

FOR LEASE AT AGOURA HILLS CITY MALL

Retail & Office Spaces Available



5835 Kanan Road, Agoura Hills, CA 91301



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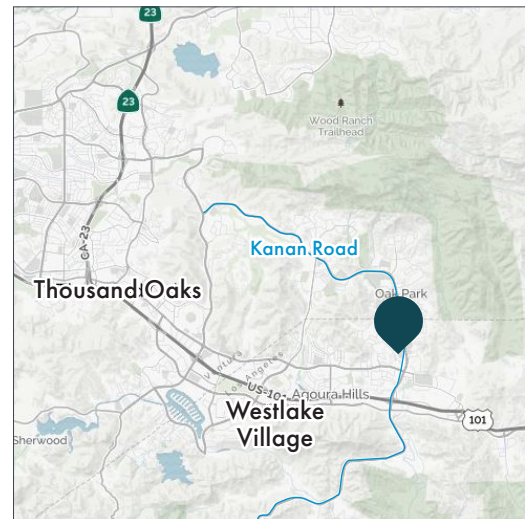
AVAILABLE

	Size:	Rent (PSF/Mo.):
5857:	±1,479 SF	\$3.00, NNN
5859:	±1,348 SF	\$2.75, NNN
5881:	±2,312 SF	\$2.75, NNN
5919:	±849 SF	\$3.50, NNN
5921:	±1,527 SF (former orthodontist office)	\$2.50, NNN
NNN:	\$0.97 PSF/Mo.	
MGMT Fee:	7% of the Base Rent	

PROPERTY HIGHLIGHTS

- Retail, fitness, medical and food concepts welcome
- Space available at Agoura City Mall located on busy Kanan Road just north of Thousand Oaks Blvd. (±46,836 CPD)
- Large on-site parking for visitors
- Excellent co-tenancy with Agoura's Famous Deli, Citibank, and more
- Adjacent to Twin Oaks Shopping Center with Ralphs, Starbucks, AFC Urgent Care, Orangetheory Fitness, quick service restaurants and other daily needs tenants
- Easy access off the 101 Freeway
- Strong area demographics with average HHI of \$246,400 within 2 miles

** Prospective tenants are hereby advised that all uses are subject to City approval*



NEIGHBORING TENANTS



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SITE PLAN



NOT TO SCALE



Kanan Road

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EXTERIORS



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TRADE AREA

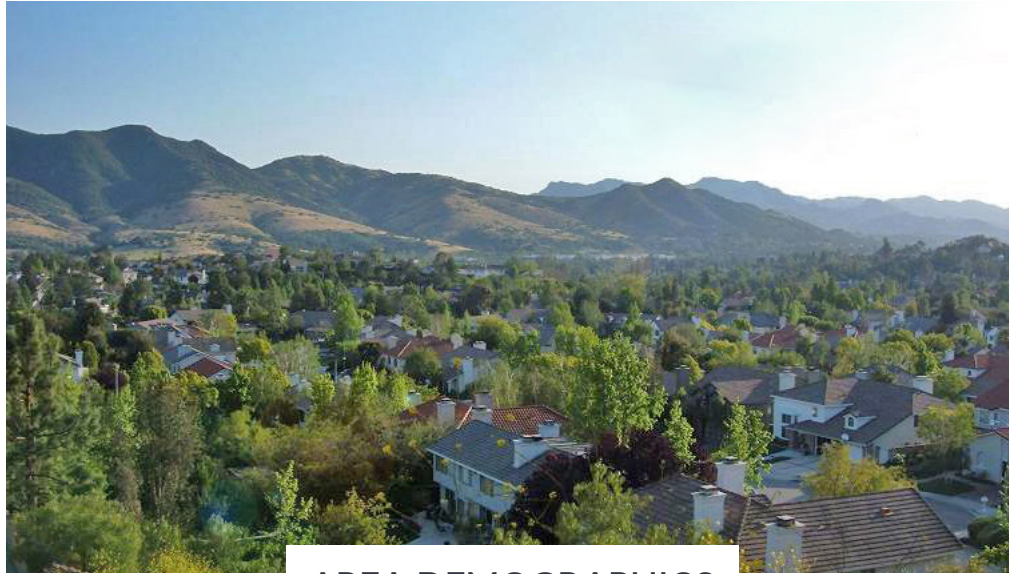


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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2023 Estimated Population	2,796	10,228	24,912
2028 Projected Population	2,635	9,711	23,616
2020 Census Population	2,944	10,742	25,892
2010 Census Population	2,994	10,822	25,970
Projected Annual Growth 2023 to 2028	-1.2%	-1.0%	-1.0%
Historical Annual Growth 2010 to 2023	-0.5%	-0.4%	-0.3%
2023 Median Age	43.3	43.3	43.4
HOUSEHOLDS			
2023 Estimated Households	1,004	3,688	9,154
2028 Projected Households	962	3,569	8,855
2020 Census Households	1,068	3,903	9,510
2010 Census Households	1,063	3,882	9,343
Projected Annual Growth 2023 to 2028	-0.8%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2023	-0.4%	-0.4%	-0.2%
RACE & ETHNICITY			
2023 Estimated White	66.5%	69.2%	69.3%
2023 Estimated Black or African American	2.7%	2.6%	2.4%
2023 Estimated Asian or Pacific Islander	10.6%	10.7%	11.9%
2023 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2023 Estimated Other Races	19.6%	17.0%	15.9%
2023 Estimated Hispanic	22.3%	20.2%	19.4%
INCOME			
2023 Estimated Average Household Income	\$247,955	\$238,526	\$246,400
2023 Estimated Median Household Income	\$135,945	\$151,190	\$161,326
2023 Estimated Per Capita Income	\$89,111	\$86,064	\$90,585
EDUCATION			
2023 Estimated High School Graduate	17.3%	11.2%	10.4%
2023 Estimated Some College	14.2%	14.7%	16.0%
2023 Estimated Associates Degree Only	5.5%	8.6%	8.5%
2023 Estimated Bachelors Degree Only	36.4%	37.6%	36.7%
2023 Estimated Graduate Degree	25.0%	25.7%	25.8%
BUSINESS			
2023 Estimated Total Businesses	415	1,309	2,229
2023 Estimated Total Employees	2,033	7,575	15,094
2023 Estimated Employee Population per Business	4.9	5.8	6.8
2023 Estimated Residential Population per Business	6.7	7.8	11.2



R E A L E S T A T E

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