

5066 Chesebro Rd
Agoura Hills, CA 91301



Premier Boutique Office/Retail Development Site in Agoura Hills



7,425 SF DEVELOPMENT SITE

Premier Boutique Office/Retail Development Site in Agoura Hills

5066 Chesebro Road | Agoura Hills, CA 91301

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DESIGN BY CRESC



Property Summary

5066 Chesebro Road | Agoura Hills, CA 91301



Property Summary

Premier Boutique Office/Retail Development Site in Agoura Hills



\$649,000

OFFERING PRICE



7,425 SF

LAND SQUARE FOOTAGE



\$87.41

LAND/SF

5066 Chesebro Road

APPROVED PLANS

BUILDING SF	▪ 2,545 SF
LOT SF	▪ 7,425 SF
# OF BUILDINGS	▪ 1
# OF STORIES	▪ 2
# OF PARKING SPACES	▪ 8
PARCEL NUMBER	▪ 2061-013-033
ZONING	▪ CRS – Old Agoura Commercial Center Overlay
HEIGHT LIMITS	▪ 32'3"ft (35ft allowed)



Vicinity Map



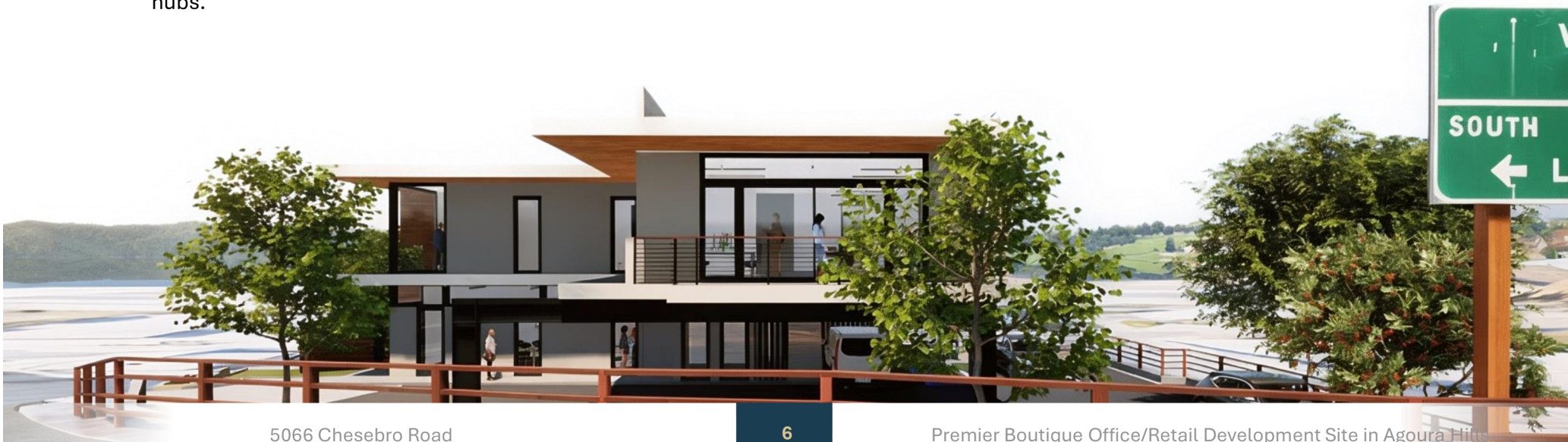
The Investment

**Premier Boutique Office/Retail
Development Site in Agoura Hills**

Remarkable Owner-User or Investment Opportunity, Shovel-Ready site for a sophisticated 2,545 SF two-story boutique office building. Located in the heart of Agoura Hills, this premier development offers a unique chance to skip the red tape and start building immediately.

- **Fully Approved:** All building plans and entitlements are in place, ensuring a seamless transition to construction.
- **Prime Location:** Situated near the coveted Conejo Valley submarkets of Calabasas, Westlake Village, and Thousand Oaks, with quick access to the 101 Freeway and just a short drive to the stunning beaches of Malibu.
- **Vibrant Amenities:** Enjoy proximity to Whizin Market Square and a diverse range of shops and restaurants, enhancing the appeal for future tenants and clients.

Take advantage of this exceptional opportunity to bring your vision to life in one of Southern California's most desirable business hubs.



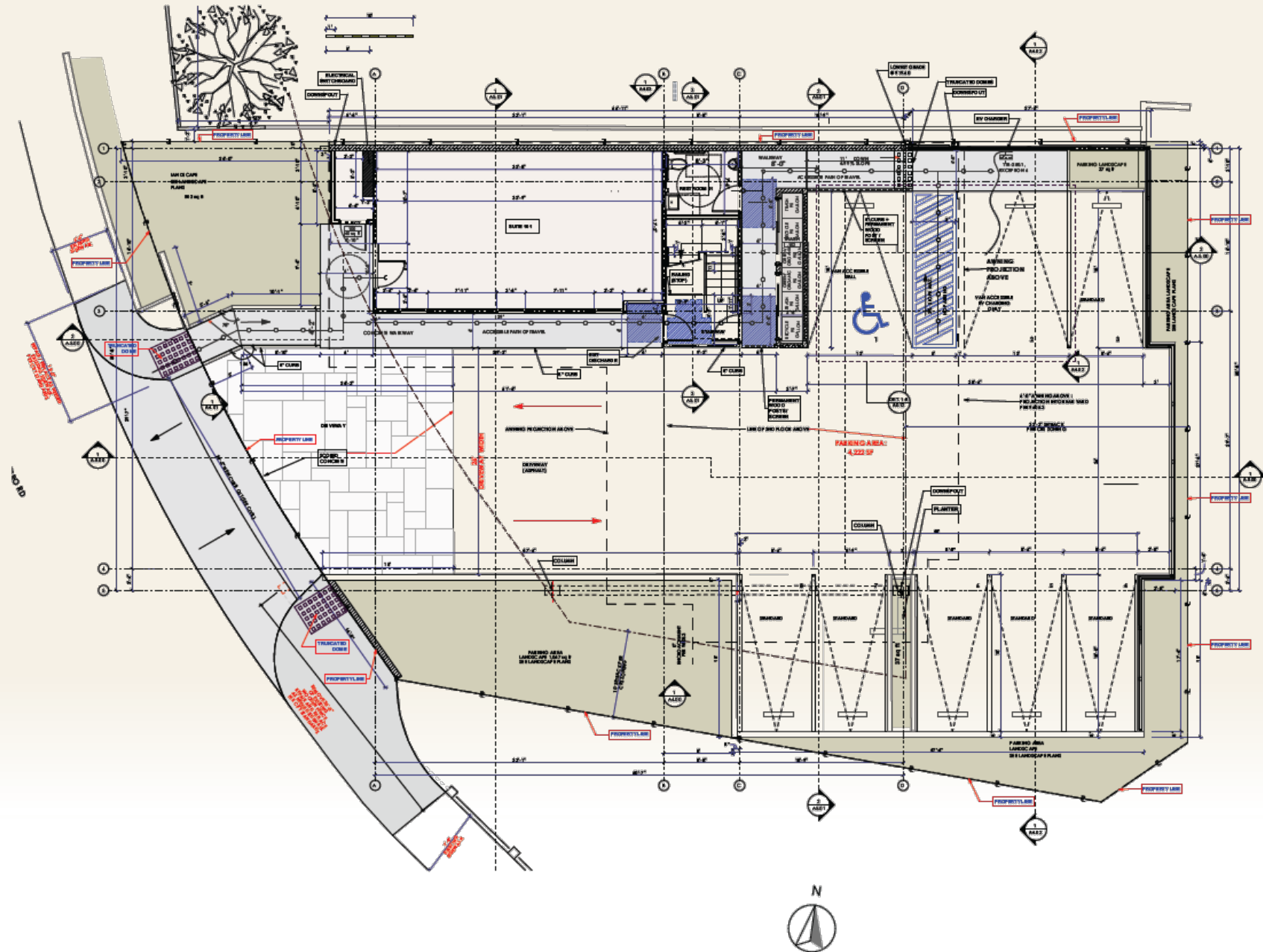


Zoning Overview

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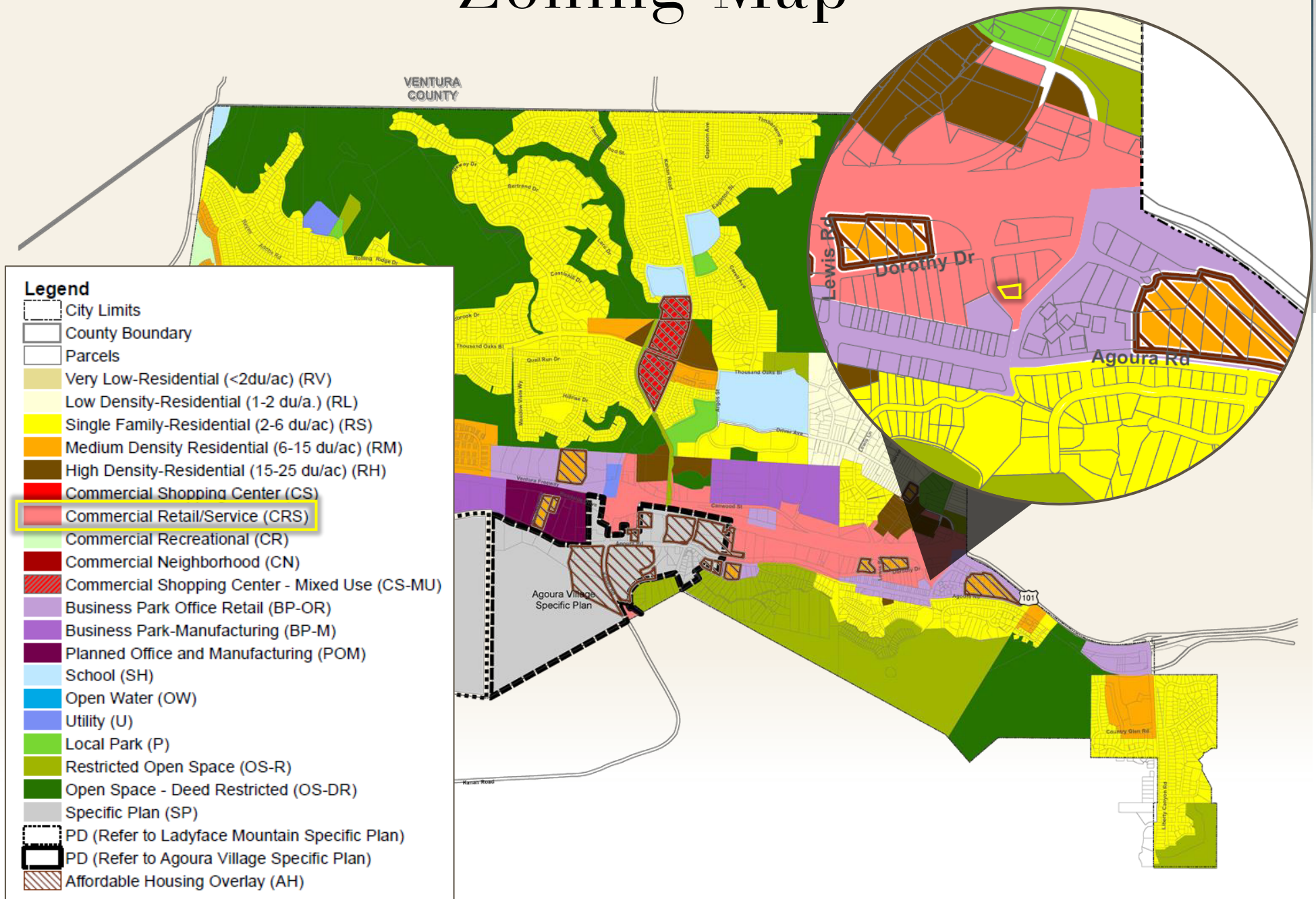


First Level Floor Plan



The site plan illustrates a proposed 10,000 sq. ft. building on a 1.5-acre lot. The building is a large, rectangular structure with a central courtyard and a parking area. The building is surrounded by a 10-foot buffer zone. The site is bounded by Chesebro Rd to the west and a 10-foot buffer zone to the east. The plan includes dimensions for the building, buffer, and lot, as well as labels for various features like parking, buffer, and property lines.

Zoning Map





The Location

5066 Chesebro Road | Agoura Hills, CA 91301



AGOURA

Hills, California

Nestled at the northern edge of the beautiful and serene Santa Monica Mountains and the southern edge of the rolling Simi Hills, the City of Agoura Hills is a very quiet, friendly and family-oriented community. Boasting some of the few paths through the breathtaking Santa Monica Mountains to the paradise beaches of Malibu, and a carefully planned layout to maintain a harmonious balance between residential and business development, Agoura Hills is the ideal location for both raising a family and starting or growing a business.

AFFLUENT DEMOGRAPHICS

The median household income is approximately \$171,944, significantly higher than both the California median of \$96,334 and the Los Angeles-Long Beach-Anaheim metro area median of \$93,525. Per capita income stands at about \$78,264, surpassing the state average of \$47,977.



Location Amenities



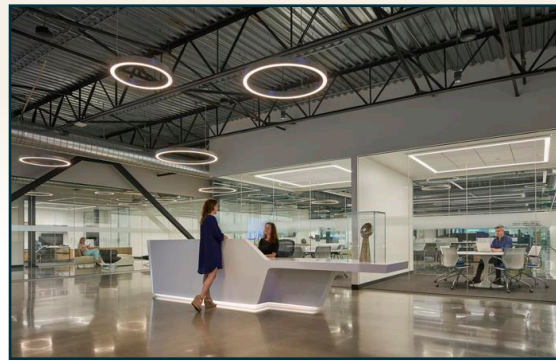
The Community

Agoura Hills is a unique suburban community exemplified by a commitment to the preservation of its history, a high quality of life, a vibrant business community, and environmental sensitivity. The community is renowned for its prosperous nature, committed to excellence, innovation, and sound fiscal policies.

With the quiet neighborhoods and rich history, Agoura Hills is among the most coveted areas to live in the U.S. and hosts the popular Great Race of Agoura. It is listed as one of SafeWise 50 Safest Cities, and has earned that reputation over years. Located just a short drive from the booming commercial areas and nightlife of Los Angeles, the thriving business districts and attractions of Thousand Oaks, and the world-renowned beaches and wineries of Malibu, work and play are never far away.



Agoura Hills City Hall



La Rams Headquarters



Recreation & Event Center

Conejo Valley *Primed for Business*



LOCATION

The Conejo Valley is one of the most affluent areas in the country. It was ranked as one of the top 100 places to live in the country by Money Magazine. The Conejo Valley is a stunning area surrounded by rolling hills, majestic oak trees, and open space.

ACCESSIBILITY

The valley is located about an hours drive north from Downtown L.A., 45 minutes south of Santa Barbara, and about 30 minutes east of Malibu and the ocean. The Valley is an ideal location to live, work, and visit.

CITIES

The Conejo Valley is made up of five main towns/cities: Westlake Village, Thousand Oaks, Oak Park, Agoura Hills, and Newbury Park. Lake Sherwood, which is its own unincorporated community, is also part of the Conejo Valley as well as a portion of the city of Calabasas.

EMPLOYMENT

Many high-tech companies, particularly those in biotechnology, including Amgen, Baxter, General Dynamics Corporation, and Rockwell International are prevalent in the area. It also includes many other tech corporations, especially dot com companies and telecommunications.

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