



WESTCORD



Restaurant

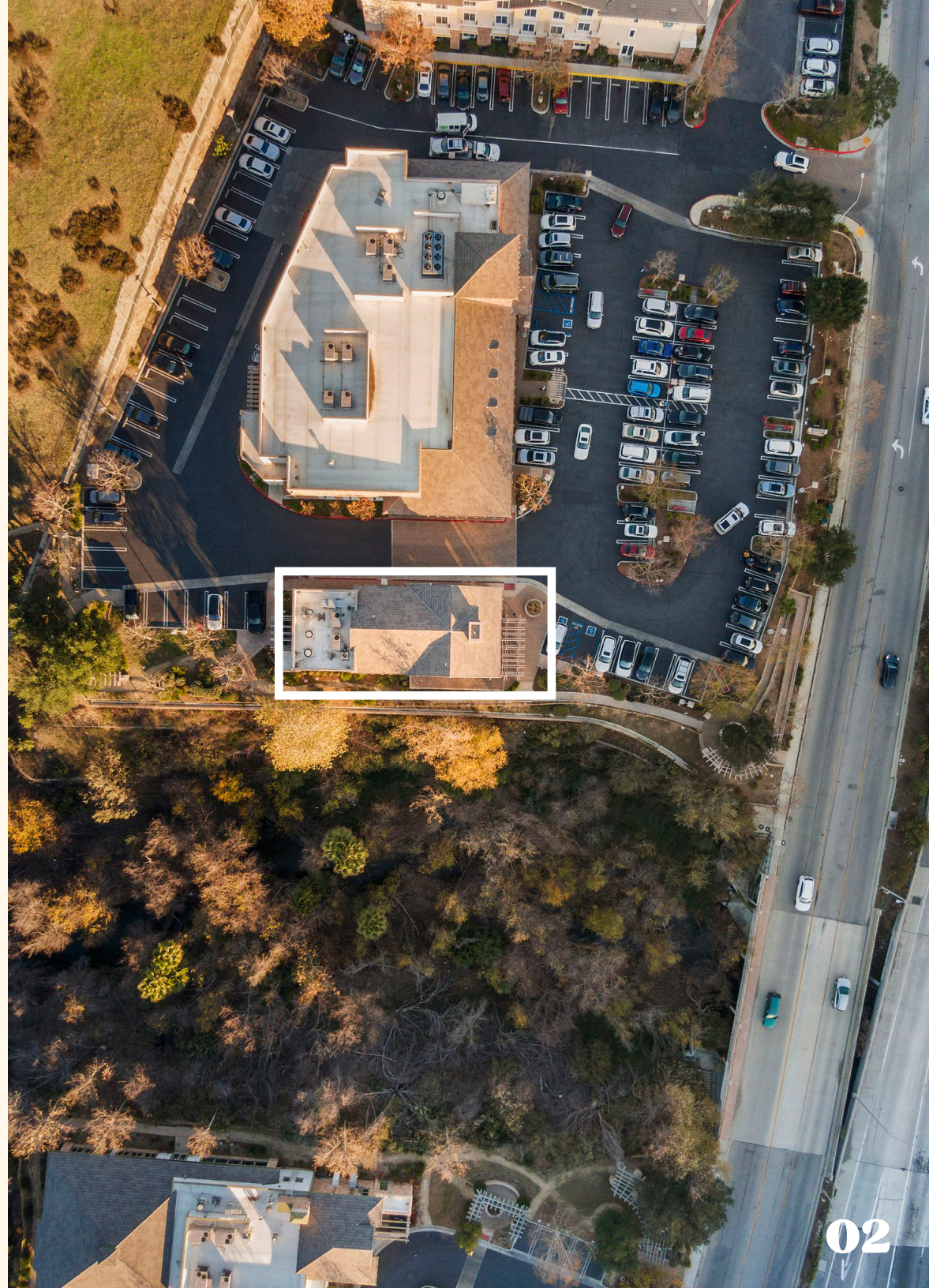
For Lease

29001 CANWOOD ST - AGOURA HILLS

Shops

at Oak Creek

Nestled in the heart of Agoura Hills, this premier freestanding restaurant, formerly Howdy's, presents an unparalleled leasing opportunity. Boasting a legacy as an exceptionally busy breakfast venue, its prime location adjacent to Conejo Valley's premier **Trader Joe's** ensures consistent foot traffic and optimal visibility from the 101 freeway. Spanning a generous 2,500 SF, the space is thoughtfully designed for both functionality and ambiance. Guests are greeted by a captivating outdoor experience featuring an expansive patio surrounded by lush trees and scenic mountain views. Enhancing its allure are unique indoor and outdoor fireplaces, adding a touch of warmth and charm to the dining atmosphere. With designated parking spaces, this property offers convenience and accessibility. Don't miss this chance to continue a culinary legacy and introduce a new dining concept in this sought-after Agoura Hills location.





Restaurant For Lease



Freestanding



2,500 SF



Restaurant (Turn-Key)



\$5.25 NNN



Negotiable

NOTES

- Newly Renovated: Complete 2026 interior remodel with brand-new finishes throughout
- Expansive enclosed outdoor patio with fans and a fireplace
- Full kitchen with multiple hoods, exhaust shafts, grease line, walk in etc.
- ADA restrooms
- 101 Freeway Visibility
- Adjacent to top performing Trader Joe's does over \$2,000 PSF gross sales annually

Surrounding Area Plan



OAK PARK

AGOURA HIGH SCHOOL

CHUMASH PARK

KANAN RD



CANWOOD ST
(8,792 CPD)



VENTURA FWY
(186,751 CPD)

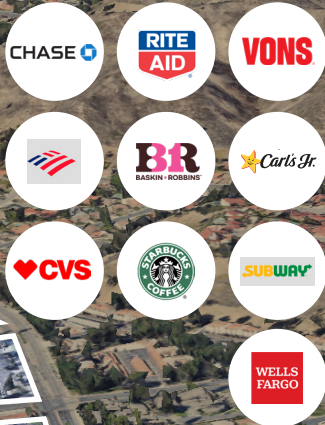


Restaurant For Lease



Surrounding Area

Agoura City Mall



Agoura Highschool

Chumash Park

Agoura City Mall

TRADER JOE'S

Restaurant
For Lease

300 Unit Greystar
Mixed Use Dev

Mixed Use Dev

Twin Oaks

Canwood St

Kanan Village



Kanan Rd

Agoura Rd

Mixed Use Dev

Whizin Market Square



Agoura Village Center

Plug In

to Scenic Agoura Hills

Restaurant
For Lease



DEMOGRAPHICS

Agoura Hills

Demographics	1 mile	3 mile	5 mile
Population	7,282	37,544	71,864
Households	2,753	13,828	27,444
Average Household Size	2.6	2.7	2.6
Annual growth 2010-2023	0.3%	0.1%	0.1%
Owner Occupied Households	1,851	10,276	19,923
Renter Occupied Households	838	3,197	6,865
Average Household Income	\$142,848	\$169,533	\$165,657
Median Household Income	\$115,453	\$144,915	\$137,332

BUSINESSES

1,253
3,973
8,368



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For Lease

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