

FOR LEASE AT AGOURA HILLS CITY MALL

# Retail & Office Spaces Available



5835 Kanan Road, Agoura Hills, CA 91301



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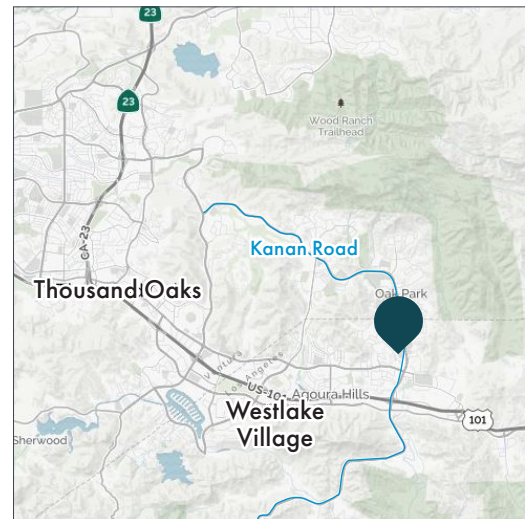
### AVAILABLE

	Size:	Rent (PSF/Mo.):
5859:	±1,348 SF	\$2.75, NNN
5881:	±2,312 SF	\$2.75, NNN
5919:	±849 SF	\$3.50, NNN
5921:	±1,527 SF (former orthodontist office)	\$2.50, NNN
NNN:	\$0.97 PSF/Mo.	
MGMT Fee:	7% of the Base Rent	

### PROPERTY HIGHLIGHTS

- Retail, fitness, medical and food concepts welcome
- Space available at Agoura City Mall located on busy Kanan Road just north of Thousand Oaks Blvd. (±46,836 CPD)
- Large on-site parking for visitors
- Excellent co-tenancy with Agoura's Famous Deli, Citibank, and more
- Adjacent to Twin Oaks Shopping Center with Ralphs, Starbucks, AFC Urgent Care, Orangetheory Fitness, quick service restaurants and other daily needs tenants
- Easy access off the 101 Freeway
- Strong area demographics with average HHI of \$246,400 within 2 miles

\* Prospective tenants are hereby advised that all uses are subject to City approval



### NEIGHBORING TENANTS



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### SITE PLAN



NOT TO SCALE

Kanan Road



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### EXTERIORS



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### TRADE AREA

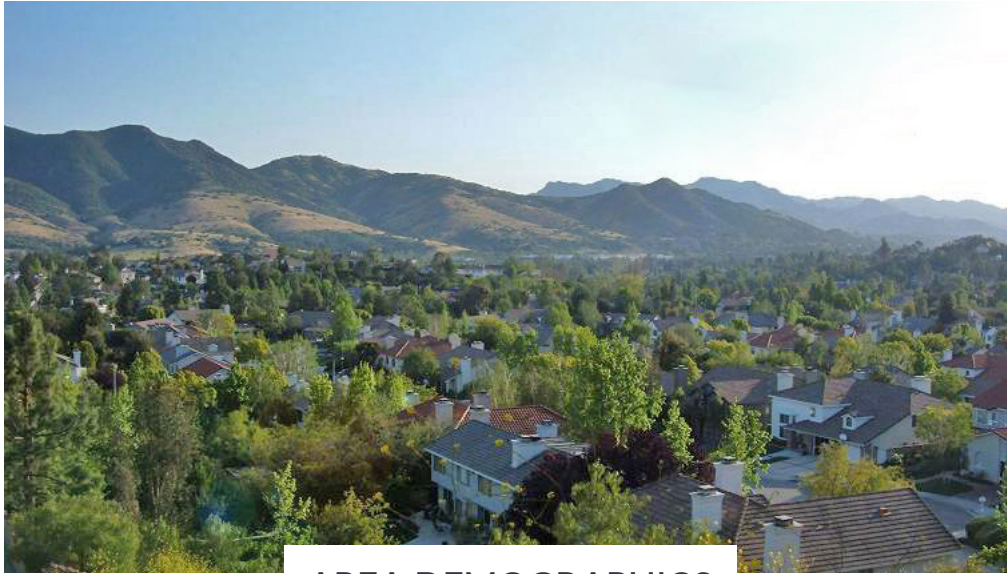


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### AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>2,796</b>	<b>10,228</b>	<b>24,912</b>
2028 Projected Population	2,635	9,711	23,616
2020 Census Population	2,944	10,742	25,892
2010 Census Population	2,994	10,822	25,970
Projected Annual Growth 2023 to 2028	-1.2%	-1.0%	-1.0%
Historical Annual Growth 2010 to 2023	-0.5%	-0.4%	-0.3%
2023 Median Age	43.3	43.3	43.4
<b>HOUSEHOLDS</b>			
2023 Estimated Households	1,004	3,688	9,154
2028 Projected Households	962	3,569	8,855
2020 Census Households	1,068	3,903	9,510
2010 Census Households	1,063	3,882	9,343
Projected Annual Growth 2023 to 2028	-0.8%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2023	-0.4%	-0.4%	-0.2%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	66.5%	69.2%	69.3%
2023 Estimated Black or African American	2.7%	2.6%	2.4%
2023 Estimated Asian or Pacific Islander	10.6%	10.7%	11.9%
2023 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2023 Estimated Other Races	19.6%	17.0%	15.9%
2023 Estimated Hispanic	22.3%	20.2%	19.4%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$247,955</b>	<b>\$238,526</b>	<b>\$246,400</b>
2023 Estimated Median Household Income	\$135,945	\$151,190	\$161,326
2023 Estimated Per Capita Income	\$89,111	\$86,064	\$90,585
<b>EDUCATION</b>			
2023 Estimated High School Graduate	17.3%	11.2%	10.4%
2023 Estimated Some College	14.2%	14.7%	16.0%
2023 Estimated Associates Degree Only	5.5%	8.6%	8.5%
2023 Estimated Bachelors Degree Only	36.4%	37.6%	36.7%
2023 Estimated Graduate Degree	25.0%	25.7%	25.8%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	415	1,309	2,229
<b>2023 Estimated Total Employees</b>	<b>2,033</b>	<b>7,575</b>	<b>15,094</b>
2023 Estimated Employee Population per Business	4.9	5.8	6.8
2023 Estimated Residential Population per Business	6.7	7.8	11.2



R E A L E S T A T E

**KYLE FISHBURN**

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