

CANWOOD CORPORATE CENTER

29219-29229 CANWOOD ST | AGOURA HILLS, CA

OFFERING MEMORANDUM

WESTCORD



CANWOOD CORPORATE CENTER

29219-29229 CANWOOD ST | AGOURA HILLS, CA

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WESTCORD
50 YEARS OF EXCELLENCE

INVESTMENT OVERVIEW

Westcord, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 29219 - 29299 Canwood St ("The Property"), a **two building office campus located in the heart of Agoura Hills, CA.**

This Class-A suburban office park presents a chance to purchase a core Conejo Valley asset at a substantially discounted price, with immense potential for growth. The option to buy each building separately or together makes it an attractive prospect for value-add investors or owner/users. The properties are conveniently located along the Ventura (101) freeway in Agoura Hills, providing easy access to Westlake Village, Calabasas, Malibu, and Greater Los Angeles.

The Greater Conejo Valley, including Agoura Hills, boasts a robust demographic with predominantly low-rise office buildings. As we navigate a post-pandemic world, tenants are placing a premium on fresh air and non-condensed office spaces. **This shift in priorities has led to an influx of tenants from traditionally urban markets to the Greater Conejo Valley area.**



VALUE-ADD/OWNER-USER
INVESTMENT TYPE

\$17,557,795
TOTAL SALE PRICE

\$185 PSF
PRICE PSF

94,907 RSF
TOTAL SQUARE FOOTAGE

PROPERTY OVERVIEW

Total Offering Price: \$17,557,795 (\$185/SF)

Address: 29219-29229 Canwood St.,
Agoura Hills, CA 91301

Site Area: 155,067 SF (3.56 acres)

29219 Canwood St

- **Offering Price:** \$8,778,990
- **Net Rentable Area:** 47,454 SF
- **% Leased:** 18%
- **Parcel Number:** 2053-001-027
- **Stories:** 2

29229 Canwood St

- **Offering Price:** \$8,778,805
- **Net Rentable Area:** 47,453 SF
- **% Leased:** 0%
- **Parcel Number:** 2053-001-026
- **Stories:** 2

Zoning: AH-C3

Parking: 311 surface parking for the entire complex

Parking Ratio: 3.5 / 1,000 SF

Year Built: 2001

Foundation / Substructure: Perimeter spread footings and concrete slab-on-grade

Superstructure: Wood and steel frame

Façade: Painted stucco and stone veneer

Roof: RainShield® RS-2P-3W 135 Mil Roofing System (15 year unconditional leak-free system guarantee and replaced all the skylights).

HVAC: Rooftop package units with gas-fired furnace

Electrical supply wiring: Copper

Number of elevators: 2 (including the handicap lift on the exterior of the building)

Fire Suppression: Wet-pipe sprinkler system



PROPERTY HIGHLIGHTS



LOCATION: Exceptional location with incredible accessibility via the 101 Freeway to Thousand Oaks, Westlake Village, Calabasas, and Greater Los Angeles



CAMPUS SETTING: Micro campus environment attracting tenants to a business-friendly city not subject to Los Angeles' Gross Receipts Tax



LOCAL AMENITIES: Conveniently located with nearby amenities and shopping centers.



VALUE-ADD: This Class-A suburban office park offers an opportunity to acquire a core Conejo Valley asset at a discount, with huge upside potential.



DEMOGRAPHICS: Outstanding demographics and premier housing supply



RSF INCREASE: Ability to increase building's rentable area to BOMA 2017 standards (BOMA remeasurement was completed in 06/2019)

29229 CANWOOD ST

47,453 RSF
APN: 2053-001-026

\$8,778,805 (\$185/SF)

29219 CANWOOD ST

47,454 RSF
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AERIAL OVERVIEW



KANAN PLAZA
Retail Center



WHIZIN CENTER
Retail Center

Canyon Club WOOD RANCH



THE WEST VILLAGE
Future Mixed-Use Dev.



KANAN VILLAGE
Retail Center

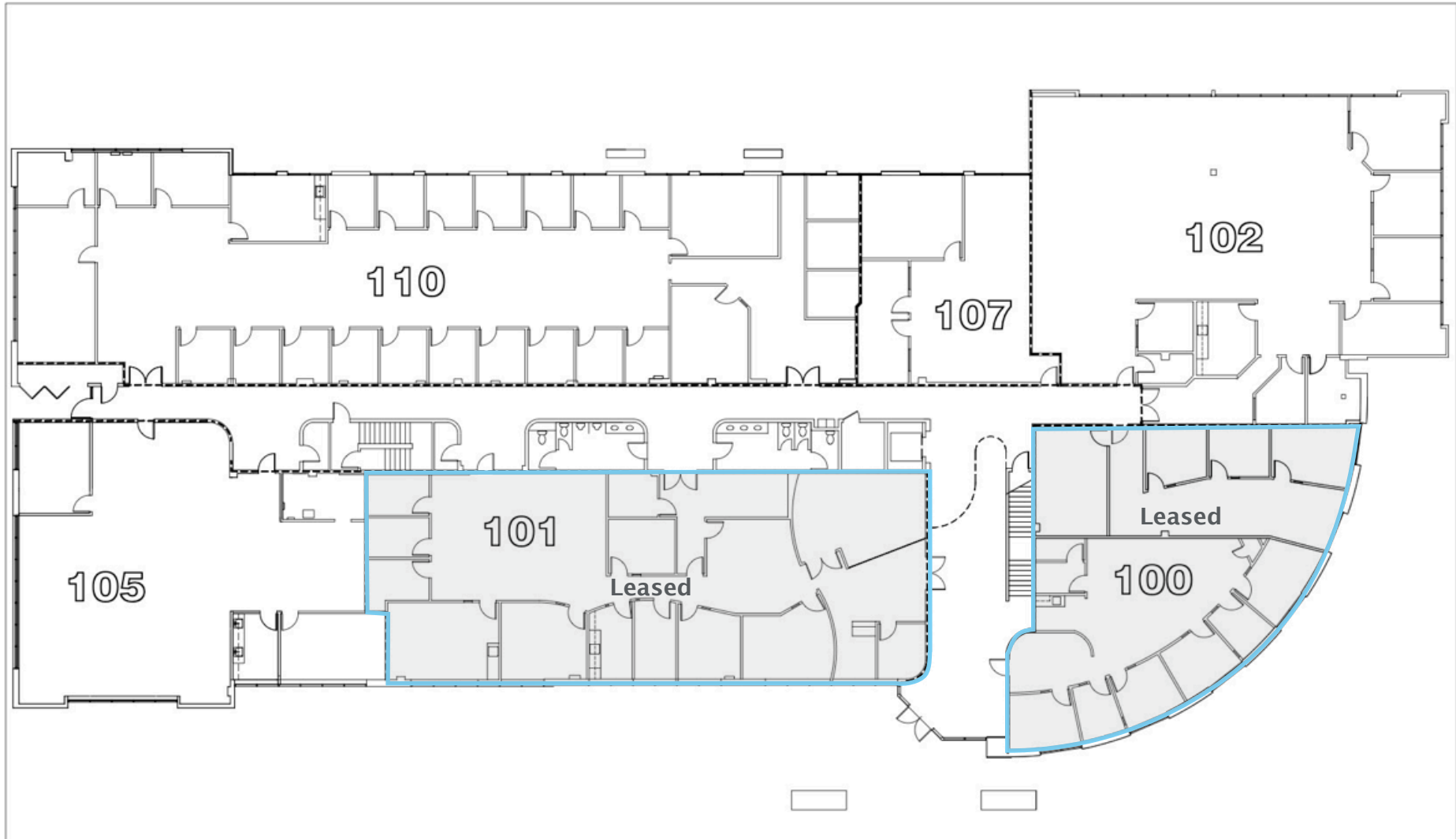



SITE

US 101

SITE PLAN 29219 CANWOOD ST

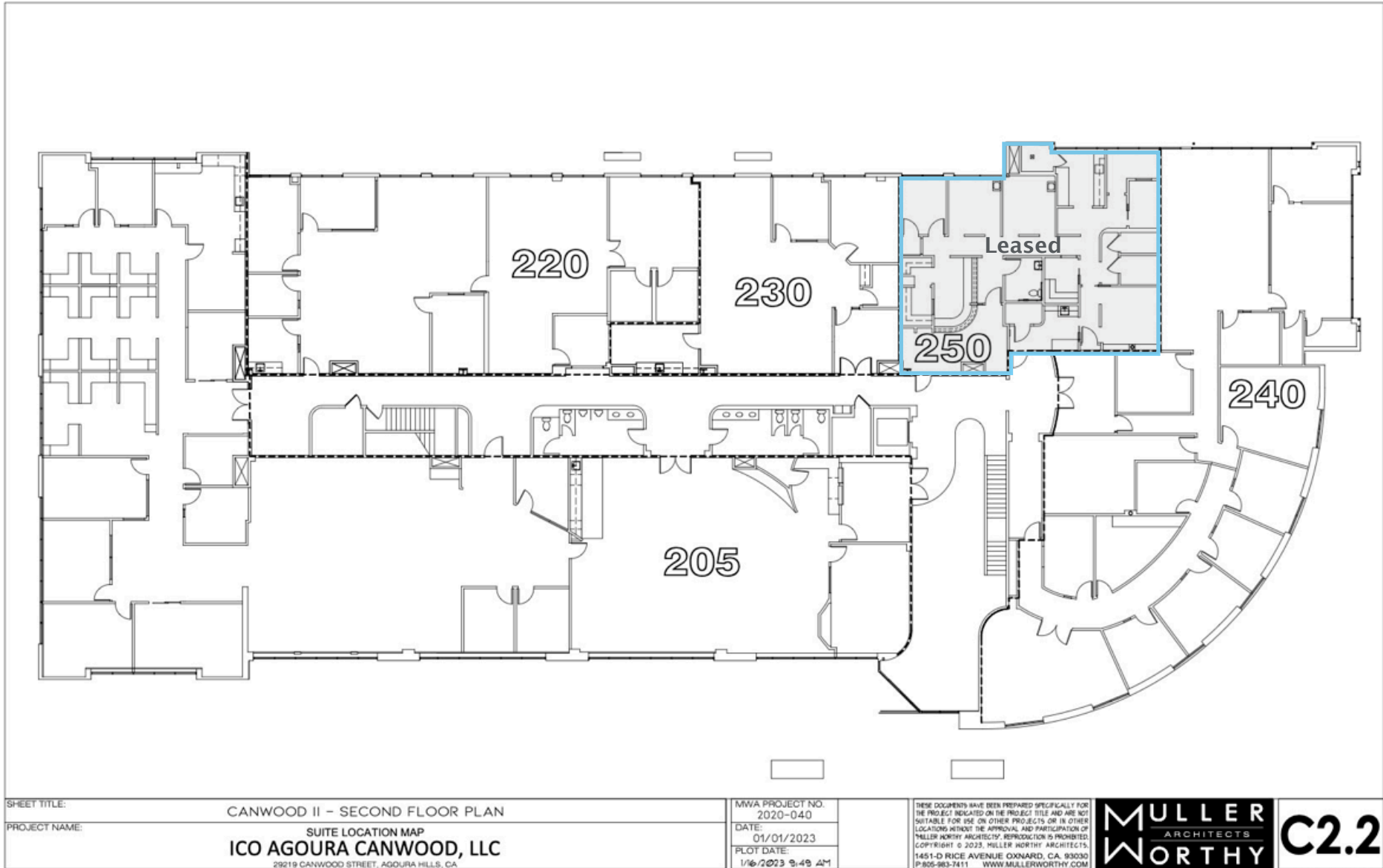
FLOOR 1



SHEET TITLE:	CANWOOD II - FIRST FLOOR PLAN	MWA PROJECT NO. 2020-040	THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT INDICATED ON THE PROJECT TITLE AND ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF MULLER WORTHY ARCHITECTS. REPRODUCTION IS PROHIBITED. COPYRIGHT © 2023, MULLER WORTHY ARCHITECTS, 1451-D RICE AVENUE OXNARD, CA, 93030 P:805-983-7411 WWW.MULLERWORTHY.COM	
PROJECT NAME:	SUITE LOCATION MAP ICO AGOURA CANWOOD, LLC <small>29219 CANWOOD STREET, AGOURA HILLS, CA</small>	DATE: 01/01/2023 PLOT DATE: 1/16/2023 9:49 AM		

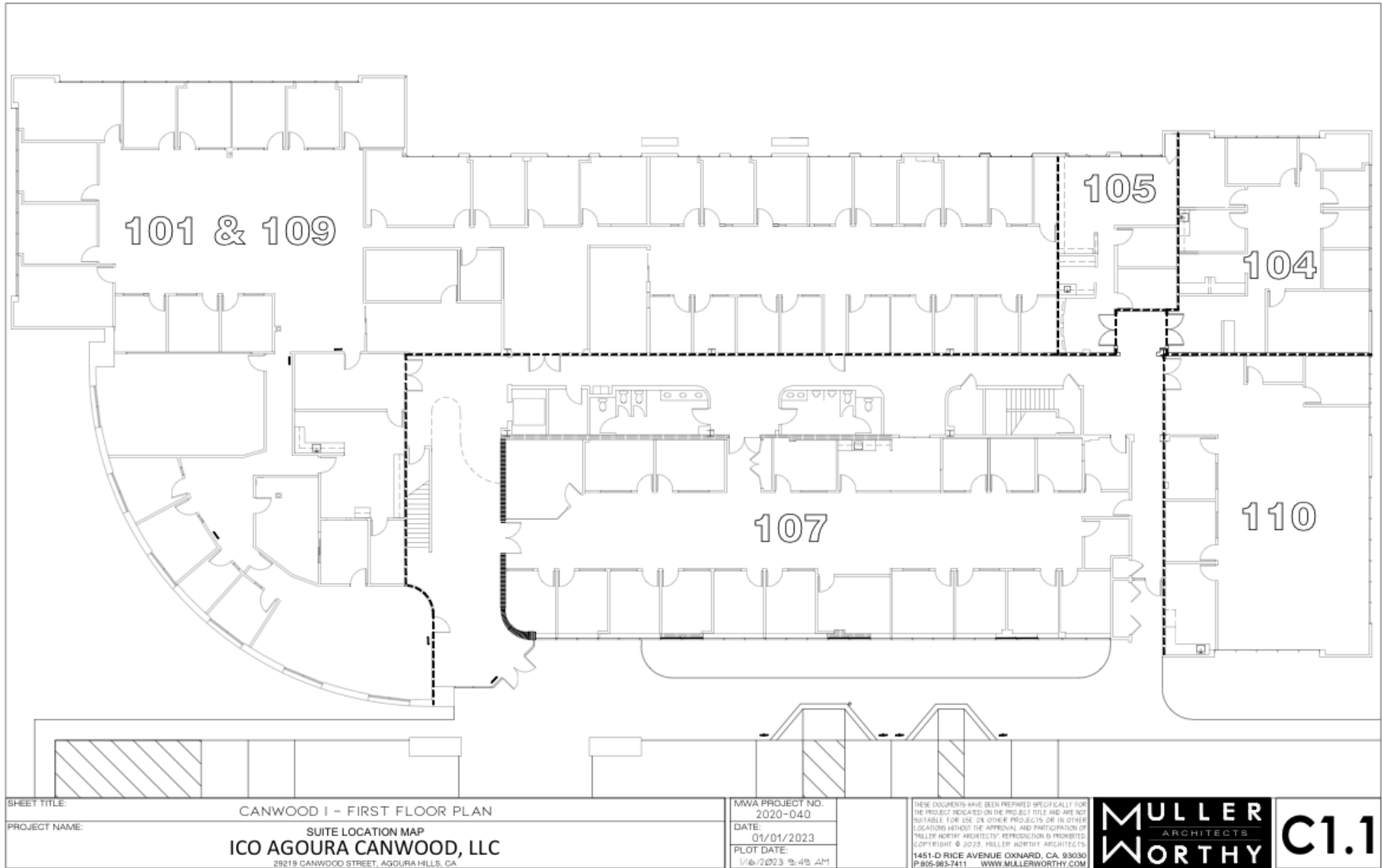
SITE PLAN 29219 CANWOOD ST

FLOOR 2



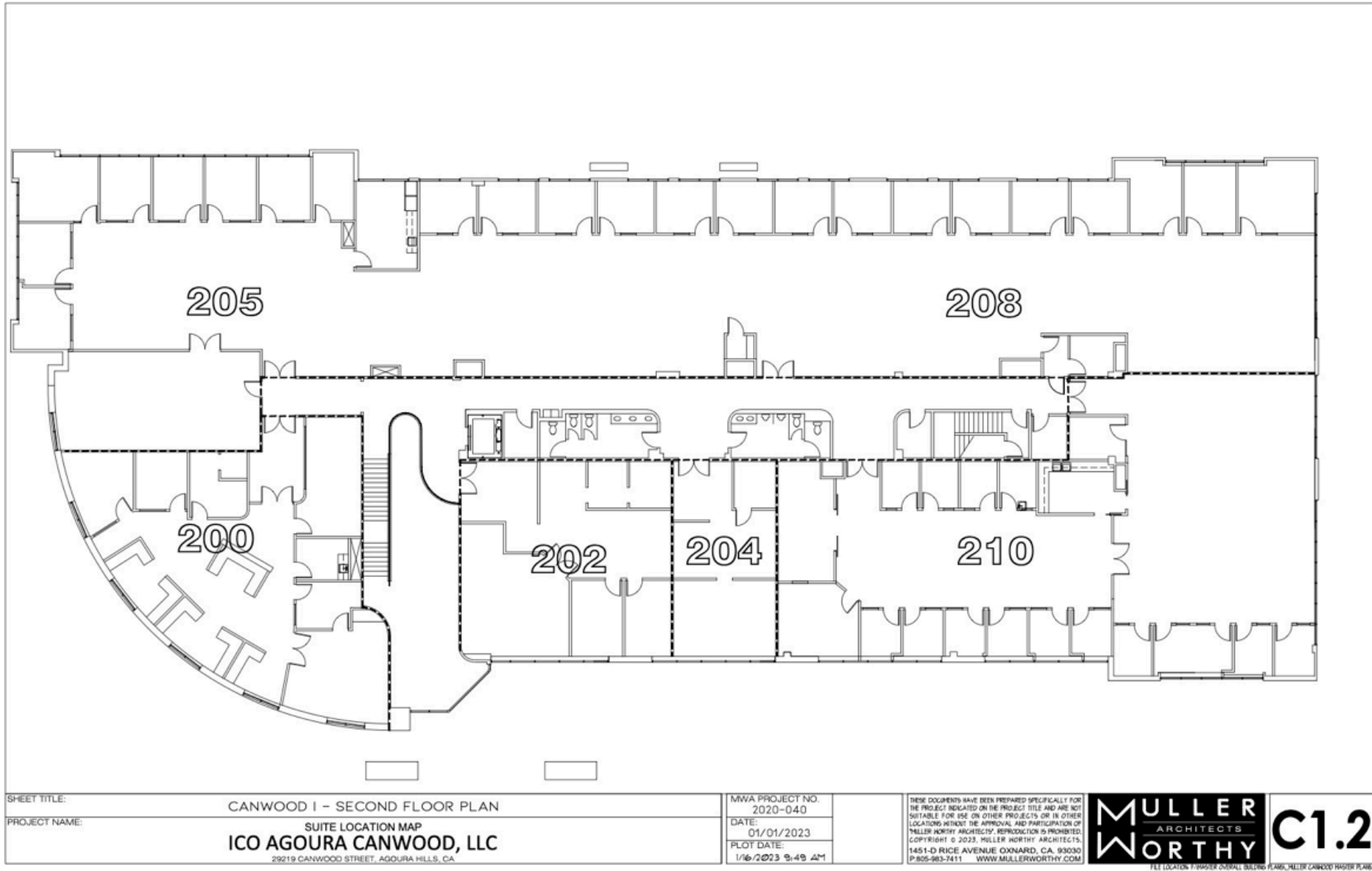
SITE PLAN 29229 CANWOOD ST

FLOOR 1



SITE PLAN 29229 CANWOOD ST

FLOOR 2



NEIGHBORHOOD OVERVIEW

A BUSTLING VALLEY

Agoura Hills, along with the wider Conejo Valley, is an ideal location to experience a high quality of life. With its picturesque setting, nestled between the Santa Monica Mountains and the Pacific Ocean, it offers breathtaking natural beauty and an abundance of outdoor activities. Residents can enjoy hiking and biking trails, horseback riding, and numerous parks and green spaces. The area also boasts top-rated schools, making it an excellent place to raise a family. Additionally, Agoura Hills has a thriving business community, providing a range of employment opportunities. With easy access to major highways, it is also conveniently located for those commuting to other parts of Los Angeles. All of these factors make Agoura Hills and the Conejo Valley an attractive place to call home.

HOUSING AND POPULATION GROWTH

The Conejo Valley is experiencing a surge in multi-family housing developments, offering a range of housing options to cater to the growing workforce. Among the notable developments are T.O. Ranch, Santal, and West Village. These developments, among many others, provide ample opportunities for a stronger workforce in the Conejo Valley by providing modern amenities and convenient locations that cater to the needs and preferences of modern residents. As the Conejo Valley continues to grow and develop, these multi-family housing options will play a vital role in attracting and retaining a talented and diverse workforce, benefiting both workers and businesses in the area.

HIGHLY EDUCATED WORKFORCE

Agoura Hills boasts some of the top-ranking schools in Southern California and is located in close proximity to renowned educational institutions such as Cal Lutheran and Pepperdine, resulting in a highly educated workforce. The area has been a sought-after destination for top talent in Los Angeles due to the availability of high-quality jobs.



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For additional information, please e-sign the attached Confidentiality Agreement

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.