



WESTCORD

● AVAILABLE FOR LEASE



THE SHOPS  
*at* OAK CREEK

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*29105–29125 Canwood Street · Agoura Hills, California*

PROPERTY  
OVERVIEW

13,843 *SF*

TOTAL GLA

2010

YEAR BUILT

101 Freeway

FRONTAGE

3

CRAFTSMAN BUILDINGS



*Stone, timber, paver promenade.*

THE PROPERTY

# Three Craftsman buildings on the *101*.

Stone columns and timber gables shoulder a paver promenade where Trader Joe's leads a roster of daily-traffic neighbors. Built in 2010 with 101 frontage, the property anchors the Conejo Valley retail spine.

PROPERTY FEATURES

- Trader Joe's adjacent
- Stone & timber architecture
- Paver promenade
- 101 freeway visibility
- Surface parking

— 29125 CANWOOD STREET

# Available Suites

TWO SUITES



## Suite A

RESTAURANT · TURN-KEY

2,825 SF  
SQUARE FEET

\$3.50 PSF NNN  
ASKING RATE

Negotiable  
LEASE TERMS

Full kitchen, multiple hoods, grease line, walk-in, exclusive patio, ADA restrooms.



## Suite B

RETAIL · BLANK CANVAS

1,200 SF  
SQUARE FEET

\$3.50 PSF NNN  
ASKING RATE

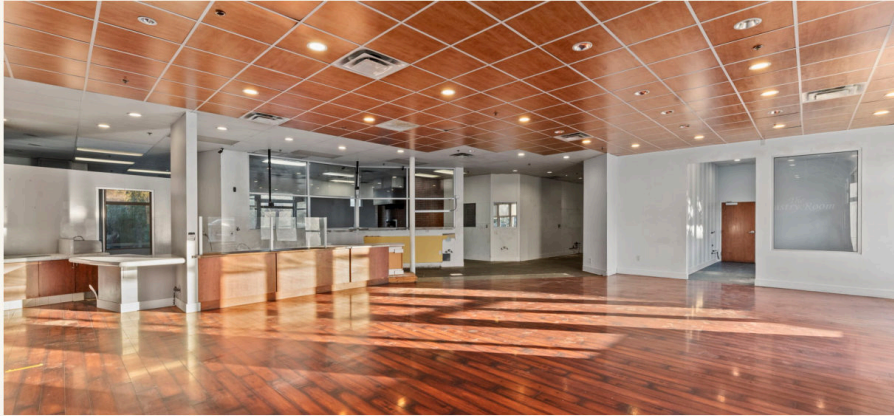
Negotiable  
LEASE TERMS

Drop-ceiling shell, concrete floor, bathroom in place. Most retail uses welcome.

— 29105 CANWOOD STREET

# Available Suites

ONE SUITE



## Suite A

RESTAURANT OR RETAIL · DEMISABLE

5,068 SF

SQUARE FEET

\$3.50 PSF NNN

ASKING RATE

Negotiable

LEASE TERMS

Large hood, brick oven, walk-in plus freezer, polished wood floors, ADA restrooms. Demisable upon request.

*Contact listing agents to schedule a tour.*



OAK PARK

AGOURA HIGH SCHOOL

CHUMASH PARK

PANDA · HABIT · URBANE

THE SHOPS AT OAK CREEK

HOWDY'S

TRADER JOE'S

HILTON

— SURROUNDING AREA

Daily traffic, *built in.*


Agoura Hills is home to one of the highest-producing Trader Joe's in the Conejo Valley. Panda Express, The Habit, and Urbane Café join as co-tenants, with Howdy's recently opened. Oak Park, Chumash Park, and Agoura High School draw families across the day.

AGOURA VILLAGE CENTER

WHIZIN MARKET SQUARE

GREYSTAR DEVELOPMENT

KANAN VILLAGE

 THE SHOPS AT OAK CREEK

— ACROSS THE FREEWAY

New density, *closing in.*

A Greystar 300+ unit mixed-use is underway across the 101. Whizin Market Square, Kanan Village, and Agoura Village Center keep adding daily destinations along Canwood and Kanan.

AGOURA HILLS, CALIFORNIA

— AREA DEMOGRAPHICS

# Three rings of *demand*.

	1 MI	3 MI	5 MI
POPULATION	7,282	37,544	71,864
HOUSEHOLDS	2,753	13,828	27,444
AVG HH INCOME	\$142,848	\$169,533	\$165,657
MEDIAN HH INCOME	\$115,453	\$144,915	\$137,332
BUSINESSES	1,253	3,973	8,368

AGOURA HILLS, CALIFORNIA



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*29105–29125 Canwood Street  
Agoura Hills, California 91301*

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EXCLUSIVE LEASING AGENTS

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