

30105-30135 Agoura Rd

Agoura Hills | CA | 91301

Agoura Hills Town Center | ±56,000 SqFt



Property Information

	Total
OFFERING PRICE:	\$16,150,000 \$287.23 PSF
± BUILDING SQFT:	±56,227 (54,323 as per title)
CURRENT OCCUPANCY:	90.87%
LAND SIZE:	±5.8 AC (252,430 SF)
STORIES:	One *
YEAR BUILT:	1990
PARKING SPACES:	±4.92/1,000 SF ±277 spots
APN #	2061-005-058

Notes:

Square footage based on RR and leases. Includes mezzanine space in two suites.

* Building 1 is two stories with 2nd floor commercial space.

Purchase Price: \$16,150,000 | 7.27% In-place Cap Rate

Peak Commercial & Anvers Capital Partners proudly present for sale the Agoura Hills Town Center (AHTC), located at 30105 Agoura Rd, in Agoura Hills CA, 91301.

Built in 1990, the property consists of ±56,000 Sqft, located on a 5.8 Acre site. With four separate buildings, a massive parking lot and elevator access, the property provides consumers with ultimate convenience when visiting the property.

Located just one building off of Reyes Adobe on Agoura Road, AHTC is located just down the street from the Agoura Village Specific Plan area, benefiting from strong current and future development activity along the Agoura Rd Corridor. (See Page 30)

Ultimately, the goal of the plan is the creation of a true pedestrian-friendly sense of place in the Village, creating an

entertainment/family-oriented area through mixed-use projects, and generating regional appeal.

Predominantly a service-based center, AHTC enjoys a constant flow of consumers as it is one of the better-known centers within the community.

Given its massive lot size and extremely favorable parking ratio, AHTC offers potential investors various value-add opportunities including potential conversion to medical usage, site expansions, and more.

Currently the center is over 90% occupied, with the only vacancy being the 2nd floor office. A portion of the office space has already been leased out, with the remainder of the space being reconfigured for maximum efficiency and desirability.

Over 90% in-place occupancy with strong historical averages

Historically highly occupied project consistently over 90% occupancy.

Established Service Based Center, well known amongst neighboring cities and residents

Highly desirable location, located in near the Agoura Village Specific Plan Zone, and adjacent to Westlake Village.

Desirable service-oriented tenant roster

Predominantly service based tenant roster hedging against e-commerce and rollover risk.

High Quality well-maintained Asset

Property sits on ±5.8 acres, made up of ±56,000 SF of retail with minimal 2nd story office.

Various Value-Add opportunities





CONEJO VALLEY. PRIMED FOR BUSINESS.

Exceptional municipal services, high quality of life, convenient access, responsible growth and a diversified economy make Conejo Valley a highly desirable location for domestic international investment.



LOCATION SNAPSHOT

The Conejo Valley is one of the most affluent areas in the country. It was ranked as one of the top 100 places to live in the country by Money Magazine. The Conejo Valley is a stunning area surrounded by rolling hills, majestic oak trees, and open space.



ACCESSIBILITY

The valley is located about an hours drive north from Downtown L.A., 45 minutes south of Santa Barbara, and about 30 minutes east of Malibu and the ocean. The Valley is an ideal location to live, work, and visit.



CITIES IN CONEJO VALLEY

The Conejo Valley is made up of five main towns/cities: Westlake Village, Thousand Oaks, Oak Park, Agoura Hills, and Newbury Park. Lake Sherwood, which is its own unincorporated community, is also part of the Conejo Valley as well as a portion of the city of Calabasas. Boasting some of the finest weather in the country, the area provides a sunny, mild climate with the perfectly-timed ocean breeze.



EMPLOYMENT OPPORTUNITIES

Many high-tech companies, particularly those in biotechnology, including Amgen, Baxter, General Dynamics Corporation, and Rockwell International are prevalent in the area. It also includes many other tech corporations, especially dot com companies and telecommunications like Verizon and Verizon Wireless. It also is home to many healthcare and other various companies like WellPoint, J.D. Power and Associates, Volkswagen, Audi, THQ, SAGE Publications, MacTech and JAFRA Cosmetics.







DEMOGRAPHIC SNAPSHOT



AVERAGE HH INCOME **\$149,359**



POPULATION **358,885**



OWNER-OCCUPIED **94,091**



BACHELOR'S DEGREE **46%**



MEDIAN AGE **43.5**

Economic Overview

BUSINESS ENVIRONMENT

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Top Employers

1	Bank of America	873
2	Las Virgenes Unified School District	543
3	Teradyne	220
4	TouchCommerce	210
5	IBM Corporation	206
6	Farmers Financial Solutions	151
7	Zebra Technologies	147
8	Nationwide Medical	110
9	Wood Ranch	100
10	Sheraton Agoura Hills	82





Agoura Hills California

Nestled at the northern edge of the beautiful and serene Santa Monica Mountains and the southern edge of the rolling Simi Hills, the City of Agoura Hills is a very quiet, friendly and family-oriented community. Boasting some of the few paths through the breathtaking Santa Monica Mountains to the paradise beaches of Malibu, and a carefully planned layout to maintain a harmonious balance between residential and business development, Agoura Hills is the ideal location for both raising a family and starting or growing a business.

With the quiet neighborhoods and rich history, Agoura Hills is among the most coveted areas to live in the U.S. and hosts the popular Great Race of Agoura. It is listed as one of SafeWise 50 Safest Cities, and has earned that reputation over years. Located just a short drive from the booming commercial areas and nightlife of Los Angeles, the thriving business districts and attractions of Thousand Oaks, and the world-renowned beaches and wineries of Malibu, work and play are never far away.

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