



OFFERING MEMORANDUM

OFFICE/MEDICAL BUILDING OWNER USER OPPORTUNITY

28215 Agoura Road, Agoura Hills, CA 91301

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.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

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 or 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

Location	28215 Agoura Road, Agoura Hills, CA 91301
Property Type	Office
Gross Building Area	±4,410 SF
Parcel Size	±8,280 SF
Zoning	AHBP-OR-O
Year Built	1978
Construction	Masonry
Slab to Slab	10'
Number of Floors	Two Story
Elevator	No
Parking	17 Surface

Estimated Operating Expenses

Based on Current Owners Expenses

Taxes*	\$28,125
Insurance	\$4,800
Utilities	\$2,500
Cleaning	\$1,200
Gardner	\$1,500
Trash	\$850
Maintenance	\$2,500
TOTAL OPEX	\$41,475

*Based on a \$2,250,000 Sales Price

 **\$2,250,000**
SALES PRICE

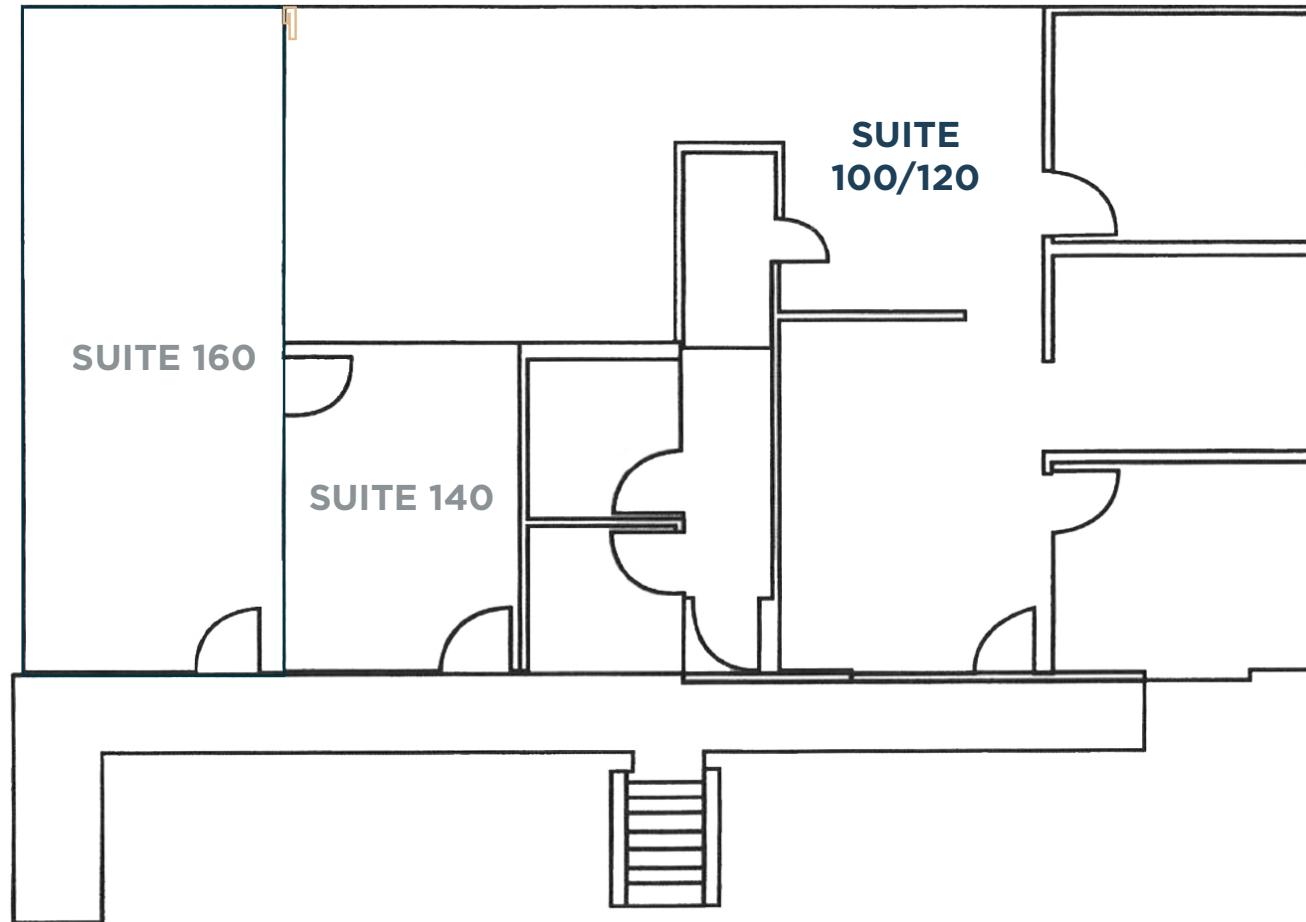
 **±\$510**
PRICE/SF

Rent Roll

SUITE	SIZE (SF)	TERM
100/120	±1,235 RSF	Vacant
140	±175 RSF	8/31/26
160	±450 RSF	10/31/26
200	±2,100 RSF	Vacant
240	±400 RSF	8/31/26



FLOOR PLAN



SUITE 100/120 1,235 SF

SUITE 140 140 SF

SUITE 160 450 SF



PROPERTY PHOTOS: SUITE 100/120

SUITES 100/120

Corner space with mountain views and private outdoor landing, reception area, 3 private offices with abundant natural light throughout, multiple operating windows, conference room, break counter with sink, dishwasher, under cabinet lighting. An individual Nest Thermostat controls the suite's dedicated HVAC. Available AT&T Fiber Internet and/or Spectrum Coax Cable Internet with Cat 5 wall jacks throughout the suite makes this space ideal for production companies, accounting/law offices, and professional services.





PROPERTY PHOTOS: SUITE 200/240

SUITE 200

Serene corner space with mountain views and private outdoor landing. 5 private offices with abundant natural light throughout, reception area, conference room (with glass sliding patio door opening to a private outdoor landing), Quartz break counter with sink, IT closet, print/copy area. Contemporary interiors with multiple operating windows offer mountain views. An individual Nest Thermostat controls the suite's dedicated HVAC system, and the private Ring Doorbell provides convenience and reliable access control. Fully carpeted, with available AT&T Fiber Internet and/or Spectrum Coax Cable Internet with Cat 5 wall jacks throughout, this suite is ideal for production companies, accounting/law offices, and professional services.

SUITE 240

Serene corner space with mountain views and private outdoor landing. 1 private office with abundant natural light throughout. Contemporary interior with two operating windows with mountain views. Individual Nest Thermostat controls the suite's dedicated HVAC system. Fully carpeted, with available AT&T Fiber Internet and/or Spectrum Coax Cable Internet with Cat 5 wall jacks throughout. Ideal for production companies, accounting/law offices, and professional services. Ample private parking.



AERIAL PHOTO

101 VENTURA FWY

PALO COMADO CYN RD

DOROTHY DR

AGOURA RD



LOCATION OVERVIEW

The subject property is ideally situated along the south side of Agoura Road in the affluent community of **Agoura Hills, CA**. Located at the Eastern border of the city, adjacent to Calabasas, this property benefits from its proximity to the "Technology Corridor" along US Highway 101 in the Conejo Valley. 28215 Agoura Road offers a serene setting with scenic hill views, blending the tranquility of suburban life with access to key business and lifestyle amenities.

Accessibility is a major advantage of this location. US Highway 101 (Ventura Freeway) is just 0.10 miles North of the property, providing seamless connections to Los Angeles and the Central Coast, while State Route 23 (Thousand Oaks Freeway) lies 8.5 miles East and Interstate 405 lies 17 miles East.. The surrounding area features a mix of upscale residential neighborhoods, corporate campuses, and retail and dining destinations, making it ideal for businesses seeking a prestigious address in a vibrant community.

Agoura Hills is particularly known for its high quality of life, highlighted by its location near the Santa Monica Mountains and other open spaces and outdoor activities. The city consistently receives praise for its excellent schools, abundant recreational opportunities, and family-friendly atmosphere, solidifying its status as one of the most desirable locations in the Conejo Valley.



DEMOGRAPHICS

28215 AGOURA RD | AGOURA HILLS, CA



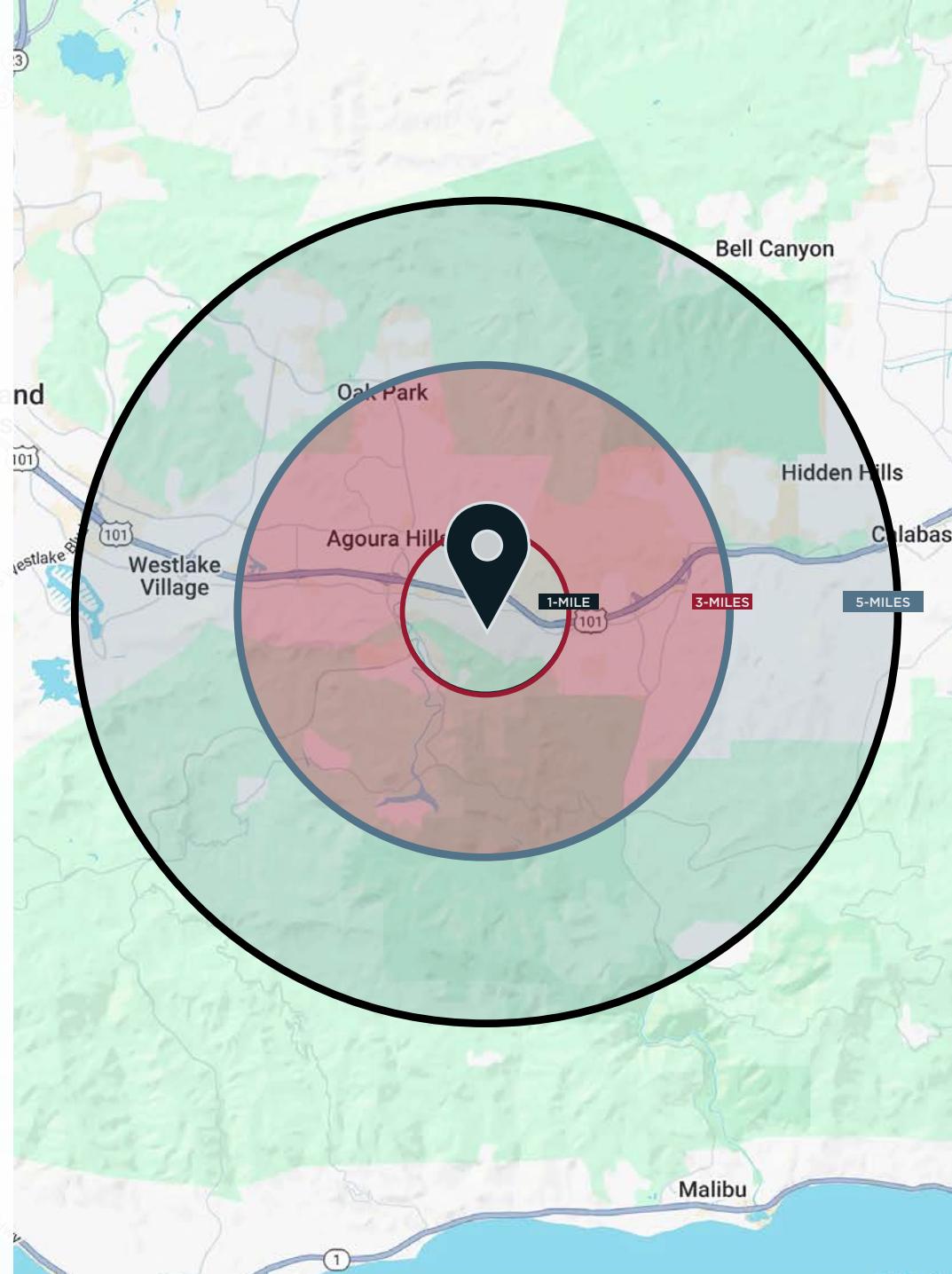
POPULATION	1-MILE	3-MILES	5-MILES
2024 Population	4,377	34,002	65,247
% Female	46.8%	48.7%	48.7%
% Male	53.2%	51.3%	51.3%
2029 Population	4,495	34,220	65,718



HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2024 Total Households	1,857	12,972	25,324
2025 Median Housing Value	\$908,912	\$1.11 M	\$1.26 M
2029 Total Households	1,899	13,127	25,603



HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2024 Average HH Income	\$156,706	\$177,393	\$188,503
2024 Per Capita Income	\$64,745	\$67,190	\$72,209
2029 Average HH Income	\$174,519	\$196,061	\$207,854



AMENITIES MAP



REGIONAL MAP

15 Miles

10 Miles

5 Miles

SUBJECT
28215 Agoura Rd
Agoura Hills, CA

Malibu



28215 Agoura Road, Agoura Hills, CA 91301 11

NEW GROWTH. NEW OPPORTUNITY. LASTING VALUE.

UNDER CONSTRUCTION

PROJECT DETAILS:

- The first housing project under the **City's Affordable Housing Overlay** at **29045 Agoura Road**
- Four-story wrap apartment building with parking structure
- **278 total units** (28 Very-Low-Income and 10 Low-Income units)
- Publicly accessible greenway & equestrian trail along **Agoura Road**

1. Increased Foot Traffic and Visibility

The addition of retail and residential units—especially those with ground-floor shops and restaurants—will naturally increase daily activity in the area, creating more visibility and exposure for nearby medical and office tenants.

2. Expanded Patient and Customer Base

With new housing nearby, including affordable units, the surrounding population will grow and diversify. This creates a larger base of potential patients and clients within walking or short driving distance for medical practices and service-oriented businesses.

3. Stronger Synergy and Community Feel

Mixed-use projects tend to activate neighborhoods throughout the day and evening, contributing to a more vibrant, connected environment that can make adjacent office or medical spaces more appealing to tenants and visitors.

4. Potential for Improved Infrastructure and Amenities

New developments often bring upgrades such as improved roads, landscaping, lighting, parking, and pedestrian access—all of which can enhance accessibility and perceived value for neighboring properties.

5. Increased Property Value and Marketability

The introduction of new retail and residential components typically signals investment and long-term growth in the area. This can drive appreciation in nearby property values and improve leasing and resale prospects for the office/medical building.

6. Opportunity for Strategic Partnerships

Medical or professional tenants may benefit from partnerships with nearby retail tenants (e.g., pharmacies, fitness centers, physical therapy studios, or wellness-related retailers), creating convenient cross-referral opportunities.



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