



29125 CANWOOD ST | AGOURA HILLS, CA 91301

A VACANT 6,027 SF MULTI-TENANT RETAIL BUILDING IDEALLY LOCATED ALONG THE INTERSTATE 101 VENTURA FREEWAY ADJACENT TO A HIGH PERFORMING TRADER JOE'S WITH OUTSTANDING FREEWAY FRONTAGE AND VISIBILITY WITH SIGNIFICANTLY BELOW MARKET SELLER FINANCING AVAILABLE IN THE AMOUNT OF \$2,150,000 AT 5.00% INTEREST ONLY

# **EXCLUSIVELY LISTED BY**

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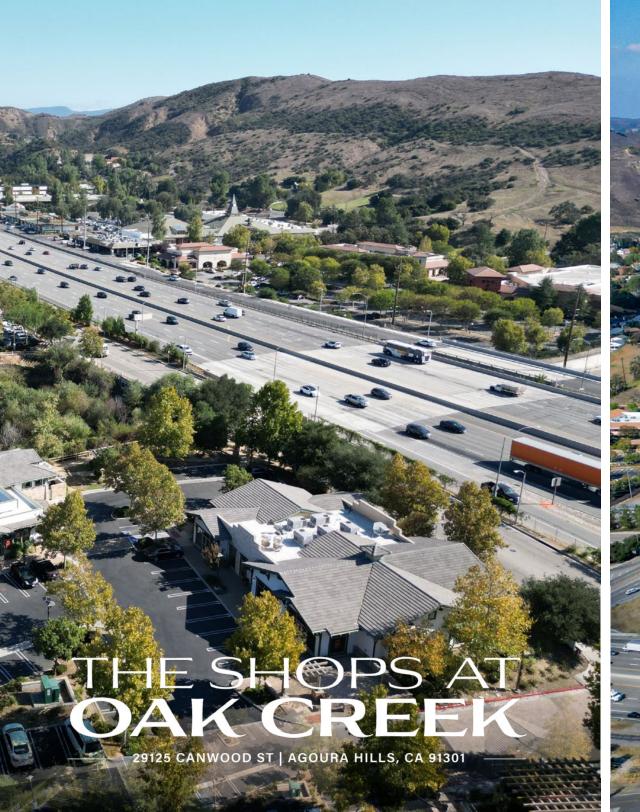
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# **EXECUTIVE SUMMARY**

A VACANT 6,027 SF MULTI-TENANT RETAIL BUILDING IDEALLY LOCATED ALONG THE INTERSTATE 101 VENTURA FREEWAY ADJACENT TO A HIGH PERFORMING TRADER JOE'S WITH OUTSTANDING FREEWAY FRONTAGE AND VISIBILITY WITH SIGNIFICANTLY BELOW MARKET SELLER FINANCING AVAILABLE IN THE AMOUNT OF \$2,100,000 AT 5.00% INTEREST ONLY

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 29125 Canwood Street, a vacant 6,027 square foot multi-tenant retail building situated on 0.75 acres (32,869 SF) of land ideally positioned along the Interstate 101 Ventura Freeway, with excellent freeway visibility and frontage and daily traffic counts north of 162,000 vehicles per day in the affluent Los Angeles County submarket of Agoura Hills, CA.

29125 Canwood Street consists of three retail units. Suite A is a fully built out 2,825 SF restaurant space with an exclusive patio. Suite B is a 1,200 SF former beauty supply. Suite C is a 2,002 SF former hair salon. The entire space can remain multiple units, or can serve as one single tenant building.

29125 Canwood Street was developed as part of a larger center which is occupied, most notably, by national tenants Panda Express and The Habit Burger Grill. The center has a history of strong performance, ideally catering to the direct needs of the surrounding residents in the affleunt immediate trade area which includes Westlake Village to the West, Calabasas to the East, and Malibu to the South, with average household incomes exceeding \$139,000. Trader Joe's, a national credit grocer sits directly adjacent to the subject property, as does Jinky's Cafe, a local eatery with a strong following.

Attractive seller financing available at 5.00%, interest only, due three (3) years from close of escrow.



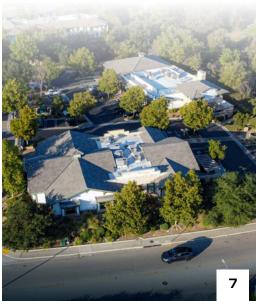
# **PROPERTY** OVERVIEW

| ADDRESS       | 29125 Canwood Street, Agoura Hills, CA 91301        |  |  |  |  |  |
|---------------|---|--|--|--|--|--|
| APN NUMBER    | 2048-011-074  |  |  |  |  |  |
| BUILDING SIZE | 6,027 SF  |  |  |  |  |  |
| LAND SIZE     | 0.75 Acres (32,869 SF)                              |  |  |  |  |  |
| ZONING        | CRS   |  |  |  |  |  |
| PARKING       | 25 Surface Parking Spaces; 4.15 Spaces per 1,000 SF |  |  |  |  |  |
| OCCUPANCY     | Vacant  |  |  |  |  |  |









# **SALE PRICE & TERMS**

#### PROPERTY OVERVIEW

| ADDRESS           | 29125 Canwood Street, Agoura Hills, CA 91301 |
|-------------------|--|
| BUILDING SIZE     | 6,027 SF                                     |
| LAND SIZE         | 0.75 Acres Approx. (32,869 SF)               |
| APN #             | 2048-011-074                                 |
| PRICE             | \$3,300,000                                  |
| PRICE/SF BUILDING | \$548  |
| PRICE/SF LAND     | \$100  |
| YEAR BUILT        | 2010   |

| SALE PRICE        | \$3,550,000          |
|-------------------|----------------------|
| CREDIT            | \$250,000            |
| NET SALES PRICE   | \$3,300,000          |
| SELLER FINANCING* | \$2,150,000          |
| DOWN PAYMENT      | \$1,150,000          |
| INTEREST RATE     | 5.00%, Interest Only |
| TERM              | 3 years              |

#### **EXCEPTIONAL SALES COMPARABLE**

| ADDRESS           | 29145 Canwood Street, Agoura Hills, CA 91301 |
|-------------------|--|
| SALES PRICE       | \$8,250,000                                  |
| BUILDING SIZE     | 7,325 SF                                     |
| LAND SIZE         | 1.3 Acres                                    |
| PRICE/SF BUILDING | \$1,126                                      |
| PRICE/SF LAND     | \$146  |
| CAP RATE          | 4.90%  |
| ANCHOR TENANTS    | Panda Express, Urban Cafe. The Habit         |





Prime multi-tenant retail building with a multitude of potential uses ideally located in an affluent trade area with Westlake Village to the West and Calabasas to the East and Malibu to the South Suite A is a fully built out restaurant with exclusive patio

Developed as part of a larger center which is occupied, most notably, by national tenants Panda Express and The Habit Burger Grill. Seller financing available at significantly below market rate and terms

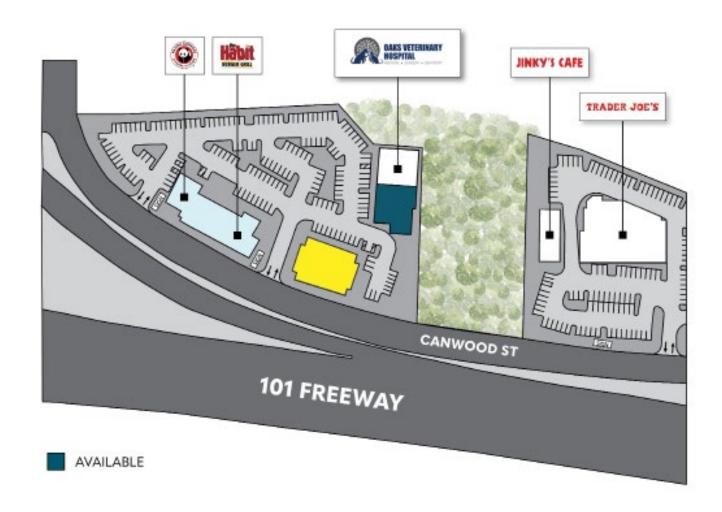


Extremely high barrier to entry submarket for both tenants and developers. The site took nearly 5 years to entitle and develop

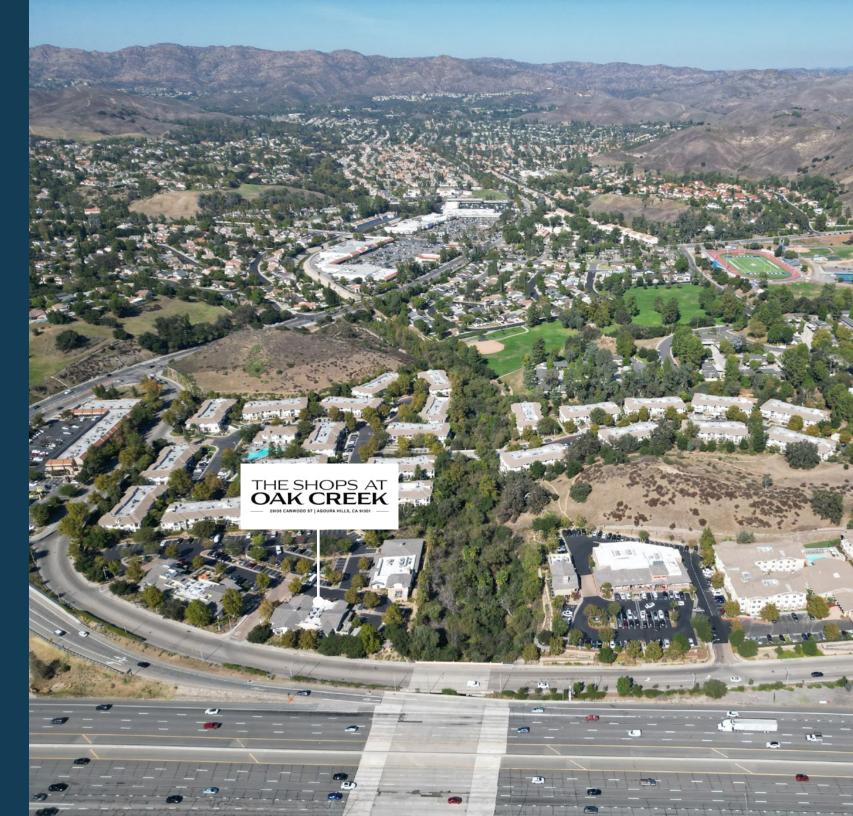
Regional retail location part of the The Shops at Oak Creek which offers a variety of merchants including Panda Express, The Habit, Urbane Cafe, Verizon Go Wireless, The Olive Vineyard and Wildflour Bakery and Cafe Exceptional demographics with average household income north of \$139,000 within a one mile radius and an average income north of \$168,000 within in a 3 mile radius

Excellent freeway adjacent location- the offering enjoys immediate access to the 101 Freeway with over 162,000 vehicles per day

# SITEPLAN



# 29125 CANWOOD ST | AGOURA HILLS, CA 91301







# **AREA** OVERVIEW

Agoura Hills, nestled in the scenic Santa Monica Mountains, offers an affluent suburban lifestyle with natural beauty, upscale housing, strong schools, and a diverse job market, all within easy reach of the Greater Los Angeles area.

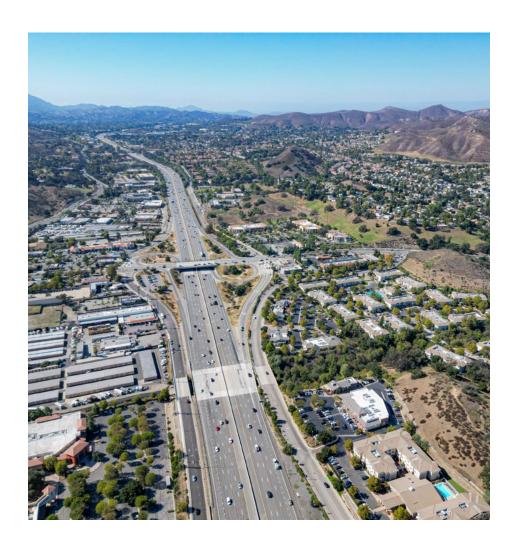
Agoura Hills is a picturesque city positioned on the eastern side of the scenic Conejo Valley in Southern California. Just 38 miles west of Downtown Los Angeles, Agoura Hills spans roughly eight square miles and has a population in excess of 20,500 people. It is situated in the foothills of the Santa Monica Mountains with other cities of the Conejo Valley to the west and Calabasas and the San Fernando Valley to the east. Agoura Hills offers a unique blend of suburban tranquility and easy access to the vibrant culture and amenities of nearby urban centers.

Agoura Hills, most known for its strong residential neighborhoods and sense of community, also boasts a diverse and growing job market. The city sits ideally positioned between major employment centers in Thousand Oaks to the west and Calabasas and the San Fernando Valley to the east. Amgen is the major employer of the Conejo Valley, employing more than 6,700 people, almost three times larger than the next biggest employer. Because Agoura Hills is often a pass through for commuter traffic, the city has a thriving retail sector, with shopping centers and businesses that provide jobs in retail management, sales, and customer service. Additionally, the city's restaurants, cafes, and hospitality establishments create employment opportunities in the food service and hospitality industry.

Because of the Santa Monica mountains to its north and south, Agoura Hills commercial trade areas are oriented around the 101 Freeway, the primary highway connecting Los Angeles and Ventura Counties to the west and east, respectively. This has led to considerable supply constraints in the market and a lack of new construction and supply.

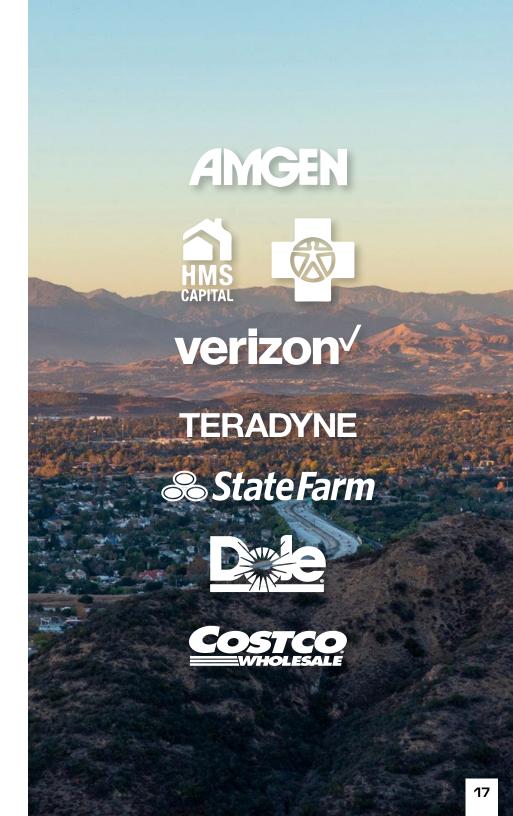
The subject property benefits from a dense population in the immediate area, with over 7,600 people within one mile of the subject property, 37,600 people within three miles, and 71,000 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles is \$139,000, \$168,000, and \$166,000, respectively, with a median income within

one, three, and five miles \$112,000, \$143,000, and \$138,000, respectively. There are over 7,600 households within one mile of the subject property, and over 13,800 households within three miles. The median home value in the immediate area is \$759,372.



# MAJOR EMPLOYERS

| #  | EMPLOYER                              | <b>EMPLOYEES</b> |
|----|---------------------------------------|------------------|
| 1  | Amgen                                 | 6,700            |
| 2  | Wellpoint/Blue Cross                  | 2,296            |
| 3  | Verizon                               | 2,000            |
| 4  | Conjeo Valley Unified School District | 1,723            |
| 5  | Los Robles Regional Medical Center    | 1,465            |
| 6  | Baxter Bio Science                    | 950              |
| 7  | Janss Marketplace                     | 804              |
| 8  | Teradyne                              | 800              |
| 9  | City of Thousand Oaks                 | 650              |
| 10 | Countrywide Financial Corporation     | 630              |
| 11 | HMS Capital                           | 630              |
| 12 | Silver Star Automotive Group          | 600              |
| 13 | Skyworks Solutions                    | 500              |
| 14 | California Lutheran University        | 472              |
| 15 | Homestore, Inc.                       | 450              |
| 16 | JD Power and Associates               | 360              |
| 17 | Sage Publications                     | 355              |
| 18 | State Farm Insurance                  | 350              |
| 19 | Edo Communities                       | 345              |
| 20 | Dole Food Company                     | 300              |
| 21 | Farmers Insurance                     | 300              |
| 22 | Hyatt Westlake Plaza                  | 300              |
| 23 | Costco                                | 300              |
| 24 | Rockwell Scientific Company           | 292              |
| 25 | K-Swiss, Inc.                         | 275              |
|    |                                       |                  |



# Prime Conejo Valley Location



WESTLAKE VILLAGE



WARNER CENTER 9.5 MILES















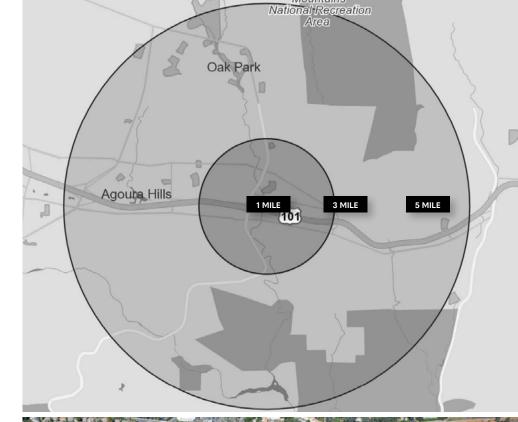


# **AREA** DEMOGRAPHICS

| DEMOGRAPHICS               | 1 MILE    | 3 MILE    | 5 MILE    |
|----------------------------|-----------|-----------|-----------|
| Population                 | 7,633     | 37,671    | 71,037    |
| Households                 | 2,916     | 13,872    | 27,125    |
| Average Household Size     | 2.6       | 2.7       | 2.6       |
| Annual Growth 2010-2022    | 0.3%      | 0.1%      | 0.1%      |
| Median Age                 | 43.3      | 44.8      | 46.0      |
| Owner Occupied Households  | 1,887     | 10,214    | 19,720    |
| Renter Occupied Households | 964       | 3,306     | 6,751     |
| Average Household Income   | \$139,880 | \$168,758 | \$166,283 |
| Median Household Income    | \$112,464 | \$143,666 | \$138,121 |
| Businesses                 | 1,273     | 3,953     | 8,320     |



28941-29125 CANWOOD ST | AGOURA HILLS, CA 91307





# RENTROLL

|  |                       |       |       |        | LEASE TERM |     | RENTAL RATES |             |        |              |         |         |            |
|--|-----------------------|-------|-------|--------|------------|-----|--------------|-------------|--------|--------------|---------|---------|------------|
| UNIT   | TENANT                | SF    | FLOOR | %      | BEGIN      | END | BEGIN        | MONTHLY     | PER SF | ANNUALLY     | PER SF  | OPTIONS | LEASE TYPE |
| B1 - Suite A                                     | Available             | 2,825 | 1     | 46.87% |            |     |              | \$9,887.50  | \$3.50 | \$118,650.00 | \$42.00 |         | NNN        |
| Notes: *Exc                                      | lusive patio 1,253 SF |       |       |        |            |     |              |             |        |              |         |         |            |
| B1 - Suite B/C                                   | Available             | 3,202 | 1     | 53.13% |            |     |              | \$11,207.00 | \$3.50 | \$134,484.00 | \$42.00 |         | NNN        |
| Notes: *Divisible into 1,200 and 2,002 SF suites |                       |       |       |        |            |     |              |             |        |              |         |         |            |





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