

# FOR SALE

## INDUSTRIAL CONDOMINIUM

29647 AGOURA RD., AGOURA HILLS, CA



BRETT SAUNDERS

805.497.4557 X251  
[BRETT@WESTCORD.COM](mailto:BRETT@WESTCORD.COM)  
DRE# 01991011

**WESTCORD**

951 S. WESTLAKE BLVD., SUITE 101  
WESTLAKE VILLAGE, CA. 91361

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

# AMENITIES

# AGOURA LANDMARK

29647 AGOURA RD., AGOURA HILLS, CA

 **SUBJECT PROPERTY**  
AGOURA LANDMARK, AGOURA HILLS, CA

 **SHOPPING & FINE DINING**

1. Costco Wholesale
2. Shoppes @ Westlake  
(Anchors: Target, Guitar Center, Tillys, Total Woman Gym+Spa)
3. Michael's Shopping Center  
(Anchors: Michaels, Staples, Petsmart, Smart & Final Extra)  
North Ranch Gateway  
(Anchor: TJ Maxx)
4. Oak Park Plaza  
Pavilions Shopping Center
5. Whizin's Market Square
6. Agoura Meadows  
(Anchors: Vons, CVS)  
Twin Oaks Shopping Center  
(Anchor: Ralphs)  
Agoura Hills City Mall

 **ATHLETIC CLUB/SPA**

7. Equinox
8. The Spa at Four Seasons  
California Longevity & Health Institute
9. Total Woman Gym+Spa
10. LA Fitness

 **HOTEL**

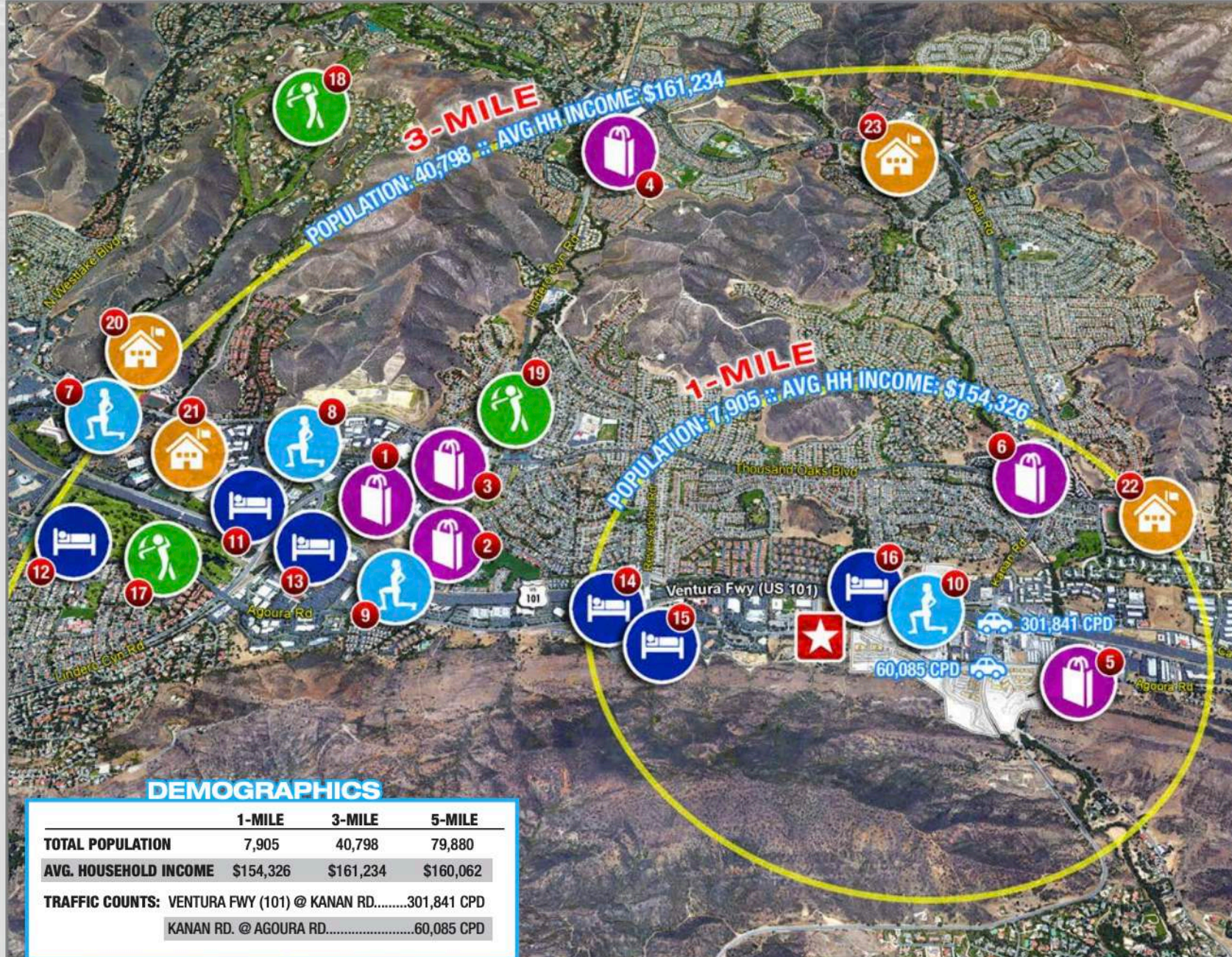
11. Four Seasons Hotel
12. Westlake Village Inn
13. Residence Inn
14. Hampton Inn & Suites
15. Sheraton Agoura Hills
16. Courtyard by Marriott

 **GOLF COURSE**

17. Westlake Village Golf Course
18. North Ranch Country Club
19. Lindero Country Club

 **SCHOOL**

20. Westlake High School
21. Oaks Christian School
22. Agoura Hills High School
23. Oak Park High School



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>TOTAL POPULATION</b>	7,905	40,798	79,880
<b>AVG. HOUSEHOLD INCOME</b>	\$154,326	\$161,234	\$160,062
<b>TRAFFIC COUNTS:</b>	VENTURA FWY (101) @ KANAN RD.....301,841 CPD		
	KANAN RD. @ AGOURA RD.....60,085 CPD		

# OVERVIEW

## AGOURA LANDMARK

29647 AGOURA RD., AGOURA HILLS, CA

SIZE	SALE PRICE
5,085 RSF	\$2,400,000

### ADDITIONAL INFORMATION

- INDUSTRIAL CONDO
- 3,513 SQUARE FEET OF WAREHOUSE
- 1,572 SQUARE FEET OF OFFICE
- ONE GROUND LEVEL ROLL UP DOOR
- 400 AMP POWER
- 24' CLEAR HEIGHT
- SPECTRUM INTERNET
- SECURITY SYSTEM WITH CAMERAS
- GRIND AND SEALED WAREHOUSE FLOORS
- PARKING 2/ 1,000

### PROPERTY FEATURES

- PRIME AGOURA HILLS LOCATION
- FREEWAY VISIBILITY
- EASY ACCESS TO 101 FREEWAY
- MANY LOCAL AMENITIES
- ADJACENT TO NEW LA FITNESS AND COURTYARD MARRIOTT
- ENERGY EFFICIENT PROJECT MEETING CURRENT CODE REQUIREMENTS

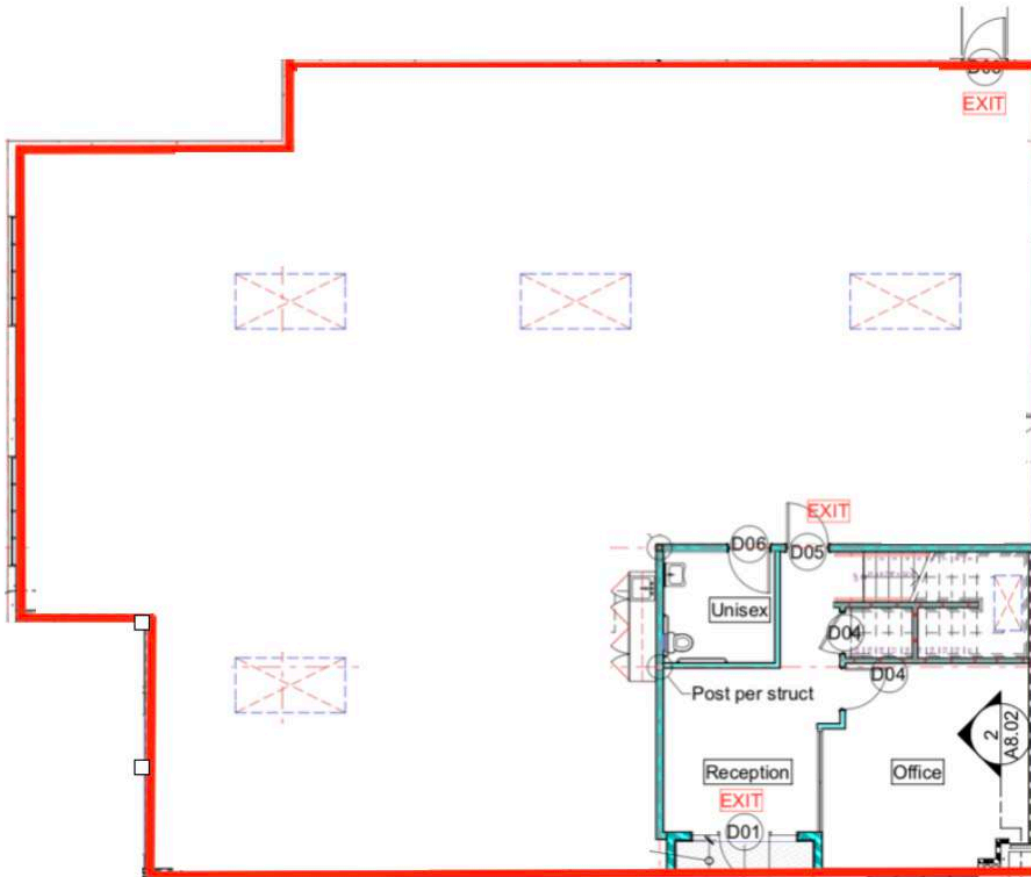


# AS-BUILT PLAN

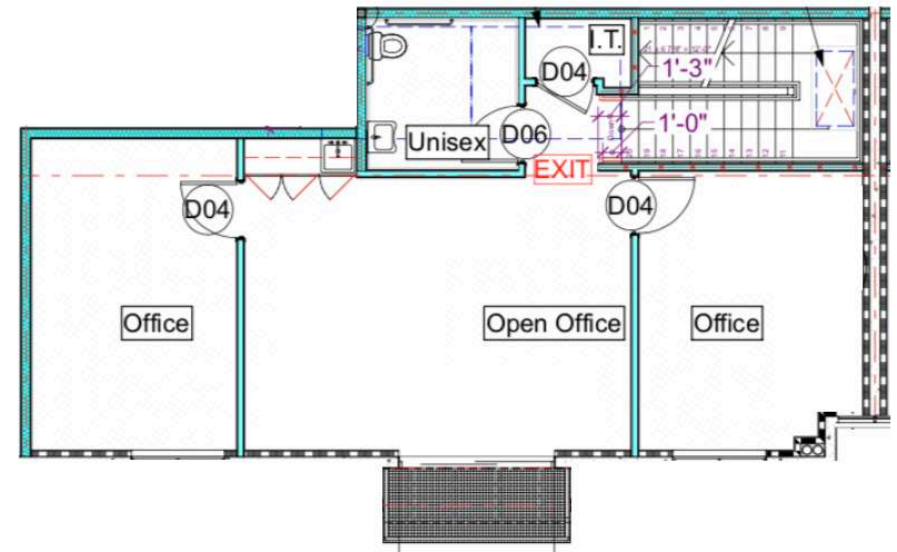
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### WAREHOUSE



### MEZZANINE



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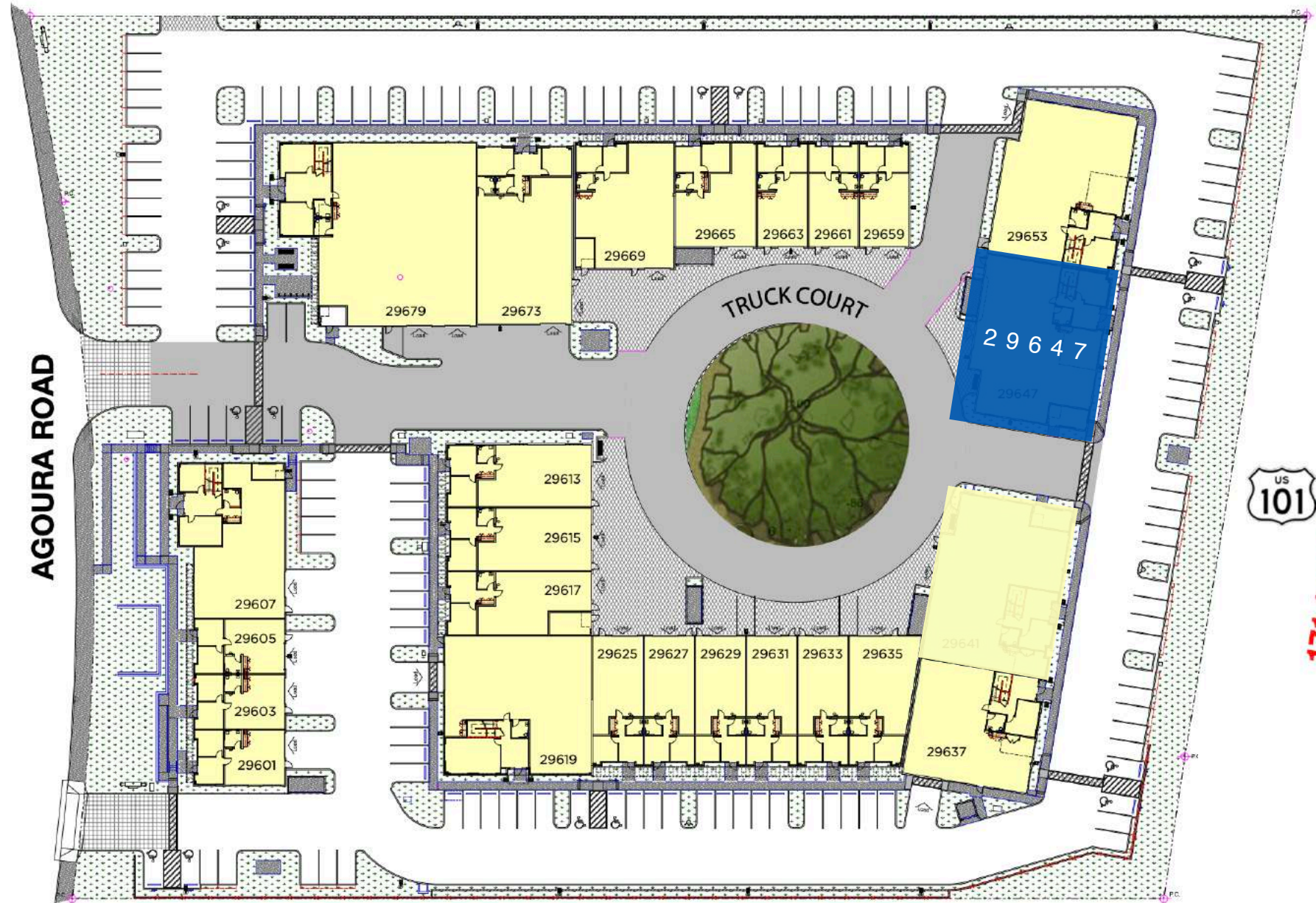
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# SITE PLAN

## AGOURA LANDMARK

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**171,000 CARS PER DAY**

# AGOURA LANDMARK

29647 AGOURA ROAD, AGOURA HILLS, CA



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