

CANWOOD

12 EXECUTIVE OFFICE CONDOMINIUMS

CONDOS

Mediterranea II
FULLY RENOVATED

[Property Website](#)

KW COMMERCIALSM

30343 CANWOOD STREET | AGOURA HILLS, CA 91301

CANWOOD OFFICE CONDOS

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



Each Office Independently Owned & Operated

A modern office interior with a large, colorful geometric mural on the wall. The mural features a stylized deer head composed of triangles, with a rainbow and starburst pattern behind it. Several people are working at desks in the foreground, and a man and a woman are standing and talking in the middle ground. The office has large windows, modern lighting, and a clean, minimalist design.

Property Summary

30343 CANWOOD STREET | AGOURA HILLS, CA 91301



Property Summary

12 EXECUTIVE OFFICE CONDOMINIUMS



1,400-2,900

CONDO SIZE RANGE



12 CONDOS

EXECUTIVE OFFICES

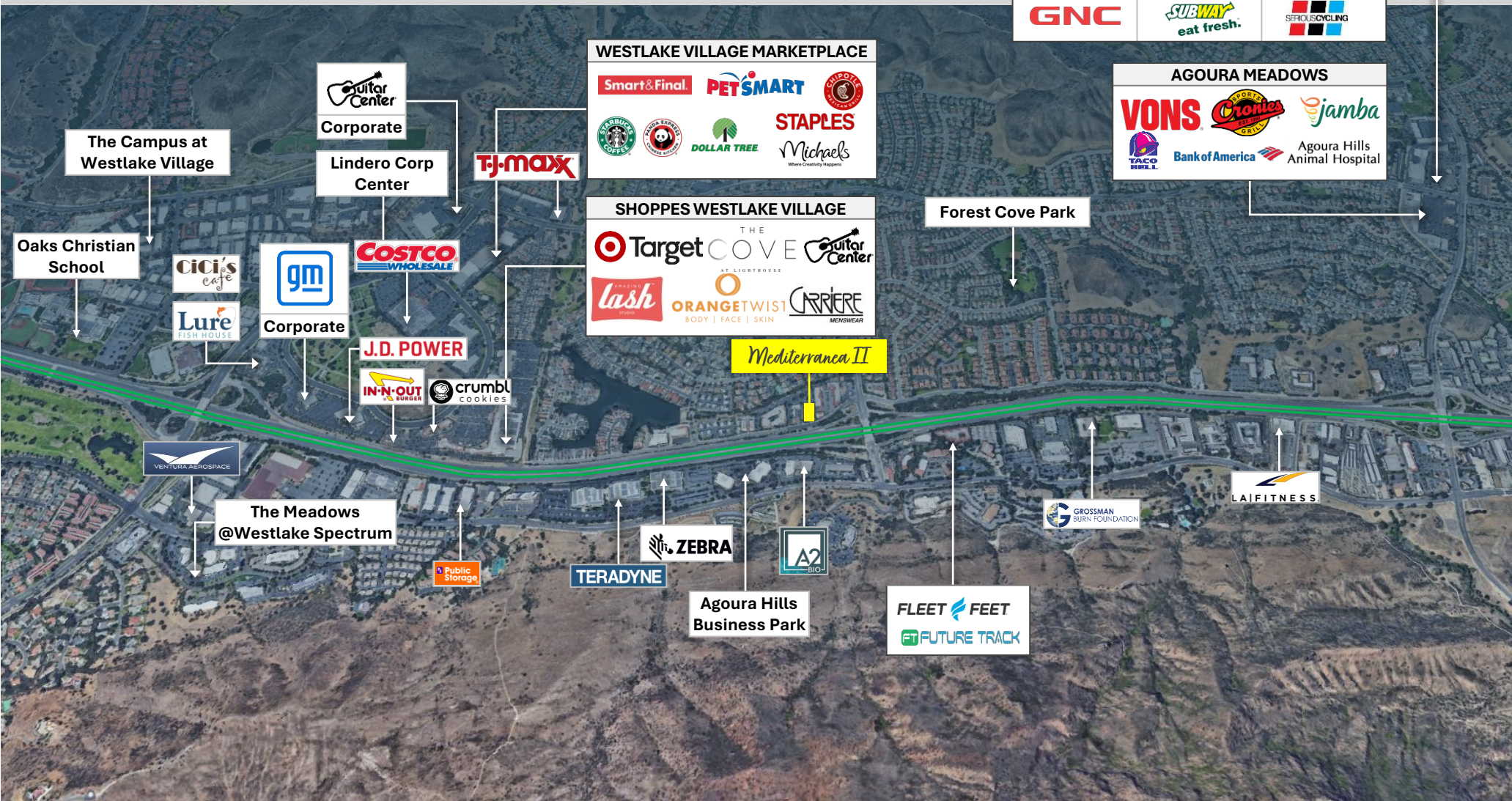
30343 CANWOOD STREET

THE ASSET

BUILDING TYPE	▪ Executive Office Condos
TOTAL BUILDING SIZE	▪ ± 28,088 SF
LOT SIZE	▪ ± 55,757 SF
PARKING	▪ 96 (Includes 3 accessible + 1 van accessible)
ZONING	▪ CRS: COMMERCIAL RETAIL/ SERVICE DISTRICT
COMMON AREA	▪ Renovated Open Air Sitting Courtyard and Water Feature
HEIGHT LIMITS	▪ 32'.3" FT (35FT ALLOWED)

Vicinity Map

12 EXECUTIVE OFFICE CONDOMINIUMS

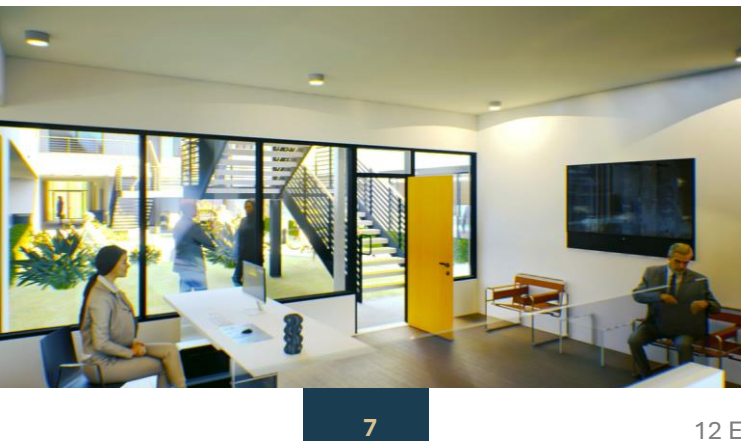


The Investment

Introducing Mediterranea II, Agoura Hills' Newest Executive Landmark. Elevate your business in one of 12 exclusive, renovated commercial office and retail condominiums at Mediterranea II. Ranging from approximately 1,400 to 3,000 SF, these modern spaces are designed to meet the needs of today's executives and premier retailers. Transition from tenant to owner and take control of your professional future. Mediterranea II offers the opportunity to build equity and customize your environment to perfectly reflect your brand. Tailor your suite to your specific operational needs, explore the advantages of long-term property ownership and potential tax benefits (consult your tax professional). SBA Financing Eligibility - Qualified buyers may take advantage of SBA financing programs with as little as 10% down and competitive fixed interest rates. *Financing is subject to third-party lender approval and borrower qualification.* Strategically positioned with convenient access to the Ventura (101) Freeway, Mediterranea II is located near the premier dining and business centers of Westlake Village, Thousand Oaks, Agoura Hills & Malibu.

Renovations

- **New MEP Systems**
- **New Roofs**
- **New Perimeter Walkable Surfaces**
- **New Interior Gutters**
- **New Communal Restrooms**
- **New Hardwood Floors and Tile**
- **New Stairs and Railings**
- **New Smooth Stucco**
- **New Double-Paned Windows, Doors & Hardware**
- **New Landscape Design**
- **New Communal Areas**
- **New Hardscape**
- **New Drainage**
- **New Sprinkler System**
- **Renovated Open-Air Sitting Courtyard and Water Feature**
- **Large Overhangs for Perimeter Shading**
- **24-Hour Surveillance**
- **Elevator**
- **Abundant Parking**
- **Private Driveway**



Mediterranea II
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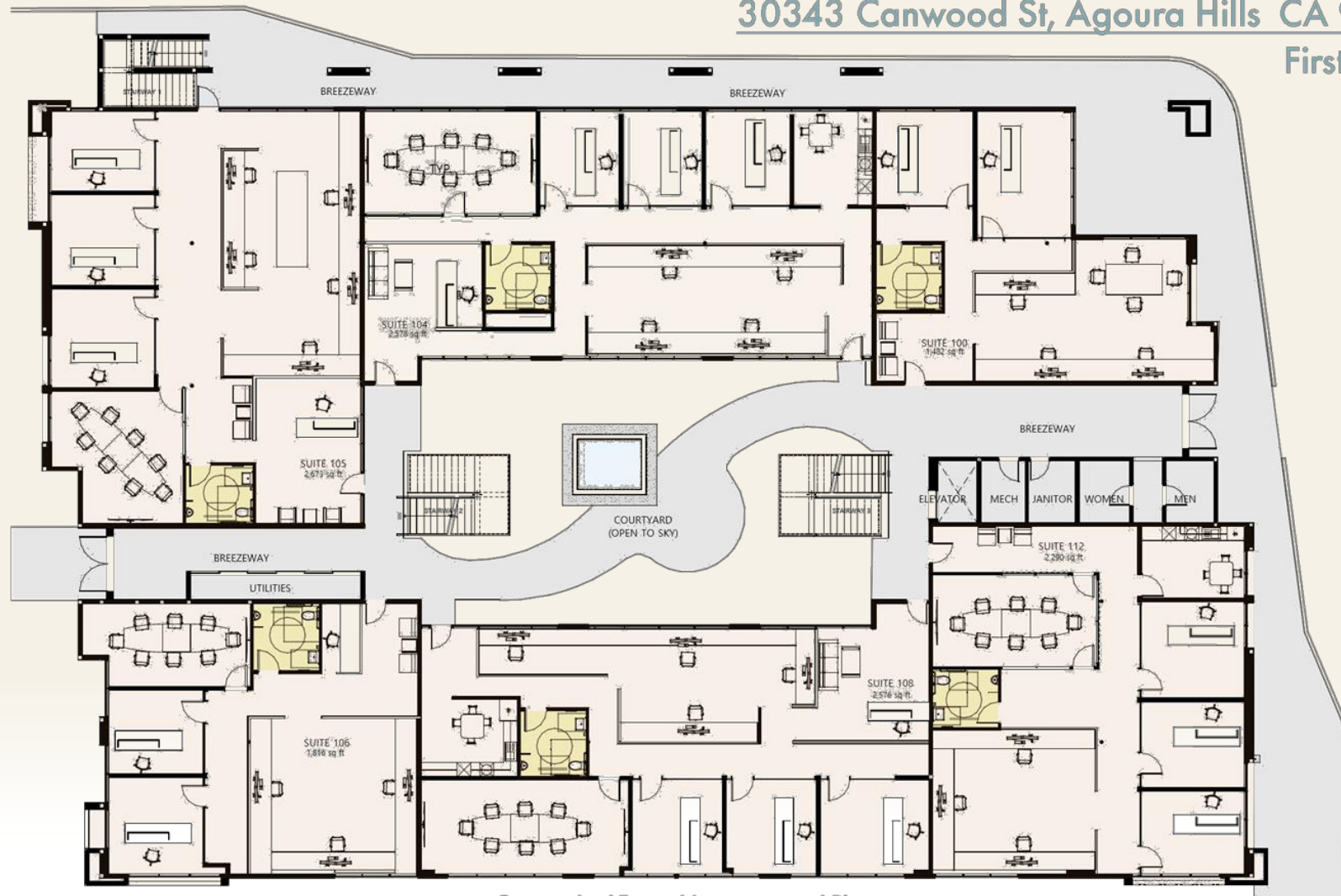
12 EXECUTIVE OFFICE CONDOMINIUMS

Availability & Pricing

Unit	Size	Sale Price (PSF)	Sale Price (Total)	Notes
100	1,611 RSF	\$574.18	\$925,000.00	1st Level
104	2,879 RSF	\$574.85	\$1,655,000.00	1st Level
105	2,866 RSF	\$573.97	\$1,645,000.00	1st Level
106	1,932 RSF	\$574.53	\$1,110,000.00	1st Level
108	2,871 RSF	\$574.71	\$1,650,000.00	1st Level
112	2,464 RSF	\$574.27	\$1,415,000.00	1st Level
200	3,039 RSF	\$574.20	\$1,745,000.00	2nd Level
204	3,236 RSF	\$574.78	\$1,860,000.00	2nd Level
206	1,928 RSF	\$573.13	\$1,105,000.00	2nd Level
208	3,045 RSF	\$574.71	\$1,750,000.00	2nd Level
210	3,188 RSF	\$574.03	\$1,830,000.00	2nd Level
212	1,670 RSF	\$574.85	\$960,000.00	2nd Level

1st Floor

30343 Canwood St, Agoura Hills CA 91301
First floor



Conceptual Tenant Improvement Plan

2nd Floor

30343 Canwood St, Agoura Hills CA 91301

Second floor



Conceptual Tenant Improvement Plan

A photograph of a modern office interior. The space features glass-walled offices and open-plan work areas. Several people are visible working at desks. The lighting is bright and modern, with recessed ceiling lights and track lighting. The overall aesthetic is clean and professional.

02 Location Overview

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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.

AFFLUENT DEMOGRAPHICS

The median household income is approximately \$171,944, significantly higher than both the California median of \$96,334 and the Los Angeles-Long Beach-Anaheim metro area median of \$93,525. Per capita income stands at about \$78,264, surpassing the state average of \$47,977.



Location Amenities



The Community

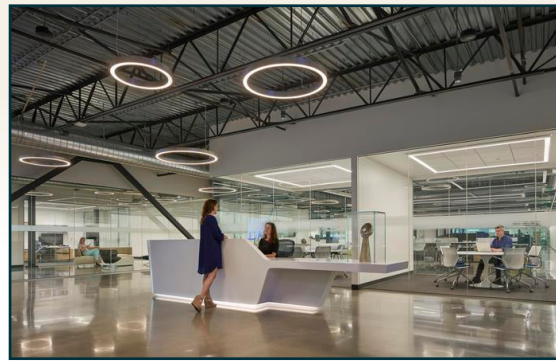


Agoura Hills is a unique suburban community exemplified by a commitment to the preservation of its history, a high quality of life, a vibrant business community, and environmental sensitivity. The community is renowned for its prosperous nature, committed to excellence, innovation, and sound fiscal policies.

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.



Agoura Hills City Hall



La Rams Headquarters



Recreation & Event Center

Conejo Valley *Primed for Business*



LOCATION

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

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.

EMPLOYMENT

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.

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