

Visible from the 101 Freeway

First Class Retail Property in Agoura Hills



29105-29125 Canwood St., Agoura Hills, CA 91301



Available

	Use:	Size (SF):	Rent (PSF/Mo., NNN):
Space 1	Restaurant	±2,400 - 5,068	\$3.25
Space 2	Retail (In Leases)	±1,200	\$3.75
Space 3	Restaurant	±2,825	\$3.75
NNN	±\$0.60 PSF/Mo.		

Features

- ▶ 2nd generation restaurant spaces and retail space available in well-maintained neighborhood shopping center
- ▶ Great visibility from the 101 Freeway with a CPD of ±168,893
- ▶ Join other national tenants such as Panda Express, The Habit, Urbane Cafe, and My Gym (coming soon)
- ▶ On-site parking available
- ▶ Adjacent to Trader Joe's
- ▶ Affluent trade area with an HHI of ±\$244,145 within two miles
- ▶ Available immediately

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



Looking North

Cose proximity to 101 Freeway and major credit tenants



Site Plan

Excellent co-tenancy



Space 1

±2,400 - 5,068 SF SF 2nd. Gen Restaurant Space



Space 2

±1,200 SF Retail Space

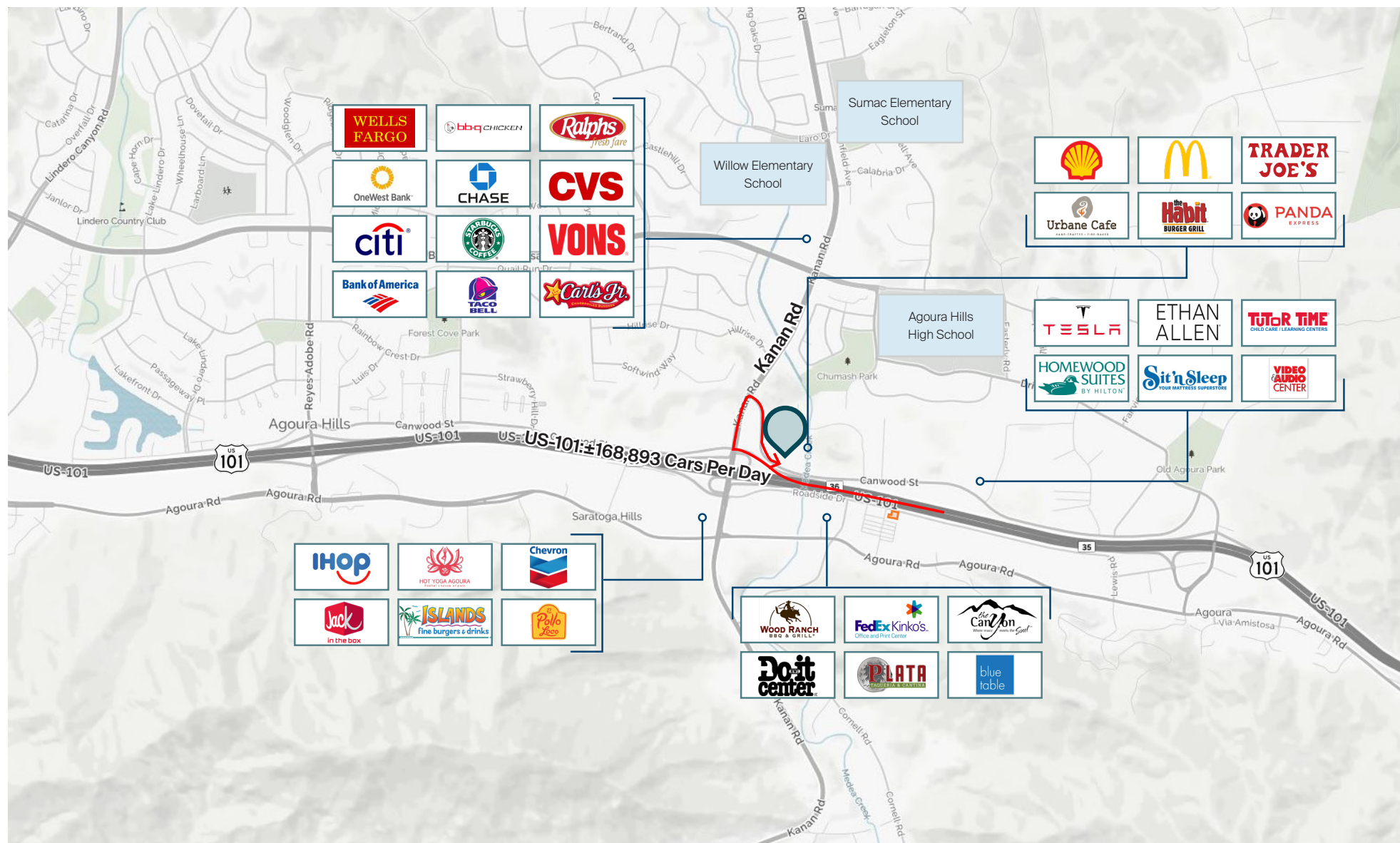


Space 3

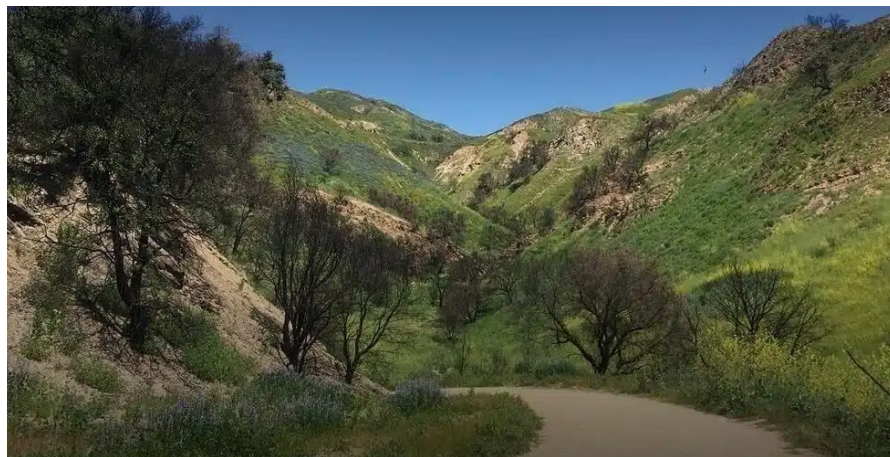
±2,825 SF 2nd. Gen Restaurant Space



Cose proximity to 101 Freeway and major credit tenants



Agoura Hills Profile



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2026 Estimated Population	2,212	7,632	21,429
2031 Projected Population	2,094	7,287	20,519
2020 Census Population	2,233	7,441	22,410
2010 Census Population	2,211	7,463	22,449
Projected Annual Growth 2026 to 2031	-1.1%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2026	-	0.1%	-0.3%
2026 Median Age	43.3	44.9	46.0
HOUSEHOLDS			
2026 Estimated Households	931	2,977	7,971
2031 Projected Households	884	2,845	7,665
2020 Census Households	946	2,886	8,078
2010 Census Households	921	2,851	8,029
Projected Annual Growth 2026 to 2031	-1.0%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2026	-	0.3%	-
RACE & ETHNICITY			
2026 Estimated White	65.1%	66.6%	69.4%
2026 Estimated Black or African American	4.0%	3.0%	2.3%
2026 Estimated Asian or Pacific Islander	11.6%	12.7%	12.4%
2026 Estimated American Indian or Native Alaskan	0.8%	0.5%	0.3%
2026 Estimated Other Races	18.5%	17.2%	15.6%
2026 Estimated Hispanic	22.1%	20.9%	19.8%
INCOME			
2026 Estimated Average Household Income	\$165,356	\$217,091	\$244,145
2026 Estimated Median Household Income	\$107,264	\$155,085	\$177,703
2026 Estimated Per Capita Income	\$69,839	\$84,789	\$90,877
EDUCATION			
2026 Estimated High School Graduate	9.4%	10.4%	9.9%
2026 Estimated Some College	19.9%	16.4%	15.5%
2026 Estimated Associates Degree Only	5.1%	5.3%	5.5%
2026 Estimated Bachelors Degree Only	35.9%	37.7%	37.3%
2026 Estimated Graduate Degree	25.5%	26.5%	28.5%
BUSINESS			
2026 Estimated Total Businesses	545	1,343	2,269
2026 Estimated Total Employees	4,527	9,787	17,663
2026 Estimated Employee Population per Business	8.3	7.3	7.8
2026 Estimated Residential Population per Business	4.1	5.7	9.4

Your trusted *partners*

Kyle Fishburn

kyle.fishburn@kwprealestate.com

310-887-6216

DRE #01909843

Max Rosenberg

max.rosenberg@kwprealestate.com

310-887-3562

DRE #01298423