

29271 Agoura Road

AGOURA HILLS | CA

Retail Available for Lease

GROW YOUR BUSINESS.
RESTAURANT READY,
RETAIL PERFECT.



AVAILABLE

High-Visibility
Corner Retail

Direct 101
Freeway Access

±5,334 SF
(Divisible)

CBRE

PROPERTY OVERVIEW

High-Traffic Corner. *Endless Potential.*



Ample on-site parking



High-profile corner location at Kanan Road & Agoura Road with approximately 162,000 cars per day



Zoned AVSP — permitted uses include restaurant, retail and office



Direct access from the US-101 Freeway



Former restaurant building with existing build-out



Situated between Greater Los Angeles and the scenic foothills of the Santa Monica Mountains

Available Space	±5,334 SF (Divisible) Available Immediately
Lot Size	1.54 Acres
Year Built	2002
Condition	Full build-out

Asking

\$3.00 PSF/Mo + \$1.00/PSF/Mo/NNN
\$4.00/SF/Mo/NNN if Space is Demised

POTENTIAL DEMISING OPTIONS



MARKET OVERVIEW

Nestled in the foothills of the Santa Monica Mountains, Agoura Hills serves as a transition point between the bustling Greater Los Angeles area and the serene, picturesque landscapes of Malibu.

This former restaurant building boasts a high-profile location on the busy corner of Kanan and Agoura Roads. Providing easy access from the US 101 Freeway, Kanan Road is the gateway to world famous Malibu. With approximately 162,000 cars passing by per day, this location ensures high visibility and foot traffic.

Demographics

	1 MILE	3 MILES	5 MILES
Population	6,717	38,708	69,619
Daytime Population	13,688	56,764	107,949
Average HH Income	\$217,895	\$244,176	\$235,234



Different Businesses. *One Thriving Location.*

Agoura Pointe draws a broad customer base through its diverse tenant mix that includes grocery, fitness, dining & cafe and specialty retail.





TWIN OAKS SHOPPING CENTER
(5-MIN DRIVE)

ACE
The helpful place.

SUBWAY

Ralphs

Great Clips
IT'S GONNA BE GREAT

YUM YUM
DONUTS

Starbucks

Maria's

AGOURA MEADOWS SHOPPING CENTER
(5-MIN DRIVE)

CVS
pharmacy

TACO BELL

VONS

BR
BASKIN-ROBBINS

Jamba Juice

Starbucks

BANK OF AMERICA

CHASE

THE SHOPS AT OAK CREEK
(4-MIN DRIVE)

Urban Cafe

the Habit
BURGER GRILL

TRADER JOE'S

HOMESWOOD SUITES
BY HILTON

TUTOR TIME
CHILD CARE / LEARNING CENTERS

AUGORA HILLS TOWN CENTER
(4-MIN DRIVE)

Agoura Point
29271 Agoura Rd.

COURTYARD
BY MARRIOTT

LAIFITNESS.

IHOP

Chevron

McDonald's

鮎樂
SUSHI RAKU

BURGER KING

Jack
in the box

Pollo Loco

WOOD RANCH
EGG & GRILL

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