

FOR SALE OR LEASE-14,724 SF MULTI-TENANT RETAIL BUILDING



OWNER USER OPPORTUNITY

6,826 SF AVAILABLE FOR OCCUPANCY

28811 CANWOOD ST, AGOURA HILLS CA

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OFFERING SUMMARY

SALE OPPORTUNITY

ADDRESS	28811 Canwood St., Agoura Hills, CA
BUILDING SIZE	±14,724 SF
LAND SIZE	38,379 SF 0.88 AC
ASKING PRICE	\$5,575,000
PRICE PSF	\$379/SF
LAND PSF	\$145/SF

LEASE OPPORTUNITY

UNIT	100
SIZE	6,846 SF
RATE	\$2.60 PSF NNN
NNN	\$0.50

Disclaimer: All information contained herein is believed to be accurate and reliable; however, no guarantees, expressed or implied, are made regarding its completeness or accuracy. Buyer is advised to conduct their own due diligence and independently verify all information. The seller and its representatives assume no liability for errors, omissions, or any discrepancies. Corp ID #01191898





OFFERING HIGHLIGHTS

28811 CANWOOD ST., AGOURA HILLS, CA



Owner User opportunity to occupy 6,826 SF of Ground Floor Retail Space>Showroom and generate rental income from existing leases.



Prime location in Agoura Hills adjacent to Trader Joes, the Shops at Oak Creek, Tesla dealership, and Homewood by Hilton



Great visibility with signage and branding opportunity



Strong demographics and nestled between affluent Westlake Village and Calabasas submarket

PROPERTY PROFILE

28811 CANWOOD ST., AGOURA HILLS, CA

BUILDING SIZE ±14,724 SF

LAND SIZE 38,379 SF | 0.88 AC

APN 2048-011-032

ZONING BP-M-FC (Business Park Manufacturing District)

YEAR BUILT 2006

PARKING 40 Surface Spaces (3/1,000)





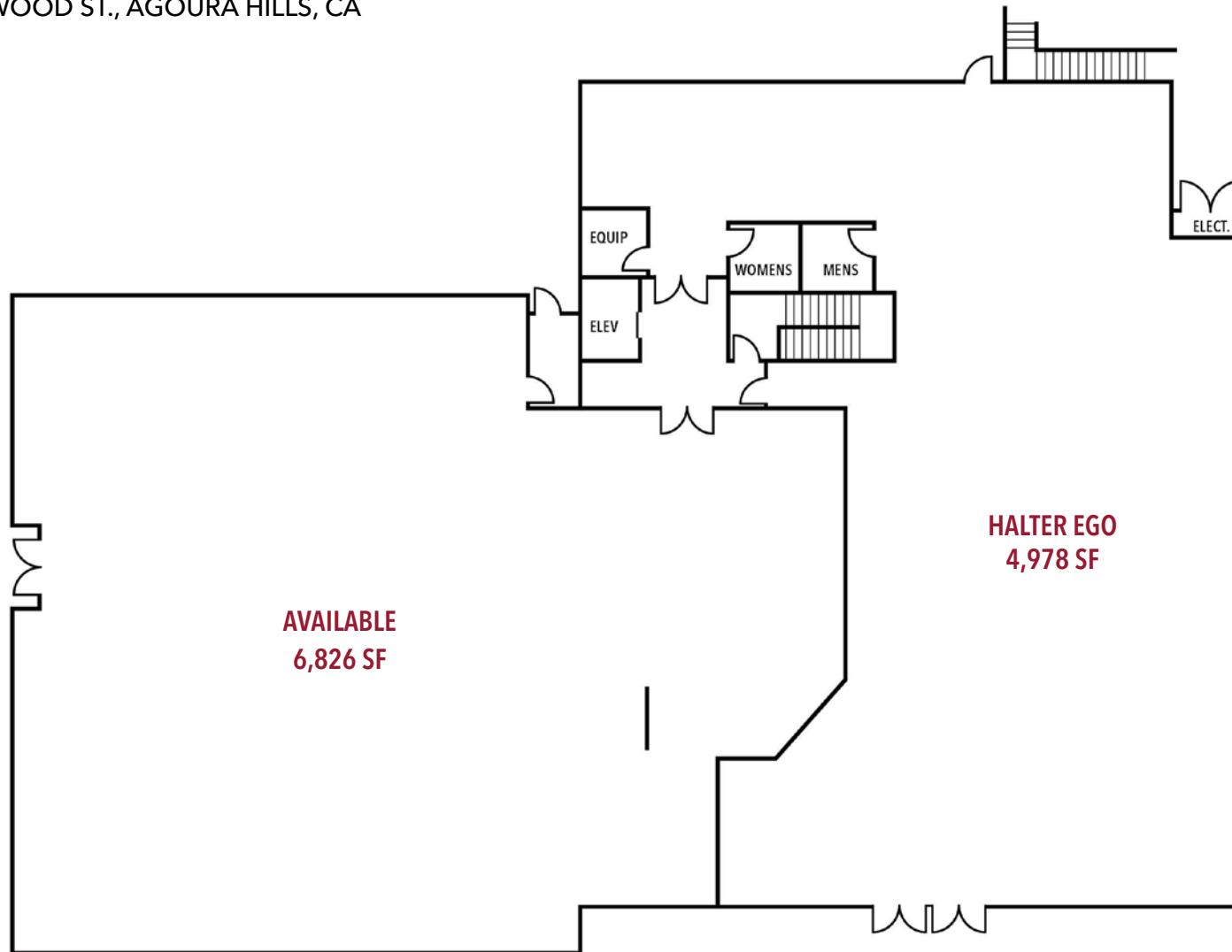
GROUND FLOOR SPACE AVAILABLE

6,826 SF RETAIL / SHOWROOM

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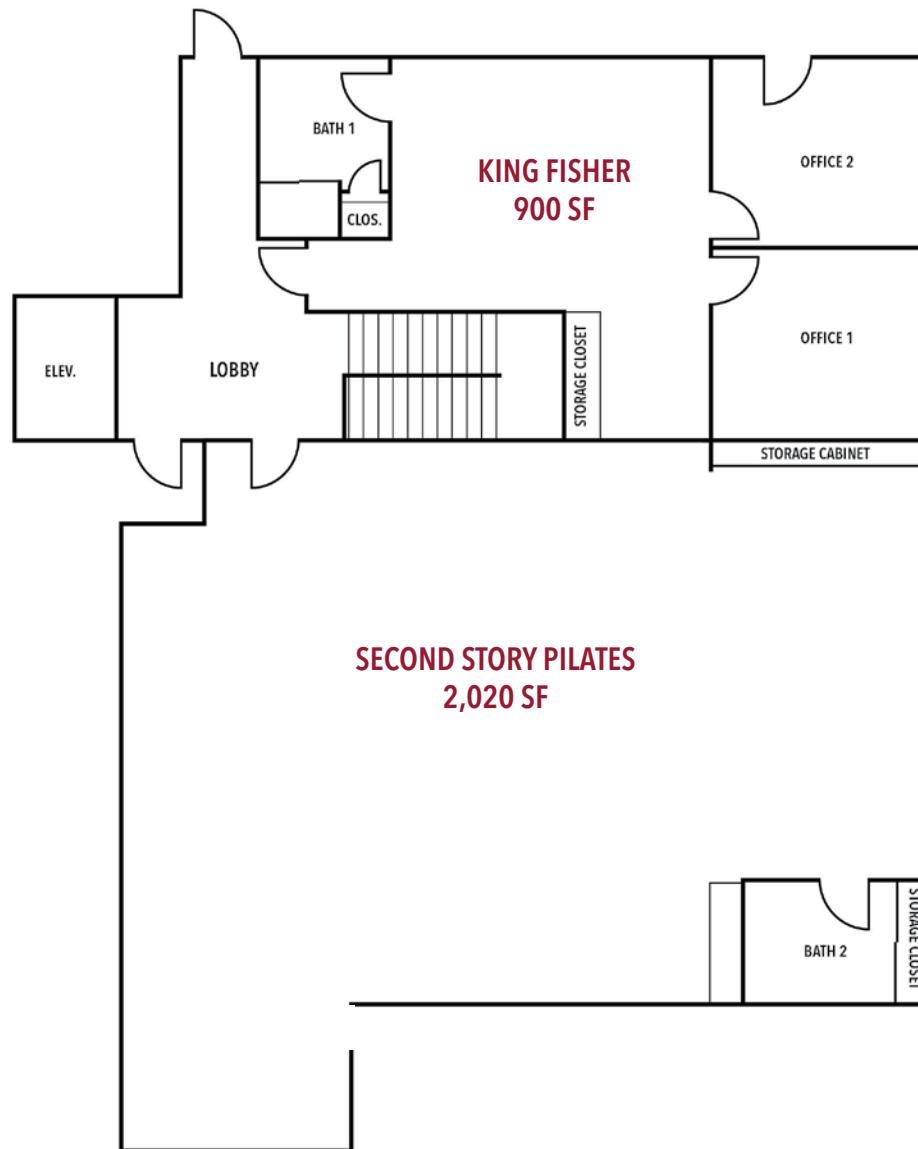
SITE PLAN – FIRST FLOOR

28811 CANWOOD ST., AGOURA HILLS, CA



SITE PLAN – SECOND FLOOR

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TENANT SUMMARY

28811 CANWOOD ST., AGOURA HILLS, CA

SUITE	TENANT	SIZE	EXPIRATION
100	AVAILABLE	6,826 SF	—
101	HALTER EGO	4,978 SF	4/30/2029
200	SECOND STORY PILATES	2,020 SF	8/31/2028
201	KINGFISHER COUNSELING	900 SF	8/31/2027
TOTAL		14,724 SF	

* detailed rent roll available upon request

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OWN VS LEASE

28811 CANWOOD ST., AGOURA HILLS, CA

OWN

PURCHASE ASSUMPTIONS

SIZE	14,724 SF	
PURCHASE PRICE	\$238.43/SF	\$5,757,000
TOTAL PURCHASE PRICE	\$5,757,000	

START-UP COSTS

25% DOWN PAYMENT	\$1,393,750	
ESTIMATED FEES & REPORTS	\$46,813	
TOTAL START-UP COSTS	\$1,440,563	

MONTHLY COSTS

MORTGAGE PAYMENT	\$32,365	
OPEX/PROPERTY TAX	\$0.60/SF	\$8,834
TOTAL MONTHLY COSTS	<b">\$41,199</b">	
IN-PLACE RENTAL INCOME	\$14,700	
NET MONTHLY COST	\$3.96/SF	\$26,499

MONTHLY OWNERSHIP BENEFITS @ 30% TAX RATE

DEPRECIATION DEDUCTION	-\$2,850	
PRINCIPAL PAYDOWN (EQUITY)	-\$5,935	
MORTGAGE INTEREST DEDUCTION	-\$6,210	
OPEX DEDUCTION	-\$2,657	
TOTAL OWNERSHIP BENEFITS	-\$17,652	
EFFECTIVE MONTHLY COST	\$8,847	
APPRECIATION BENEFIT (1.5%)	-\$6,969	
NET COST (AFTER OWN BENEFITS)	\$0.28/SF	\$1,878

LEASE

LEASE ASSUMPTIONS

SIZE	6,826 SF	
LEASE RATE (MG)	\$3.50	
STARTING MONTHLY RENT	\$23,891	
10-YEAR TOTAL LEASE CONSIDERATION	\$3,286,602	

START-UP COSTS

PREPAID RENT/SECURITY DEPOSIT	\$55,063	
TOTAL OUT-OF-POCKET COSTS	<b"></b">	

MONTHLY COSTS

LEASE PAYMENT	\$3.50/SF	\$23,891
OPEX/PROPERTY TAX	\$0.60/SF	\$4,096
TOTAL MONTHLY COSTS	\$4.10/SF	\$27,987

MONTHLY LEASE BENEFITS @ 30% TAX RATE

DEPRECIATION DEDUCTION	N/A	
PRINCIPAL PAYDOWN (EQUITY)	N/A	
RENT DEDUCTION	-\$7,167	
OPEX DEDUCTION	-\$1,229	
TOTAL LEASE BENEFITS	-\$8,396	
EFFECTIVE MONTHLY COST	\$2.30/SF	\$19,591
APPRECIATION BENEFIT (1.5%)	N/A	
NET COST (AFTER LEASE BENEFITS)	\$2.87/SF	\$19,591

*This analysis is for an owner user occupying the 6,826 SF.

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AMENITIES MAP

28811 CANWOOD ST., AGOURA HILLS, CA





POPULATION

Agoura Hills: 20,070
Calabasas: 23,559
Westlake Village: 8,026



MEDIAN AGE

Agoura Hills: 46
Calabasas: 45
Westlake Village: 53



EDUCATION | 4-YEAR COLLEGE DEGREE

Agoura Hills: 38.3%
Calabasas: 35.4%
Westlake Village: 40.6%



MEDIAN HOUSEHOLD INCOME

Agoura Hills: \$158,325
Calabasas: \$166,376
Westlake Village: \$177,162



AVERAGE HOME PRICE

Agoura Hills: \$1,244,010
Calabasas: \$1,715,331
Westlake Village: \$1,491,653

AREA DEMOGRAPHICS



DISCLAIMER

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Interested buyers should be aware that the owner (the "Seller") of the property known as 28811 Canwood Street, Agoura Hills, CA ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing.

Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as the (i) the quality, nature, adequacy and physical condition of the Property including, but not limited to the structural element, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances. (ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the

zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vii) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. Although Seller's predecessors may have performed work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties.

The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Seller and executed by both parties; and (iii) approved by Seller, and such other parties who may have an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties.

The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker other than as set forth in Seller's commission agreement with Lee & Associates-LA North/Ventura, Inc. SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.



**FOR INQUIRIES,
PLEASE CONTACT**

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