

**FOR LEASE**

28710-28714 CANWOOD ST  
AGOURA HILLS



**CANWOOD  
BUSINESS  
CENTER**



**WESTCORD**





## PROPERTY FEATURES

Welcome to Canwood Business Center – a vibrant 25,000 SF retail/flex space strategically located with unparalleled visibility from the 101 freeway. Home to a diverse blend of successful businesses, including Crossfit, Fabdesigns, and Graphaids, this center stands as a testament to commercial versatility and success. Boasting prime freeway signage and prominent monument signage on Canwood St, the center is ideally suited for a variety of enterprises, ranging from general retail and fitness centers to service-based industries and experiential ventures. Position your business in a hub of creativity and commerce at Canwood Business Center.



# SPACE HIGHLIGHTS



**Offers freeway  
signage**

**Concrete floors**  
with high ceilings

**Suite 102**  
2,380 RSF  
\$1.65 NNN  
Available Now/Vacant  
open floorplan



# AERIAL OVERVIEW

Canwood St: 8,792 Cars Per Day

101-Freeway: 347,502 Cars Per Day

CANWOOD  
BUSINESS  
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# CITY OVERVIEW

Agoura Hills stands as a nexus of commerce and culture in the heart of Southern California. Its strategic central location, nestled between the affluent communities of Westlake Village, Malibu, and Calabasas, has historically established it as a bustling trade area.

The city benefits immensely from its connectivity, especially from Kanan, one of the region's busiest canyons, which serves as a main artery linking Agoura with the picturesque Malibu and other adjacent cities.

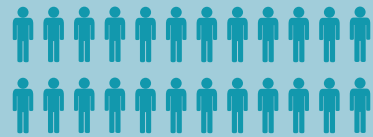
Despite its pivotal role in regional commerce, Agoura manages to retain its boutique and rustic charm. This unique ambiance is evident in popular hubs like Whizin Market Square and Agoura Village Center, where tradition seamlessly blends with modernity. In essence, Agoura Hills offers the best of both worlds – the vibrancy of a trade center with the warmth of a close-knit community. This network of roads ensures that Agoura effortlessly draws from a broad demographic pool, bolstering its commercial and cultural appeal.



# AGOURA HILLS

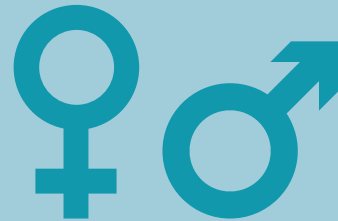
Avg Household Income **\$168,675**

Housing Occupancy  
25% rent / 75% own



**66,591**  
Population

**42.6**  
Median Age



50.72% male  
49.28% female



Median Home Value  
**\$868,114**

Total Consumer Spending

**\$1.2B**

DEMOGRAPHICS





**Listed By**

**Drew Principe**

Vice President Retail

T 805 796 2887

drew@westcord.com

DRE # 02154853

**Megan Selesky**

Associate

T 805 791 5763

megan@westcord.com

DRE # 02107469



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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.

