0.4%
ANNUAL GROWTH 2024-2029	-0.6%	-0.7%	-0.5%
HOUSEHOLDS			
2020 HOUSEHOLDS	2,159	11,965	28,923
2024 HOUSEHOLDS	2,085	11,294	28,387
2029 HOUSEHOLD PROECTION	2,019	10,881	27,576
ANNUAL GROWTH 2020-2024	0.5%	-0.1%	1.1%
ANNUAL GROWTH 2024-2029	-0.6%	-0.7%	-0.6%
OWNER OCCUPIED HOUSEHOLDS	1,704	8,871	18,955
RENTER OCCUPIED HOUSEHOLDS	315	2,010	8,621
HOUSING INCOME			
AVG. HOUSEHOLD INCOME	\$188,145	\$174,835	\$156,015
MEDIAN HOUSEHOLD INCOME	\$175,851	\$154,029	\$127,803
\$25,000 - \$50,000	124	950	2,385
\$75,000 - \$100,000	171	947	2,891
\$125,000 - \$150,000	86	675	2,332
\$200,000+	928	4,146	8,141
PLACE OF WORK			
2023 BUSINESSES	1,517	2,573	5,404
2023 EMPLOYEES	12,438	18,834	37,049





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FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT

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