



WESTCORD



# Restaurant

## For Lease

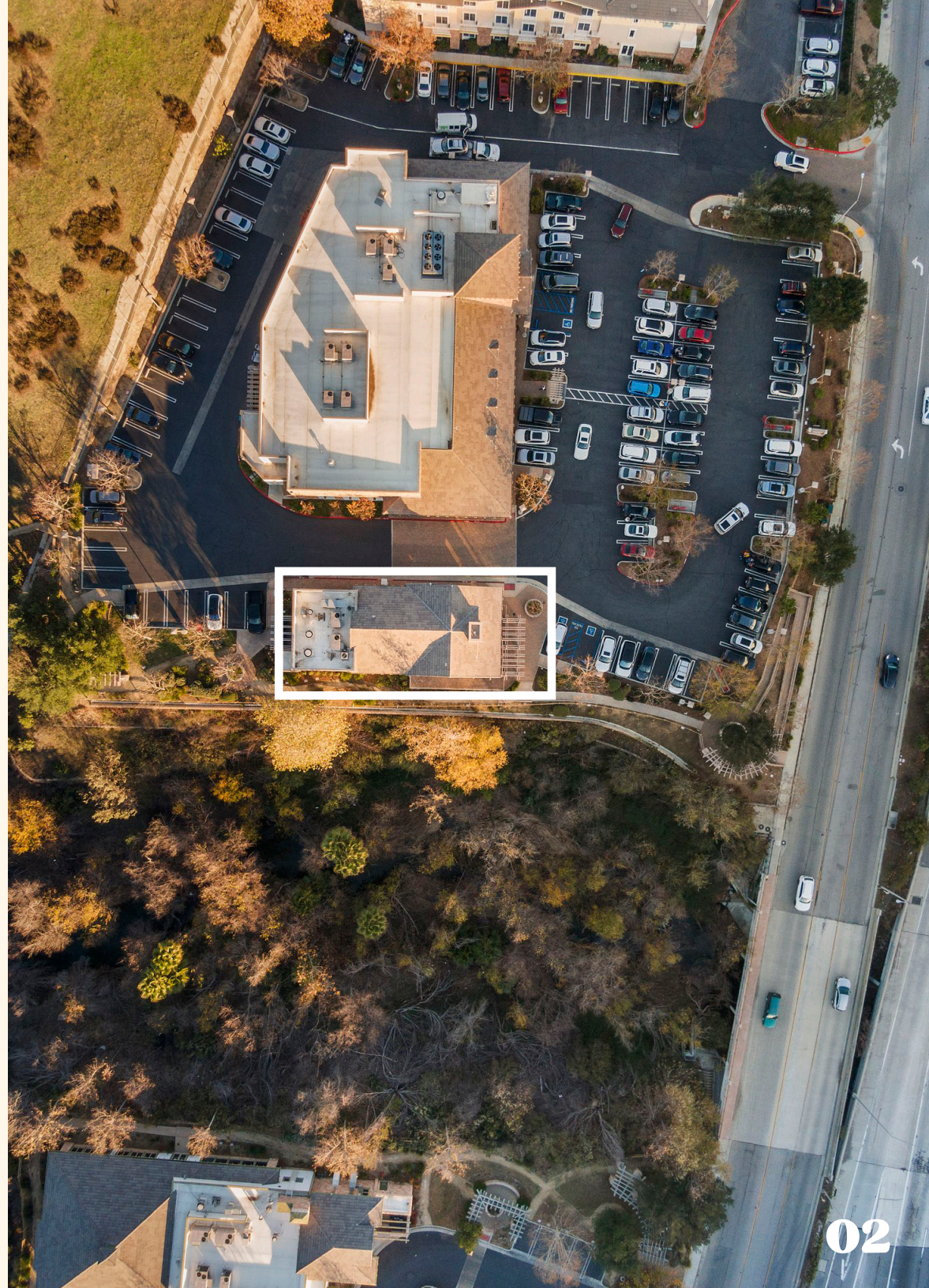
29001 CANWOOD ST - AGOURA HILLS



# Shops

## at Oak Creek

Nestled in the heart of Agoura Hills, this premier freestanding restaurant 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.







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Freestanding



2,500 SF



Restaurant (Turn-Key)



Unpriced



Negotiable

### NOTES

- 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

Restaurant  
For Lease

TRADER  
JOE'S

Hilton

THE SHOPS  
AT OAK CREEK

CANWOOD ST (8,792 CPD)

101

VENTURA FWY  
(186,751 CPD)





# Restaurant

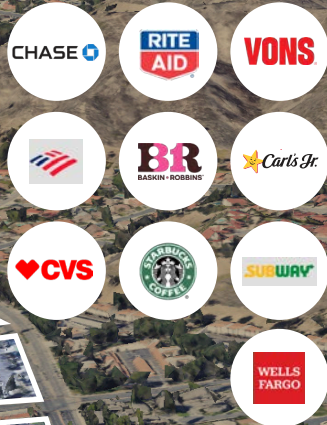
For Lease





# 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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