

AGOURA HILLS COMMERCIAL SPACE

# 5210 Lewis Road

Presented By : Doug Loversky & Kevin Godley



**PINNACLE**  
ESTATE PROPERTIES, INC.

DRE# 00905345

**Location**

Agoura Hills, CA  
Los Angeles County's  
Premier Business Corridor

**Available Space**

9,921 Sq. Ft.  
Consisting of 9 APNs

**List Price**

Available Upon Request



5210 Lewis Road

## Why Owning in Agoura Hills is a Smart Investment



- **Build Equity:** Every mortgage payment builds your net worth instead of your landlord's.
- **Hedge Against Inflation:** Fixed mortgage payment protects you from rising rents. Property value historically outpaces inflation.
- **Total Control:** Freedom to modify the space, add value, and control your business's destiny.
- **Significant Tax Advantages:** Mortgage interest and depreciation are powerful deductions that renting cannot offer.
- **Agoura Hills Market:** A high-demand area with strong growth potential in Los Angeles County providing an excellent price per sq ft.
- **Seller Financing:** Provides an opportunity to lock in a great payment.



Information deemed reliable but not guaranteed. Pinnacle Estate Properties, Inc. is a licensed real estate broker (DRE# 00905345). If your home is currently listed with another broker, please disregard this ad as it is not our intention to solicit the listings of other brokers. All information should be independently reviewed and verified for accuracy.

## Ready to Explore Your Options?

While renting requires less cash upfront, ownership creates massive long-term wealth through equity build-up, tax savings, and appreciation.

Let's discuss your specific needs and financial situation and find the perfect Agoura Hills property for you.

### Contact Us

Doug Loversky  
 818-731-9230  
 doug@LoansofLA.com  
 Realtor® DRE #01135833

Kevin Godley  
 818-402-9763  
 kevin.godley@gmail.com  
 Realtor® DRE #01216088



**PINNACLE**  
 ESTATE PROPERTIES, INC.  
 DRE# 00905345