



# FOR SALE

## 23953 CRAFTSMAN RD, CALABASAS



ANDREW ROQUE

COMMERCIAL SPECIALIST  
ANDREW.ROQUE@THEAGENCYRE.COM  
(310) 435.3073 | LIC. #2186053

GREG ENGEL

TEAM LEAD | BROKER ASSOCIATE  
GREG.ENGEL@THEAGENCYRE.COM  
909.239.9104 | LIC. #1428024



SOCAL  
COMMERCIAL  
GROUP

# TABLE OF CONTENTS

---

01  
EXECUTIVE SUMMARY

04  
PROPERTY SUMMARY

05  
PROPERTY HIGHLIGHTS

06  
AREA & MARKET OVERVIEW

07  
DEMOGRAPHICS

08-31  
PROPERTY PHOTOS

32  
CONTACT



# 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	INVESTMENT DATA
7,336 SF BUILDING SIZE	\$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

Prime Location with Access to the  
101 Freeway



# 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
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
2020 HOUSEHOLDS	2,159	11,965	28,923
2024 HOUSEHOLDS	2,085	11,294	28,387
2029 HOUSEHOLD PROJECTION	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
<b>HOUSING INCOME</b>			
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
<b>PLACE OF WORK</b>			
2023 BUSINESSES	1,517	2,573	5,404
2023 EMPLOYEES	12,438	18,834	37,049



















































































23951 CRAFTSMAN RD, CALABASAS











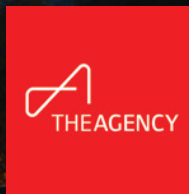
FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT

ANDREW ROQUE  
COMMERCIAL SPECIALIST  
310.435.3073  
ANDREW.ROQUE@THEAGENCYRE.COM

GREG ENGEL  
COMMERCIAL LEADER | BROKER ASSOCIATE  
909.239.9104  
GREG.ENGEL@THEAGENCYRE.COM



SOCAL  
COMMERCIAL  
GROUP



THEAGENCYRE.COM