

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



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.

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 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 Kio**
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 • I Love Kickboxing • Italia Deli & Bakery • Loves Pets
 Maral Cuisine • Sushi & Wasabi • Sunshine 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**
by sosy **WILDFLOUR**
verizon **Urbane Cafe**
JINKY'S CAFE
currying **FLAVORS**
 FRESH. MODERN. INDIAN.

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

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

LA-Z-BOY **Chevron** **Alliance**
Fabio & Co **Chevron**
76 **M. FREDRIC**
dioji
 Agoura Animal Clinic

SUBJECT
 29541 Canwood Street
 Agoura Hills

LA FITNESS
LA County Animal Shelter
TownPlace Suites
Marriott

Bank of America
Agoura Landmark (Office)

IHOP **ISLANDS**
Nick Rail music
Jack **Chevron**
MANDARIN **LOTUS**
 FIRE CHINESE FUSION CUISINE

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

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

Agoura Hills Recreation Center

REGIONAL MAP



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