

# CREEKSIDE VILLAGE CENTER

26521-26531 Agoura Road  
Calabasas, CA 91302

The Albertsons logo, featuring a blue stylized 'A' icon followed by the word 'Albertsons' in a blue sans-serif font.

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JOIN THE  
LISTS OF  
GREAT TENANTS

**Hanami Sushi**

*Mediterranean*  
**PITA GRILL**  
*Shawerma / Falafel / Kabob*

**AVAILABLE SUITES**

**26527-100**

1,732 SF

**26527-104**

1,110 SF

**26527-106**

900 SF

**26527-112**

1,200 SF

\$5.25/SF/MO NNN

**26527-210**

3,076 SF

(3,076 sqft. space is divisible by three if necessary. Please inquire.) Space is excellent for all types (retail/office/food) of use.

\$2.75/SF/MO NNN

NNN's = \$1.20/SF

## PROPERTY HIGHLIGHTS



**>>EXCELLENT VISIBILITY ON VERY BUSY AGOURA ROAD AND LAS VIRGENES ROAD**

**>>EASY ACCESS FROM THE HIGHWAY 101**

**>>FULLY REMODELED AND FULLY BUILT OUT FULL SERVICE HAIR SALON (OTHER USES AT THIS PREMISE ARE AVAILABLE)**

**>>ANCHOR GROCERY STORE, SPECIALTY SHOPS AND RESTAURANTS INCLUDING ALBERTSONS, STARBUCKS, HANAMI SUSHI, SHARKY'S, MEDITERRANEAN PITA, AND TK NAILS**

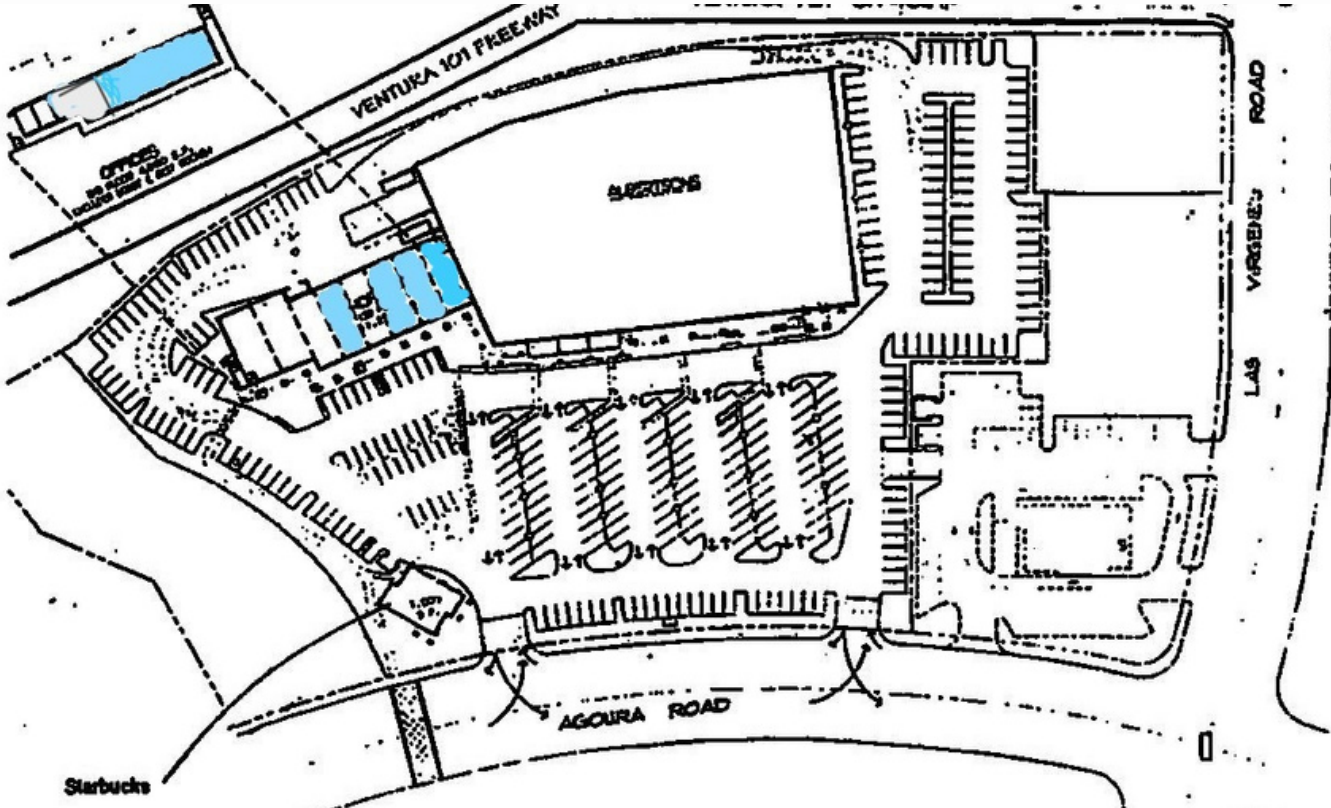
**>>EXCELLENT FREEWAY VISIBILITY, EXCELLENT VISIBILITY TO CONSUMERS, EXCELLENT ACCESSIBILITY, AMPLE FREE PARKING**

**>>AVERAGE DAILY TRAFFIC COUNT ON LAS VIRGENES ROAD IS UP TO 33,967 VEHICLES PER DAY**





AVAILABLE SPACE	SF	RATE
26527-100	1,732 SF	\$5.25 PSF/MO NNN
26527-104	1,110 SF	\$5.25 PSF/MO NNN
26527-106	900 SF	\$5.25 PSF/MO NNN
26527-112	1,200 SF	\$5.25 PSF/MO NNN
26527-210	3,076 SF	\$2.75 PSF/MO NNN



**Summary**

Land: ±6.45 acres      ±281,386 s.f.  
 Building:                      76,306 s.f.

Parking Provided:      307 stalls  
 Parking Ratio:              4.0/1000



# SIGNAGE AREAS (COLONNADE)

#200

#202

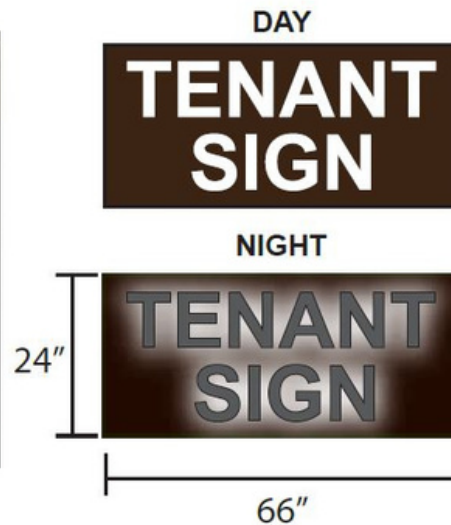
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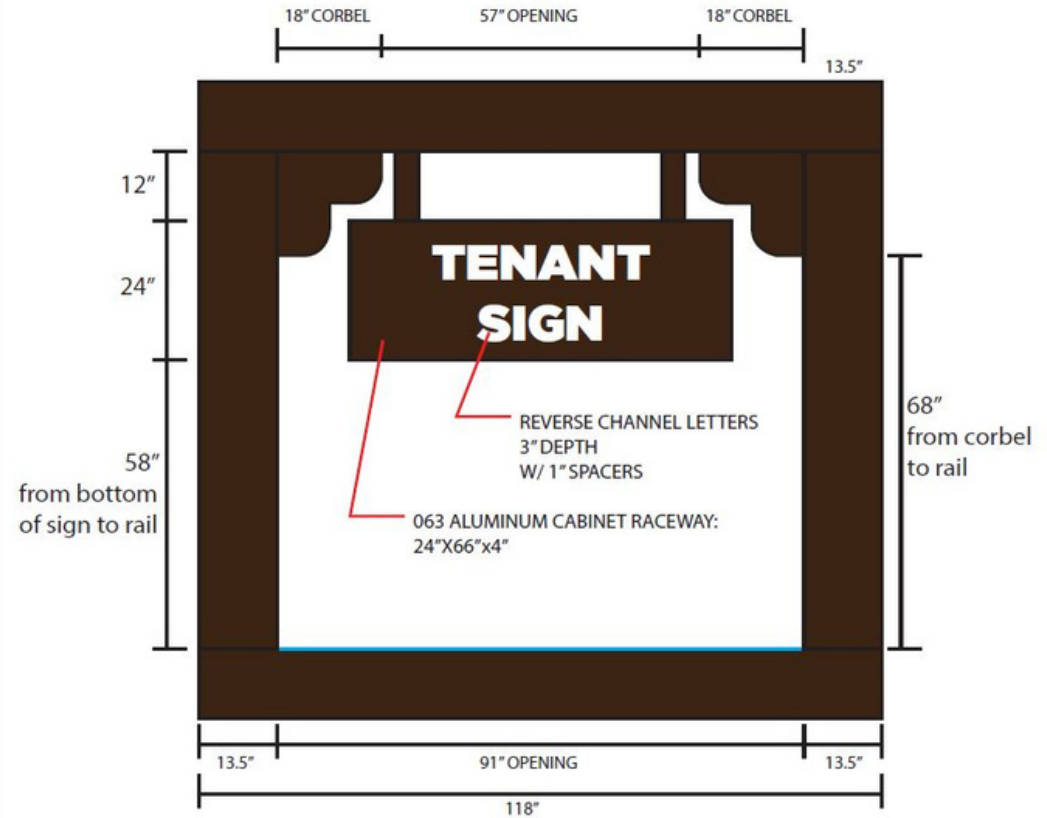
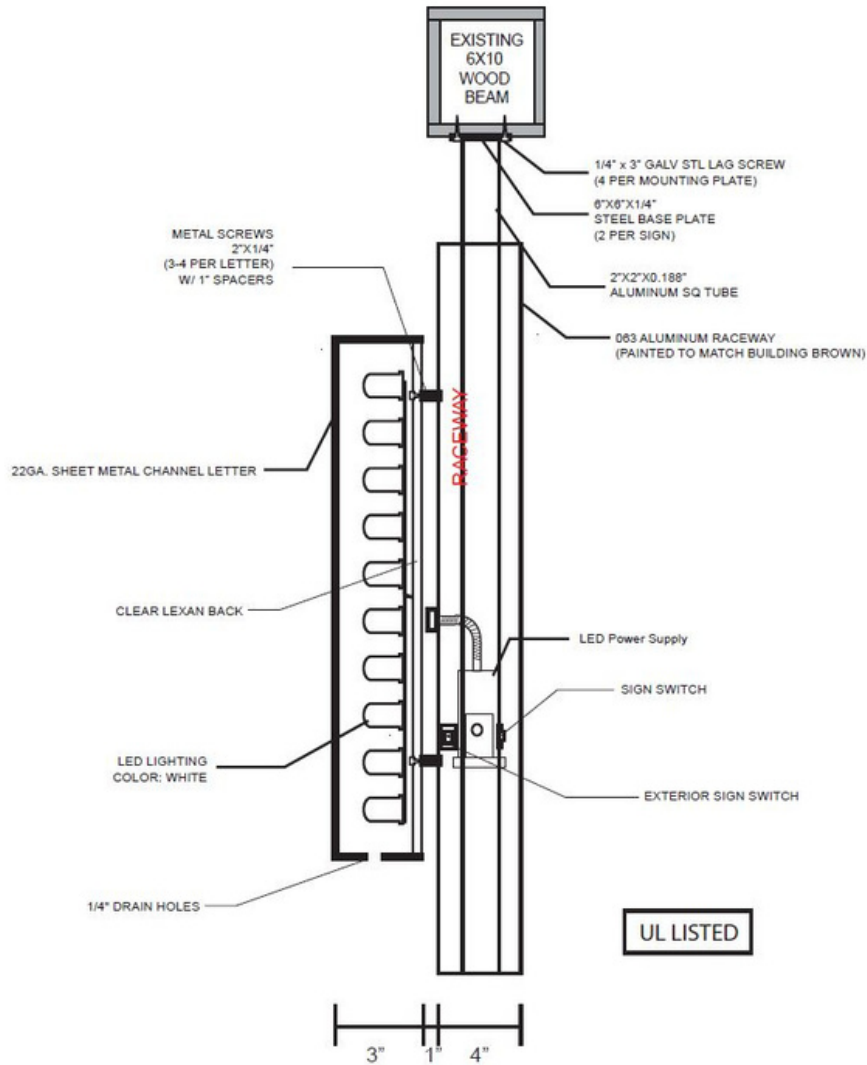


WALKWAY SIGNAGE



# SIGNAGE SPECIFICATIONS (COLONNADE-SECTION)

## REVERSE CHANNEL LETTERS





**PEOPLE**

	1 MILE	3 MILE	5 MILE
Population	4,846	25,076	93,494
Households	1,883	9,122	33,520
Families	1,293	6,554	25,680
Avg. HH Size	2.57	2.74	2.78

**INCOME**

	1 MILE	3 MILE	5 MILE
Median HH Income	\$112,248	\$119,223	\$128,413
Avg. HH Income	\$147,056	\$182,222	\$181,253

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
Caucasian	78.0%	80.3%	80.6%
African American	2.2%	1.9%	2.0%
American Indian	0.3%	0.3%	0.3%
Asian	12.0%	10.0%	9.7%
Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.6%	2.6%	2.5%
Two or More Races	4.8%	4.8%	4.8%
Hispanic Origin	9.6%	9.3%	9.6%

