

Approved Office Medical Project Comprised of 5 Buildings Totaling 20,079 S.F.



OFFERING MEMORANDUM

ENTITLED LAND FOR SALE

29541 Canwood St., Agoura Hills, CA 91301

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

A Joint Venture of



MARTIN TEITELBAUM
CONSTRUCTION, INC.

In collaboration with the Cassar Family

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:



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THE OFFERING

Property Summary

Address	29541 Canwood St., Agoura Hills, CA 91301
Submarket	Conejo Valley
Land (Acres)	3.19 AC
Land (SF)	138,912 SF
Zoning	BP-OR-FC
Property Type	Medical Office
APN	2053-001-008

Pricing

Sale Price	\$3,250,000.00
Sale PSF (Gross)	\$23.40

Project Summary

Project Size (S.F.)	20,079 SF
Freestanding Buildings	Five (5)
Building Sizes	
Building A	3,326 SF
Building B	3,643 SF
Building C	5,767 SF
Building D	3,733 SF
Building E	3,610 SF

Demographics

	1 MILE	3 MILE	5 MILE
2024 Population	5,288	33,855	79,173
2024 Avg. HH Income	\$181,906	\$184,978	\$179,314



Property Highlights

- Entitled Land
- Unique, Freestanding, Medical Office Campus
- No Common Areas/Restrooms
- Single Story Buildings
- Outstanding Freeway Identity
- Immediate Access to Highway 101
- Strong Market Dynamics & Demographics



PROPERTY RENDERINGS



AMENITIES MAP

VONS **Ralphs** **CVS pharmacy** **The Estero Rio RESTAURANT & CANTINA**

RITE AID **CRONER'S** **Carli's Jr.** **TACO BELL** **STARBUCKS COFFEE** **POSTAL ANNEX**

usbank **citibank** **OneWest Bank** **FARMERS**

Bank of America **CHASE** **UnionBank** **T-Mobile**

GNC Live Well. **Great Clips** **SUBWAY**

WELLS FARGO **BR** **UPS** **Marias** **ME**

Agoura Hills Animal Hospital • **Agoura's Famous Deli** • **Cuckoo Rooster**
Healthy Pet • **ILoveKickboxing** • **Italia Deli & Bakery** • **Loves Pets**
Maral Cuisine • **Sushi & Wasabi** • **Sushine Florist** • **Szechuan Place**
The Yard Thai Cuisine • **Uncle AF's** • **Village Bakery & Cafe**
Vincitore Italian

McDonald's **Shell**
AGOURA MUSIC
RAKU
Las Mochas
 Indian Restaurant

TRADER JOE'S **Habit** **HOMWOOD SUITES**
 BURGER GRILL **by sosy** **WILDFLOUR**
 Bakery & Cafe
verizon **Urbane Cafe**
JINKY'S CAFE
currying **FLAVORS**
 FRESH MODERN INDIAN

NW RUGS **FARMERS**
U-HAUL **State Farm**

Sit 'n Sleep
 Pacific Patio
Reeds FURNITURE
ETHAN ALLEN
 Barbeques Galore

LA-Z-BOY **Fabio & Co**
76 **Agoura Animal Clinic**
dioji

SUBJECT
 29541 Canwood Street
 Agoura Hills

Do-it Center **WOOD RANCH** **the Canyon** **YAMATO** **AGOURA**
 BEB & GRILL **YAMATO**
LEMON TREE **NUMERO UNO** **TIFA** **Carrara Pastries**
 Chinese Food **CHOCOLATE & GELATO**
BLUE TABLE **PLATA** **Xin Sheng Yuan**
Sole Soups **STOR** Chinese Food

IHOP **ISLANDS**
 Fine Burgers & Drinks
Nick Rail music
Jack **THE YOGA HOUSE** **Chevron**
MANDARIN **LOTUS**
 FINE CHINESE FUSION CUISINE

DEGENCY THEATRES **SUSHI SU** **MEJICO**
AGOURA **PRIME STEAKHOUSE** **Adobe**
 CAR CARE **U-STORE-IT** **FedEx** **jiffylube**
Bank of America **BURGER KING** **Photo loco** **TESORO** **Shell**

Agoura Hills Recreation Center

REGIONAL MAP



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