Flex Condo Unit 3 & 4

5210 Lewis Roa, Agoura Hills CA 91301

For Sale and Lease

OFFERING MEMORANDUM

PEAK COMMERCIAL

Flex Condo Unit 3 & 4

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PEAK COMMERCIAL

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OFFERING SUMMARY

ADDRESS	5210 Lewis Road Unit 3 & 4 Agoura Hills CA 91301
COUNTY	Los Angeles
MARKET	San Fernando Valley
SUBMARKET	West SFV
OFFERING PRICE	$1,250,000
BUILDING SF	3,630 SF
PRICE PSF	$344.35
LAND SF	63,134 SF
LAND ACRES	1.45
YEAR BUILT	1982
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	ACH3*
APN	2055-006-134

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	4,427	37,390	66,200
2020 Median HH Income	$91,639	$126,522	$130,289
2020 Average HH Income	$128,621	$175,072	$184,354

Sale Highlights

- Designed as a call center or telemarketing center, with executive offices on the second floor.
- Enhance productivity in a light-filled, bright environment that radiates positive energy.
- This space is designed to inspire and energize your team, making it ideal for a thriving business.
- Surrounded by a variety of retail amenities for your convenience.
- Outstanding visibility from the Ventura (101) Freeway

PROPERTY FEATURES

BUILDING SF	3,630
LAND SF	63,134
LAND ACRES	1.45
YEAR BUILT	1982
# OF PARCELS	2
ZONING TYPE	ACH3*
BUILDING CLASS	3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
PARKING RATIO	4.00/1,000 SF

FOR LEASE - UNIT 3 - 1ST FLOOR

SIZE	1,800 SF
ASKING RATE	$1.83/ SF MG

FOR LEASE - UNIT 4 - 2ND FLOOR

SIZE	1,830 SF
ASKING RATE	$1.83/ SF MG

Leasing Highlights

- Perfect for a call center or telemarketing operation, this bright, top-floor space boasts plenty of natural light and features six executive offices, creating a professional and energizing environment for your team. It is ideal for businesses looking to expand or establish a centralized hub. Don't miss out on this prime opportunity to elevate your operations!

  • Rare opportunity to own office/flex condominiums in the Conejo Valley

  • Enhance productivity in a light-filled, bright environment that radiates positive energy.

  • This space is designed to inspire and energize your team, making it ideal for a thriving business.

  • Surrounded by a variety of retail amenities for your convenience.

  • Outstanding visibility from the Ventura (101) Freeway

  • 100% improved office space

  • 10%-50% warehouse space

  • Zoning: CRS-FC-OA (City of Agoura Hills Zoning Map)

  • 11 reserved surface parking stalls

  • Multiple private entrances

  • Flexible layout for general professional office uses Ground level loading existing with additional loading available

  • Multiple kitchenettes and unisex restrooms on each level

  • HOA fee per 2 units is $1,100 a month, which covers roof, parking lot, maintenance, building exterior, land's property tax, outdoor utilities and trash.

Agoura Hills, CA

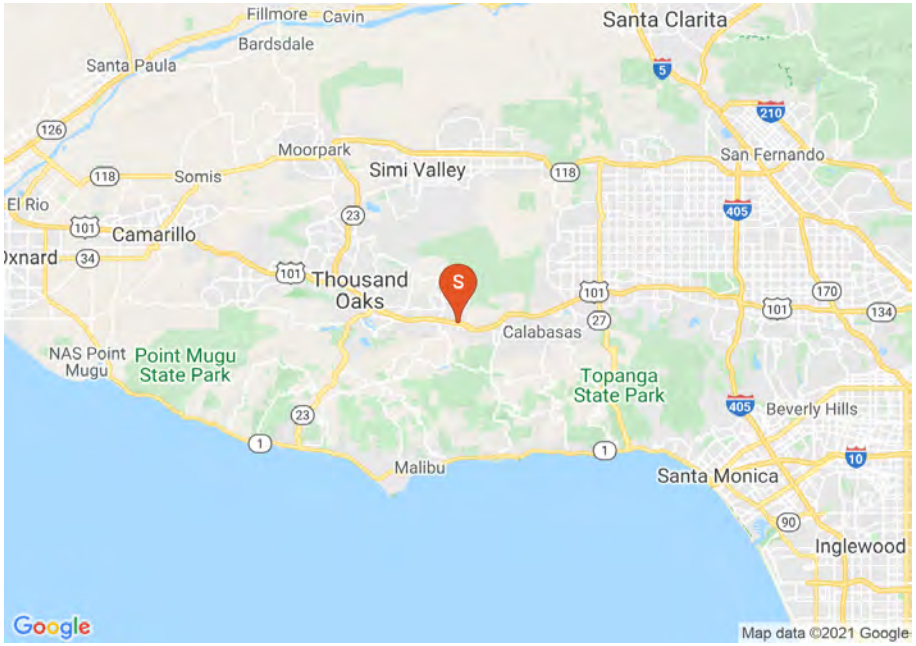
- Agoura Hills, located in the eastern Conejo Valley between Los Angeles and Ventura County, is known for its beautiful blend of natural scenery, suburban charm, and a laid-back lifestyle.

  The combination of natural beauty, a serene environment, excellent schools, and close proximity to larger cities makes Agoura Hills a wonderful place to live and work, particularly for those looking to escape the busyness of Los Angeles while still enjoying easy access to its amenities.

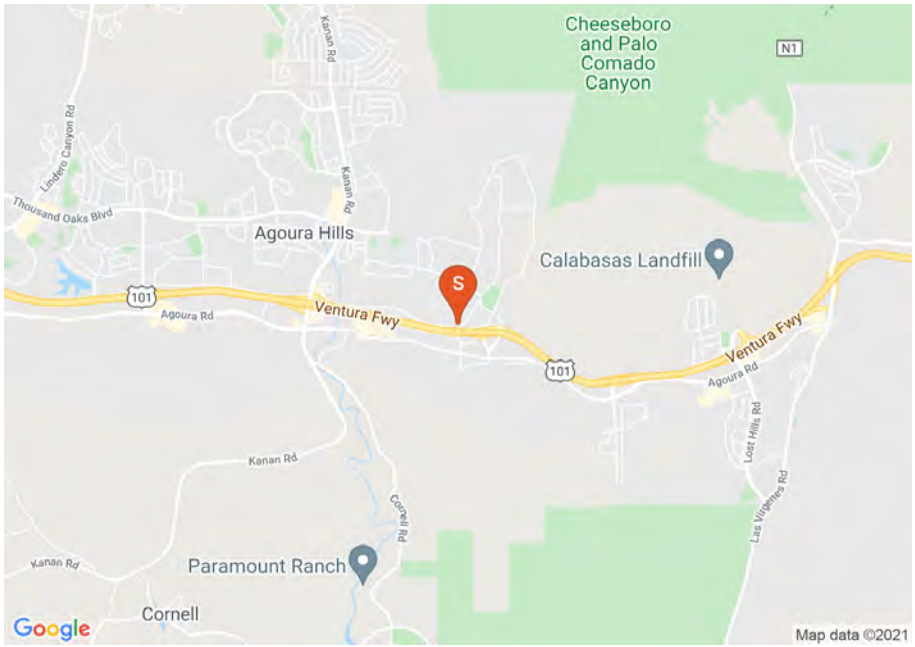
  Proximity to Urban Conveniences
  While offering a peaceful, suburban lifestyle, Agoura Hills is just a short drive from more urban areas like Calabasas, Westlake Village, and Los Angeles, providing access to upscale shopping, dining, and entertainment options.

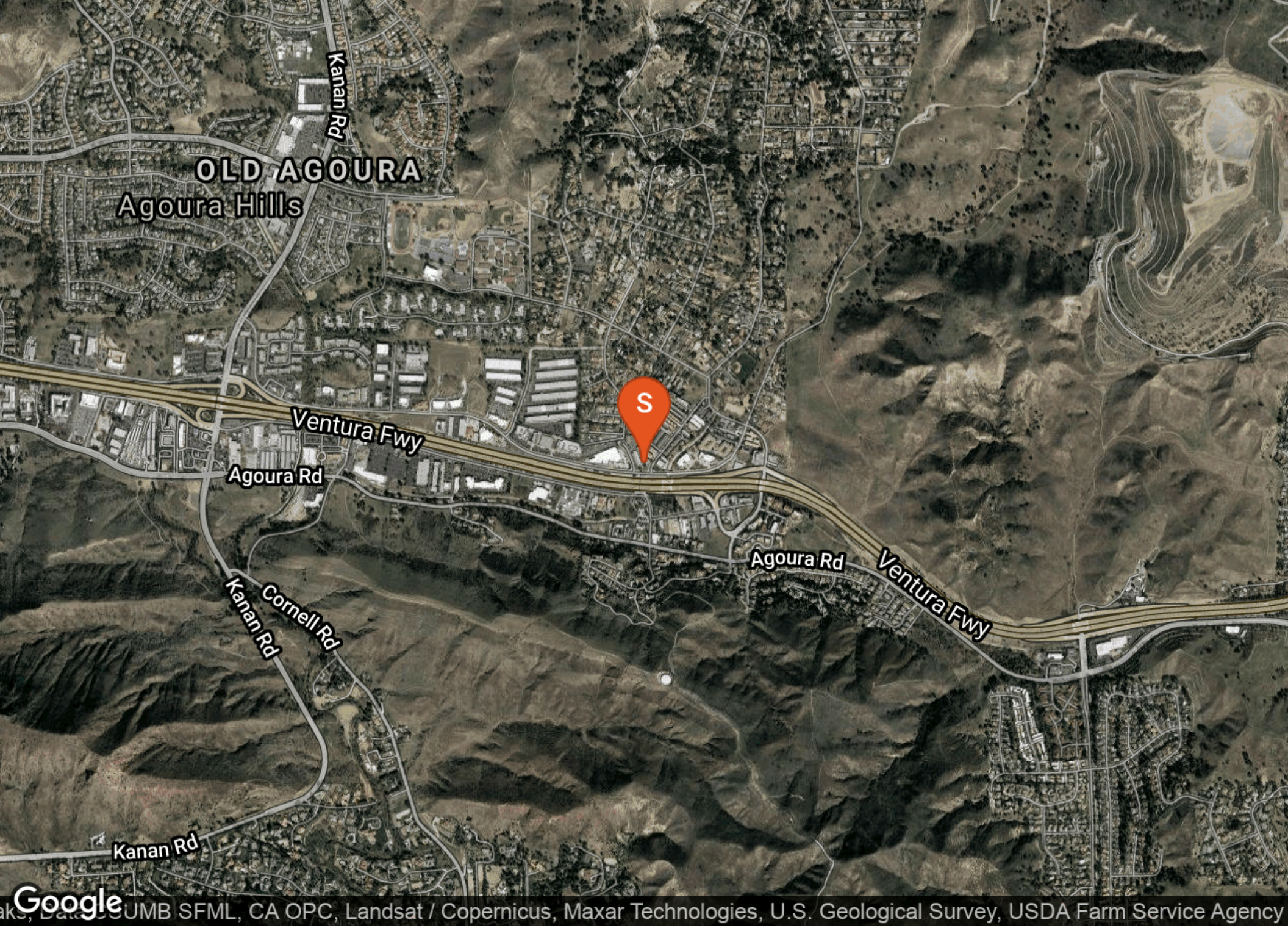
  Small-Town Charm
  The Old Agoura Equestrian Community: This historic part of town has a rustic feel with horse trails and stables, where residents enjoy an equestrian lifestyle. The area's large lots and rural setting make it distinctive.
  Agoura Village: A growing development, Agoura Village blends modern shopping and dining options with the town's more laid-back, old-school character.

Regional Map



Locator Map




Kanan Rd
OLD AGOURA
Agoura Hills
S
Ventura Fwy
Agoura Rd
Agoura Rd
Ventura Fwy
Kanan Rd
Cornell Rd
Kanan Rd
Google
UMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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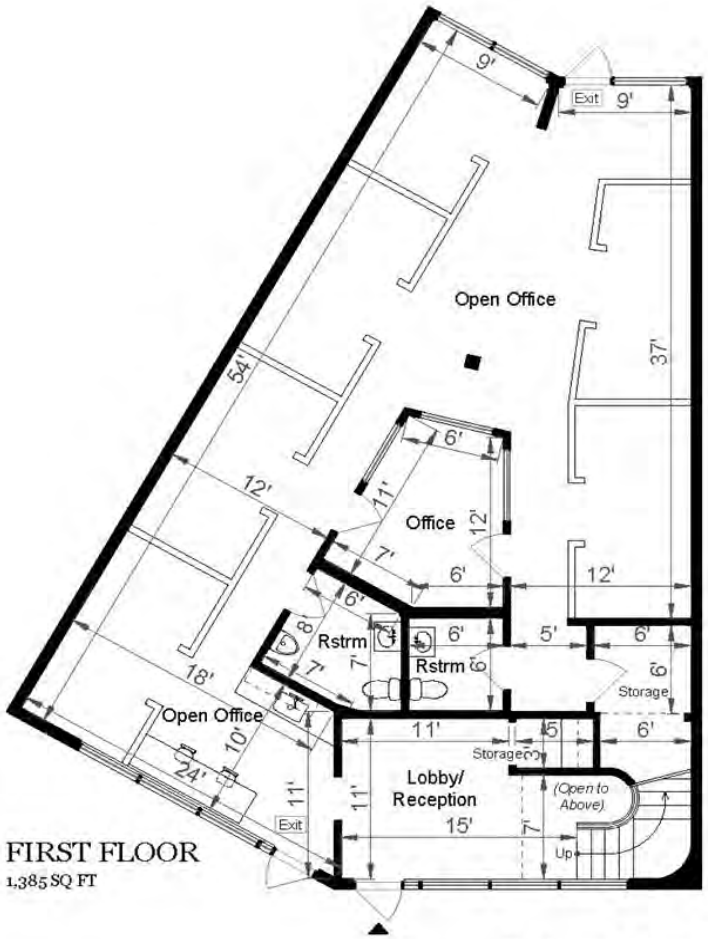
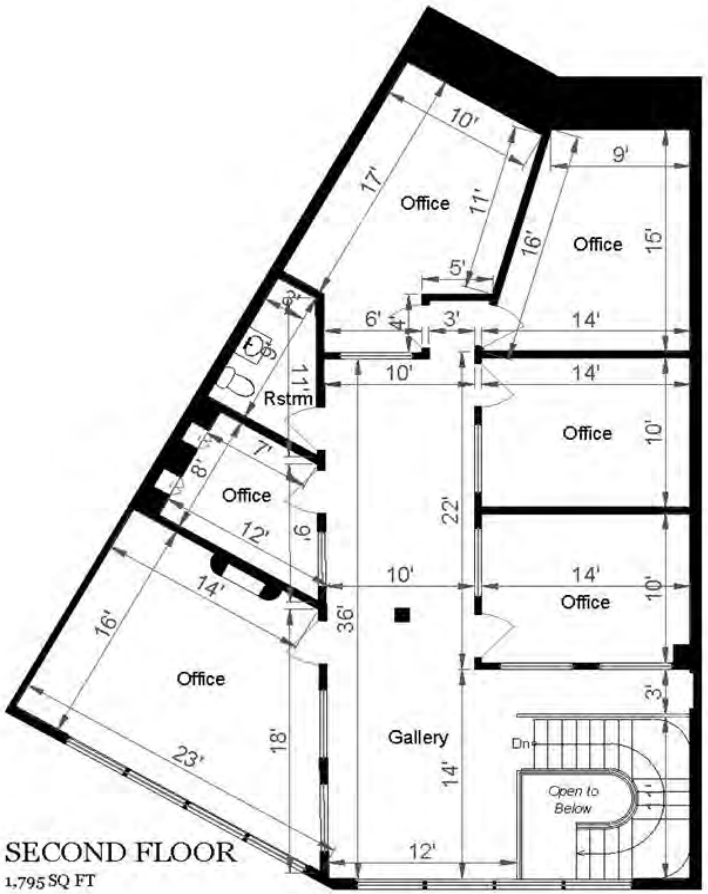
Agoura Hills, CA 91301



FIRST FLOOR
1,385 SQ FT



SECOND FLOOR
1,795 SQ FT

Estimated Total Square Footage: 3,630 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.

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Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

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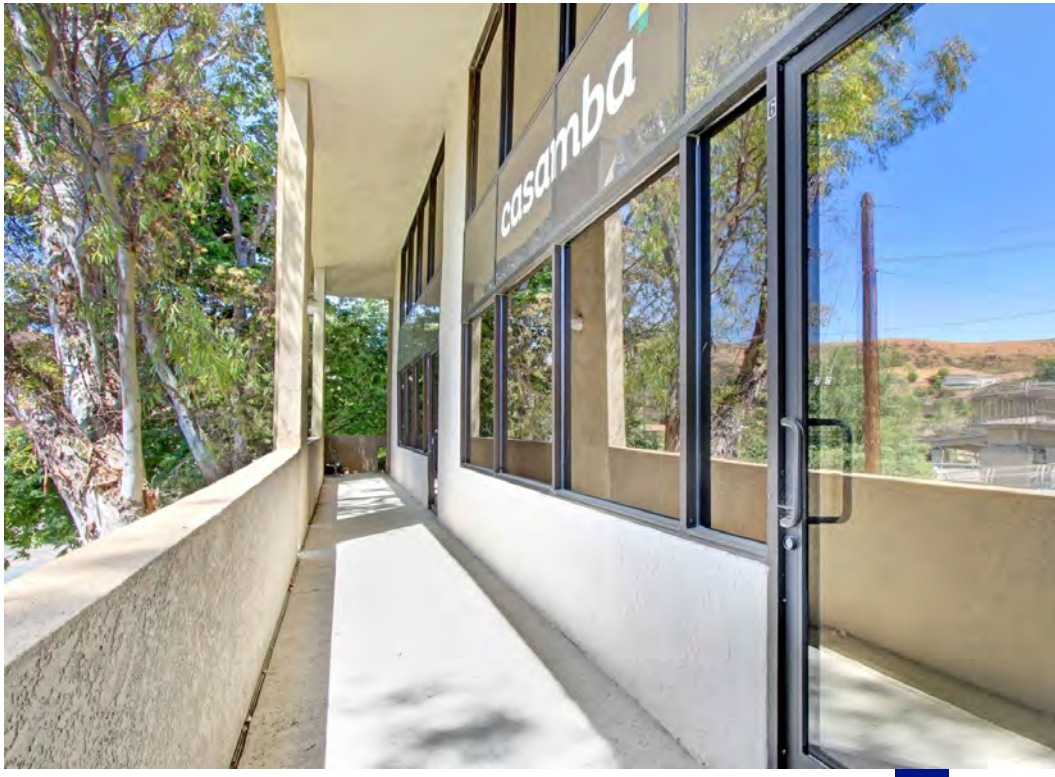
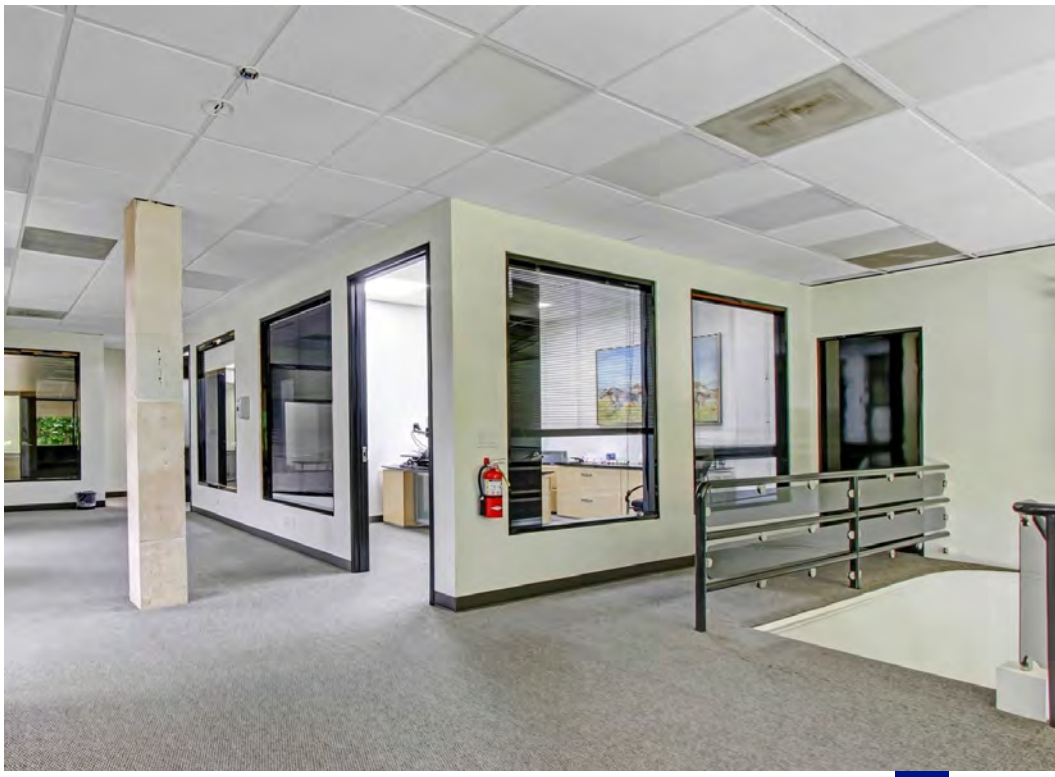
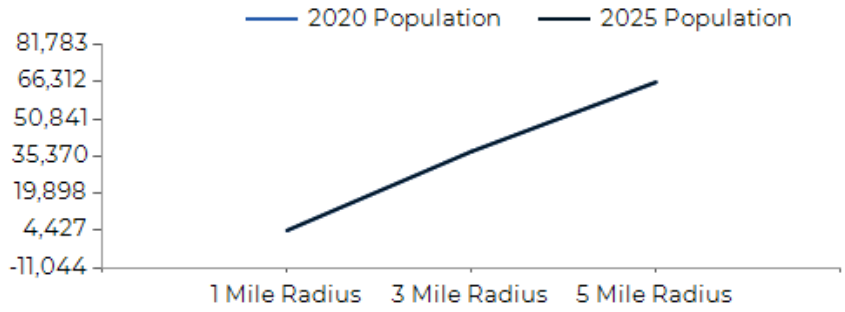

casamba

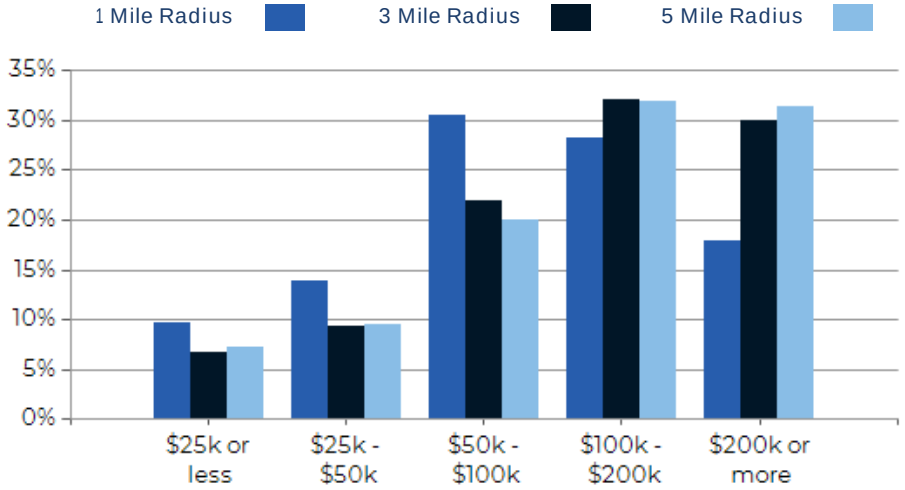


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,411	37,431	64,754
2010 Population	4,202	37,071	65,799
2020 Population	4,427	37,390	66,200
2025 Population	4,490	37,385	66,312
2020-2025: Population: Growth Rate	1.40%	0.00%	0.15%



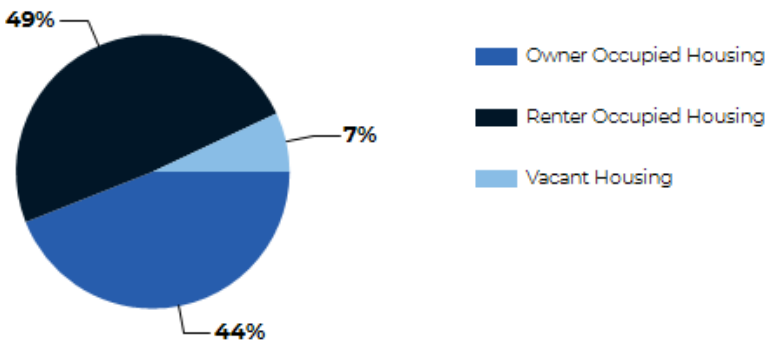
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	87	522	1,033
$15,000-$24,999	91	416	776
$25,000-$34,999	124	492	893
$35,000-$49,999	134	798	1,471
$50,000-$74,999	297	1,686	2,509
$75,000-$99,999	267	1,356	2,480
$100,000-$149,999	340	2,668	4,759
$150,000-$199,999	182	1,780	3,171
$200,000 or greater	331	4,156	7,823
Median HH Income	$91,639	$126,522	$130,289
Average HH Income	$128,621	$175,072	$184,354

2020 Household Income



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,341	13,503	24,206
2010 Total Households	1,758	13,813	24,903
2020 Total Households	1,853	13,875	24,916
2025 Total Households	1,875	13,823	24,857
2020 Average Household Size	2.36	2.69	2.65
2020-2025: Households: Growth Rate	1.20%	-0.40%	-0.25%

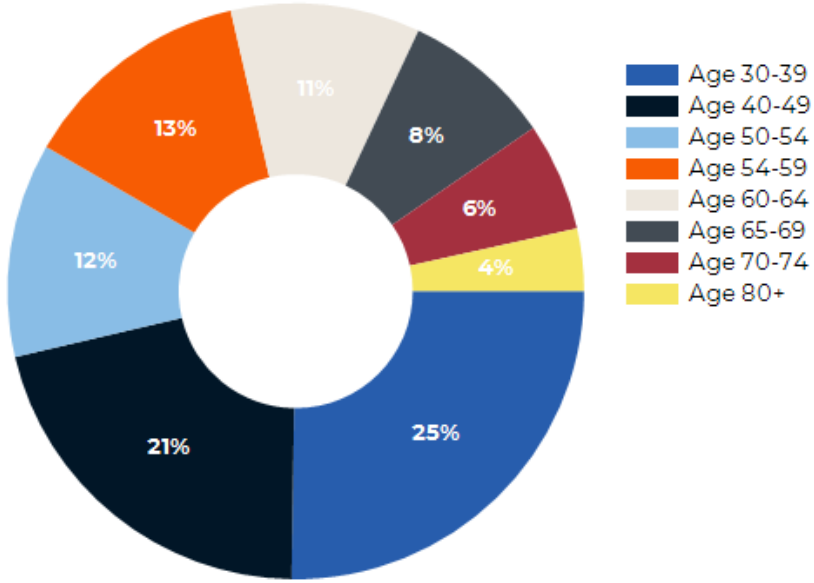
2020 Own vs. Rent - 1 Mile Radius

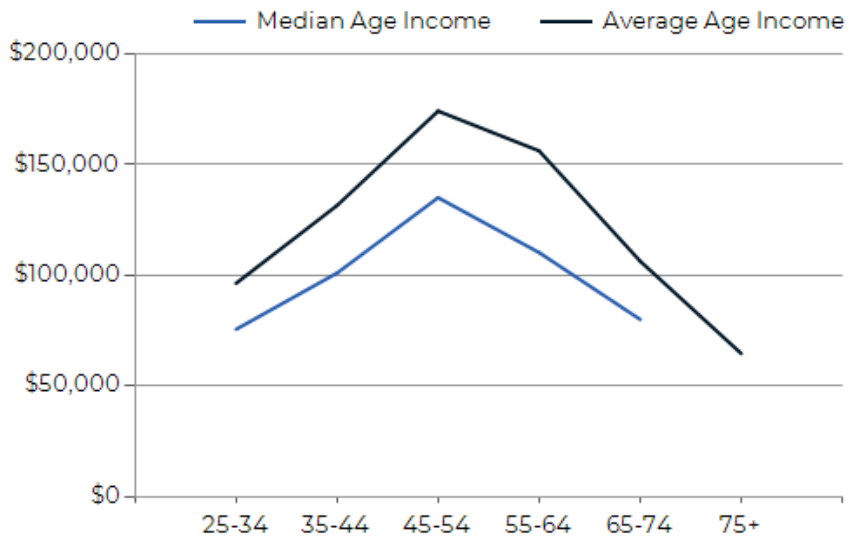


Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	378	2,315	3,574
2020 Population Age 35-39	306	2,157	3,563
2020 Population Age 40-44	276	2,192	3,756
2020 Population Age 45-49	296	2,638	4,536
2020 Population Age 50-54	326	3,042	5,314
2020 Population Age 55-59	353	3,429	6,112
2020 Population Age 60-64	288	2,852	5,365
2020 Population Age 65-69	228	2,209	4,206
2020 Population Age 70-74	165	1,591	3,172
2020 Population Age 75-79	95	1,002	2,118
2020 Population Age 80-84	58	536	1,243
2020 Population Age 85+	103	556	1,294
2020 Population Age 18+	3,644	29,914	53,260
2020 Median Age	40	43	45
2025 Median Age	39	43	45

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$75,566	$87,459	$93,218
Average Household Income 25-34	$96,384	$111,889	$120,055
Median Household Income 35-44	$101,048	$152,420	$157,959
Average Household Income 35-44	$131,641	$180,820	$197,038
Median Household Income 45-54	$135,176	$195,017	$200,001
Average Household Income 45-54	$174,334	$233,596	$249,843
Median Household Income 55-64	$110,299	$169,584	$175,337
Average Household Income 55-64	$156,327	$216,916	$228,069
Median Household Income 65-74	$80,021	$94,193	$102,922
Average Household Income 65-74	$106,401	$127,638	$135,384
Average Household Income 75+	$64,601	$78,444	$89,465





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