Flex Condo Unit 4

5210 Lewis Road Unit 4 , Agoura Hills CA 91301

OFFERING MEMORANDUM

PEAK COMMERCIAL

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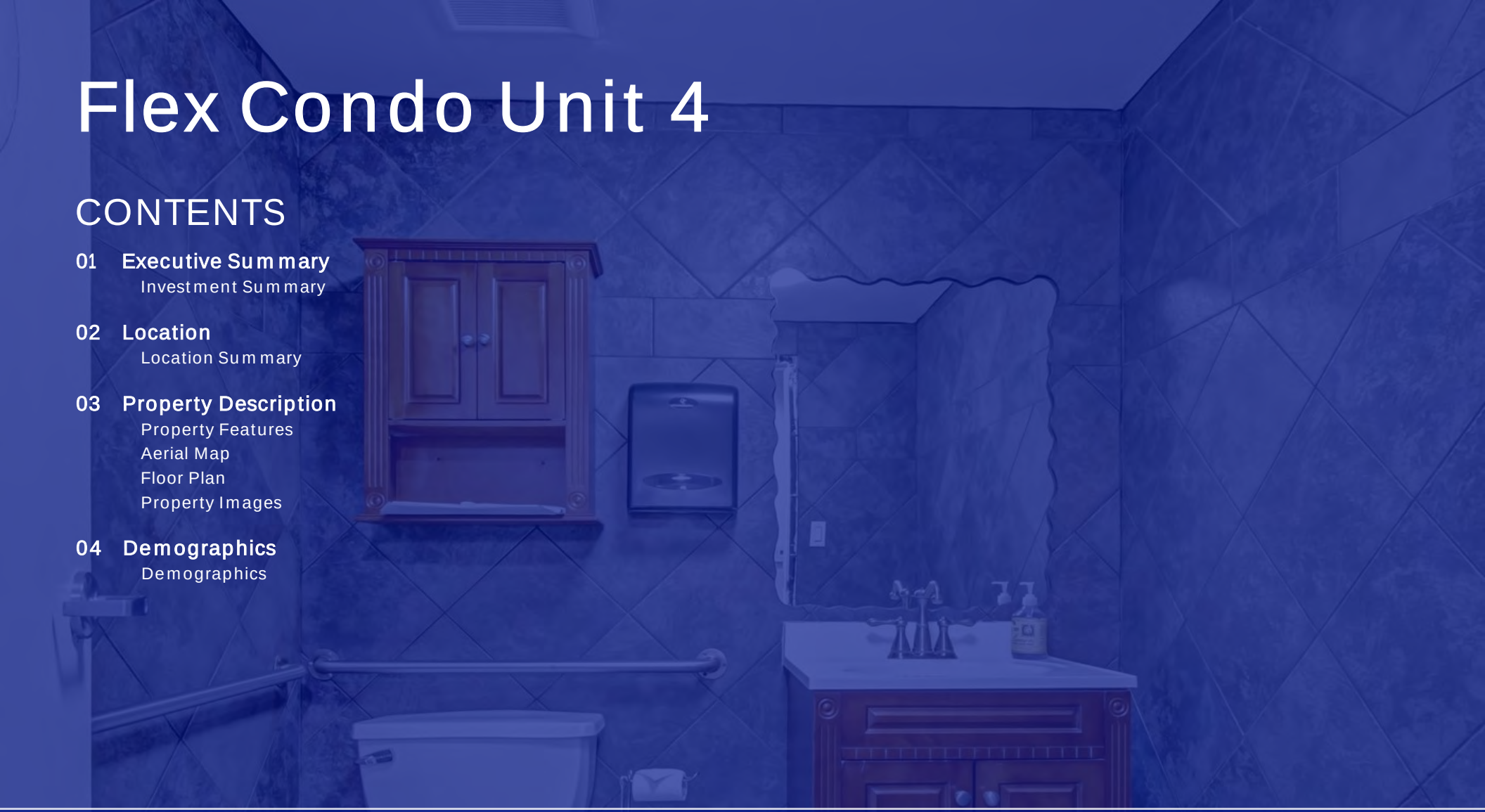

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5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

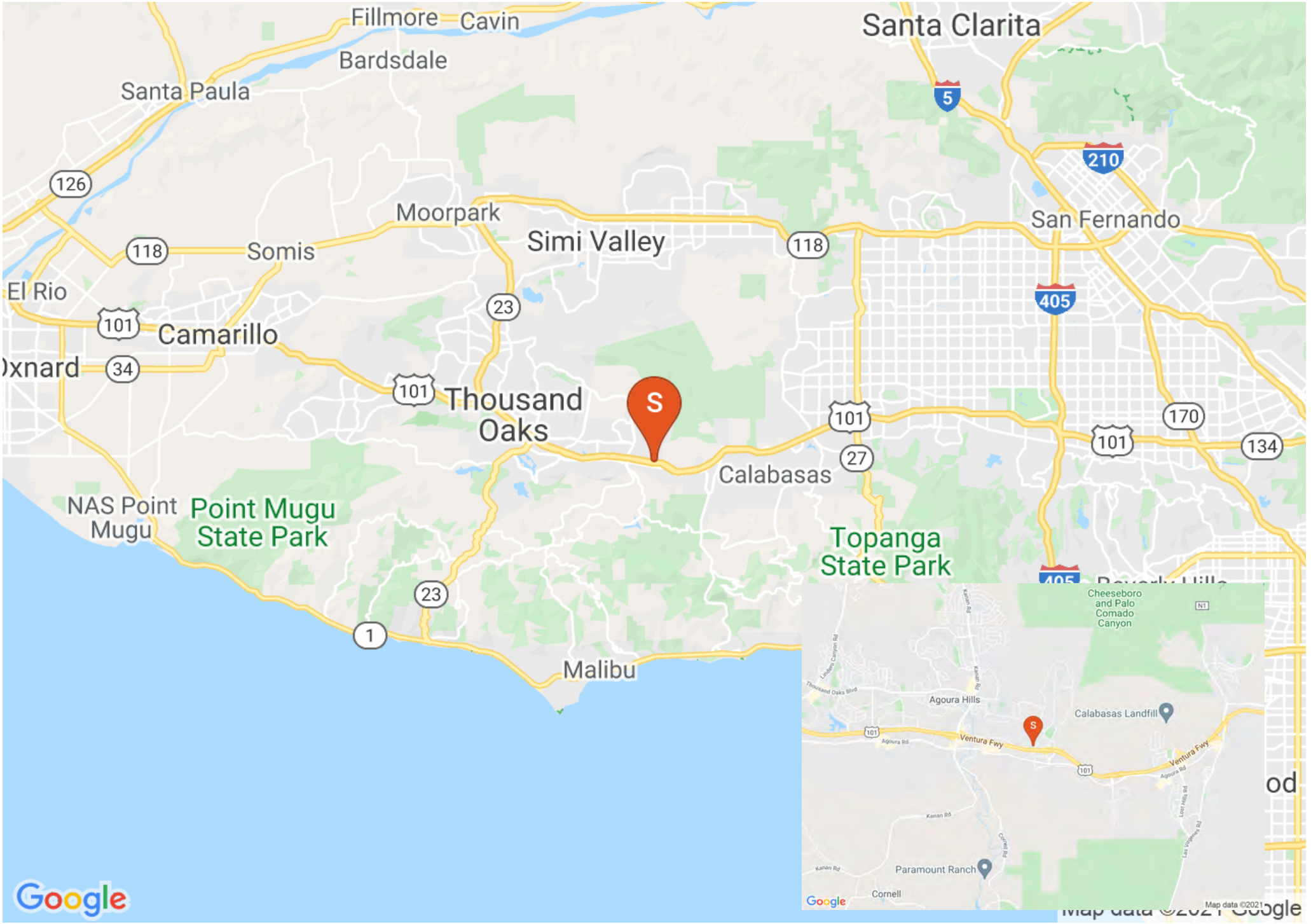
ADDRESS	5210 Lewis Road Unit 4 Agoura Hills CA 91301
COUNTY	Los Angeles
MARKET	Agoura Hills
SUBMARKET	West SFV
OFFERING PRICE	$650,000
BUILDING SF	1,700 SF
PRICE PSF	$382,00
LAND SF	63,134 SF
LAND ACRES	1.45
YEAR BUILT	1982
OWNERSHIP TYPE	Fee Simple

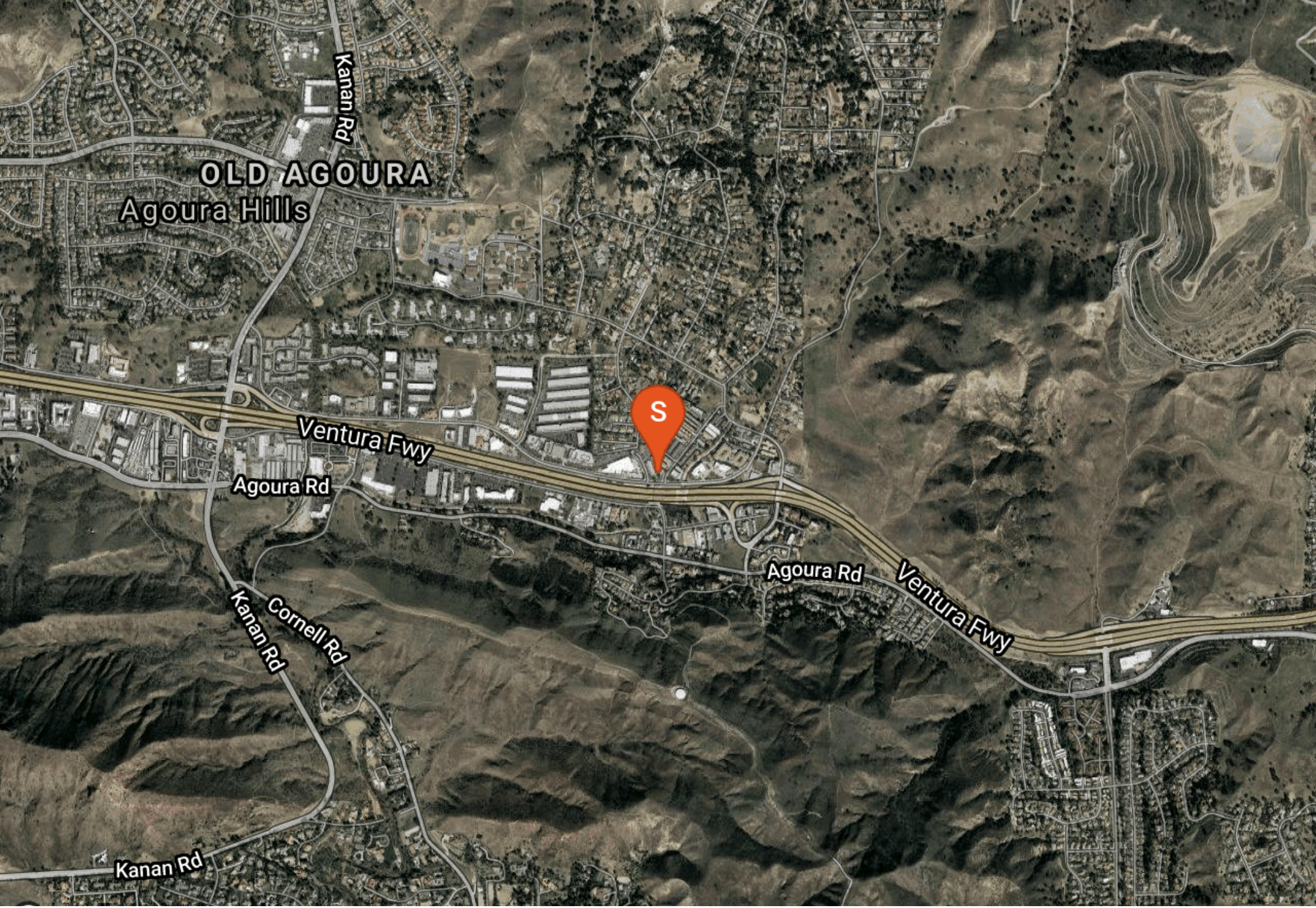
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	4,396	36,850	63,228
2024 Median HH Income	$129,821	$154,704	$163,677
2024 Average HH Income	$179,798	$214,187	$225,265

PROPERTY OVERVIEW

Perfect for a call center or telemarketing operation, this bright, top-floor space boasts plenty of natural light, 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
- Designed as a call center or telemarketing center.
- 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.
- Scenic views of the Santa Monica mountains
- Visibility from the 101 Freeway is a powerful asset for any business looking to amplify brand presence and accessibility in a competitive landscape.
- ±80% improved office space
- ±20% warehouse space
- Zoning: C2 CRS-FC-OA (City of Agoura Hills Zoning Map)
- 6 reserved surface parking stalls
- This unit is designed to meet modern business needs with high-speed internet capabilities and advanced wiring for security cameras, providing a strategic edge in both connectivity and safety. This unit is primed for businesses looking to optimize their operations with fast, reliable internet and a robust security system, combining modern convenience with essential protections for long-term success.
- Flexible layout for general professional office uses Ground level loading existing with additional loading available
- Kitchenettes and unisex restrooms.
- HOA fee is $550 a month, which covers roof, parking lot, maintenance, building exterior, outdoor utilities and trash.


Fillmore
Cavin
Bardsdale
Santa Clarita
Santa Paula
5
126
210
Moorpark
Simi Valley
San Fernando
118
Somis
118
El Rio
405
23
101
Camarillo
Oxnard
34
101
Thousand Oaks
S
101
170
101
134
27
Calabasas
NAS Point Mugu
Point Mugu State Park
Topanga State Park
23
1
Malibu
Cheeseboro and Palo Comado Canyon
Agoura Hills
Calabasas Landfill
Ventura Fwy
Paramount Ranch
Cornell
Google
Map data ©2021


Kanan Rd
OLD AGOURA
Agoura Hills
S
Ventura Fwy
Agoura Rd
Agoura Rd
Ventura Fwy
Kanan Rd
Cornell Rd
Kanan Rd

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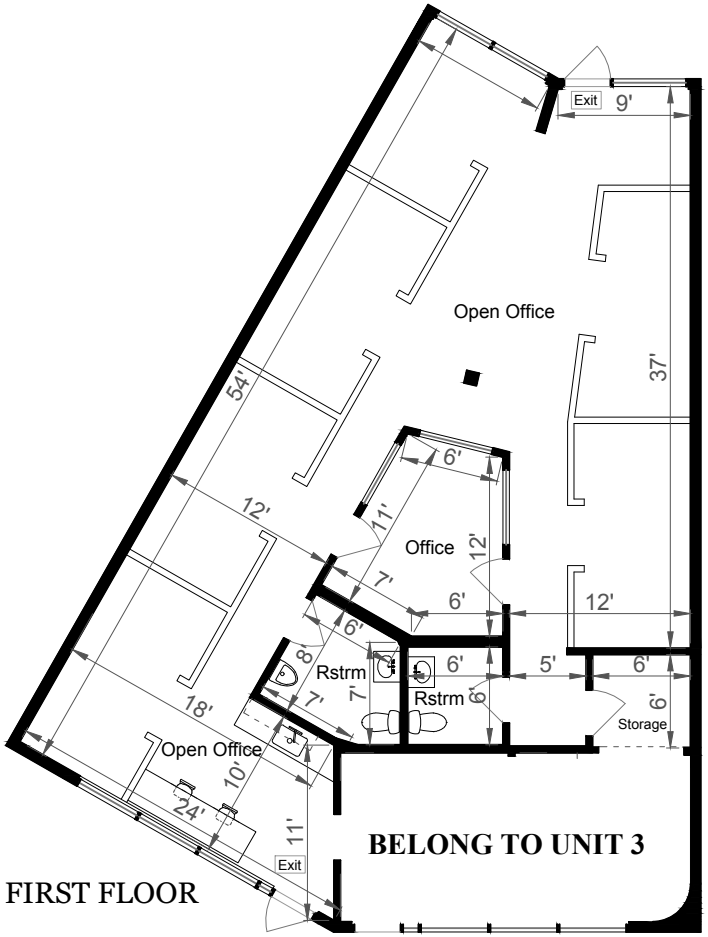


Estimated Total Square Footage: 1,700 SQ FT

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

N

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.

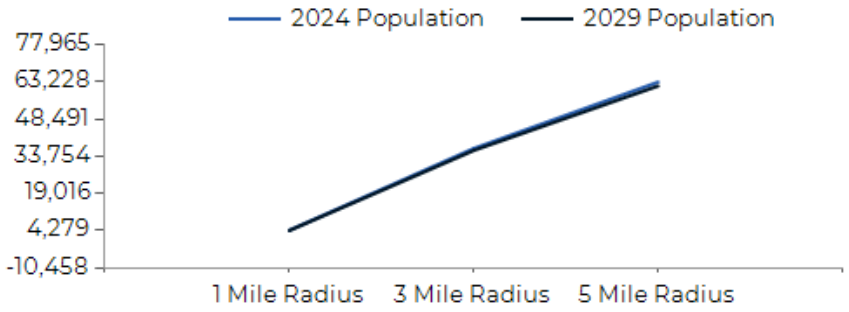
US
101
VENTURA FWY (US 101)
Canwood St
Colodny Dr
Roadside Dr
SUBJECT PROPERTY
Lewis Rd

casamba

casamba

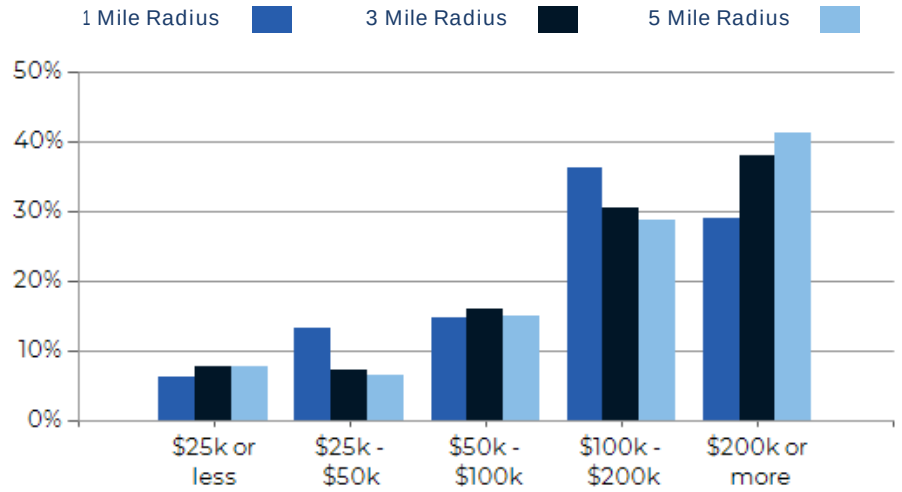
casamba

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,651	38,656	65,346
2010 Population	4,380	37,908	66,470
2024 Population	4,396	36,850	63,228
2029 Population	4,279	36,081	61,686
2024-2029: Population: Growth Rate	-2.70%	-2.10%	-2.45%



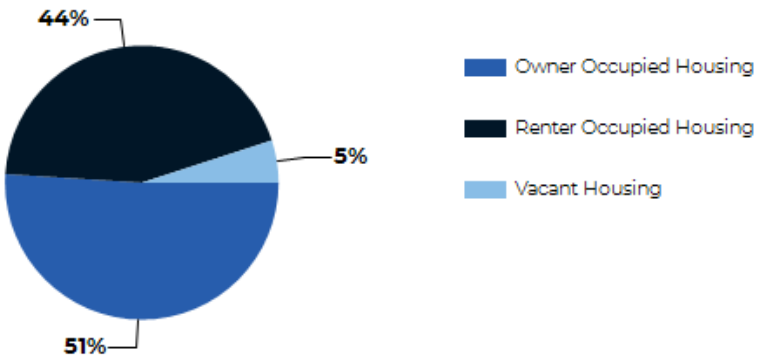
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	75	773	1,337
$15,000-$24,999	42	359	636
$25,000-$34,999	105	439	674
$35,000-$49,999	138	594	976
$50,000-$74,999	105	1,003	1,674
$75,000-$99,999	166	1,319	2,106
$100,000-$149,999	407	2,442	3,996
$150,000-$199,999	254	1,954	3,203
$200,000 or greater	532	5,454	10,325
Median HH Income	$129,821	$154,704	$163,677
Average HH Income	$179,798	$214,187	$225,265

2024 Household Income



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,378	14,047	24,390
2010 Total Households	1,790	14,215	25,109
2024 Total Households	1,823	14,337	24,927
2029 Total Households	1,821	14,380	24,895
2024 Average Household Size	2.34	2.56	2.53
2024-2029: Households: Growth Rate	-0.10%	0.30%	-0.15%

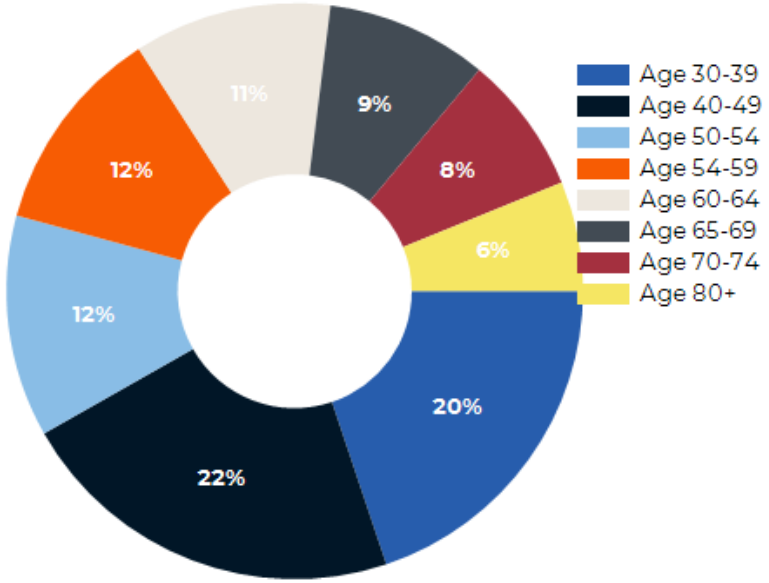
2024 Own vs. Rent - 1 Mile Radius

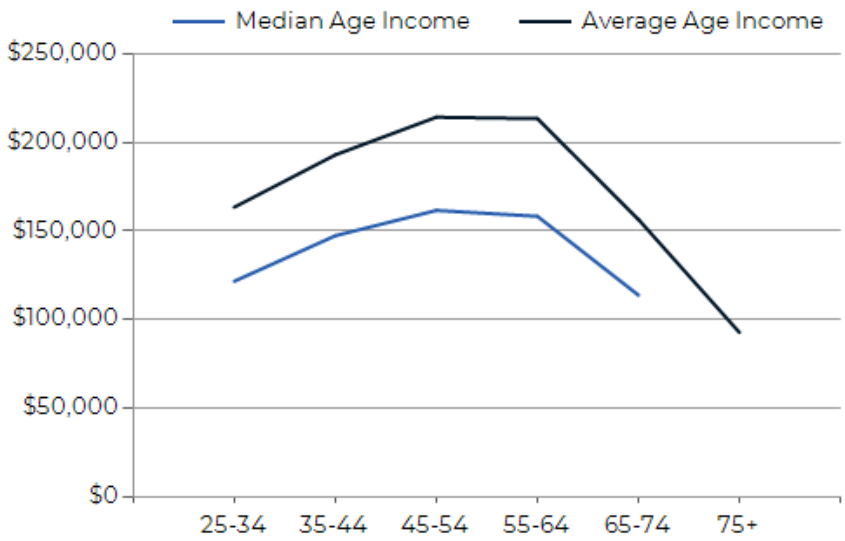


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	253	1,905	3,012
2024 Population Age 35-39	295	1,995	3,213
2024 Population Age 40-44	318	2,600	4,178
2024 Population Age 45-49	287	2,531	4,179
2024 Population Age 50-54	344	2,821	4,798
2024 Population Age 55-59	322	2,688	4,689
2024 Population Age 60-64	306	2,771	4,900
2024 Population Age 65-69	250	2,453	4,433
2024 Population Age 70-74	215	1,948	3,645
2024 Population Age 75-79	170	1,385	2,721
2024 Population Age 80-84	91	802	1,632
2024 Population Age 85+	159	709	1,430
2024 Population Age 18+	3,596	29,694	51,368
2024 Median Age	44	44	46
2029 Median Age	46	46	47

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$121,649	$124,918	$132,975
Average Household Income 25-34	$163,517	$179,991	$193,381
Median Household Income 35-44	$147,380	$172,716	$182,910
Average Household Income 35-44	$193,126	$232,228	$242,925
Median Household Income 45-54	$161,717	$200,001	$200,001
Average Household Income 45-54	$214,460	$270,171	$281,071
Median Household Income 55-64	$158,421	$200,001	$200,001
Average Household Income 55-64	$213,678	$260,753	$274,401
Median Household Income 65-74	$113,826	$116,876	$127,850
Average Household Income 65-74	$156,651	$177,216	$193,951
Average Household Income 75+	$92,699	$105,775	$128,840





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