

5066 Chesebro Rd

AGOURA HILLS, CA 91301

WEST



Boutique Commercial Office/Retail Approved Development Site

KW COMMERCIALSM

5066 Chesebro Road Agoura Hills, CA 91301

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



Each Office Independently Owned & Operated

DESIGN BY CRESC

EAST
EAST

Executive Summary

5066 Chesebro Road



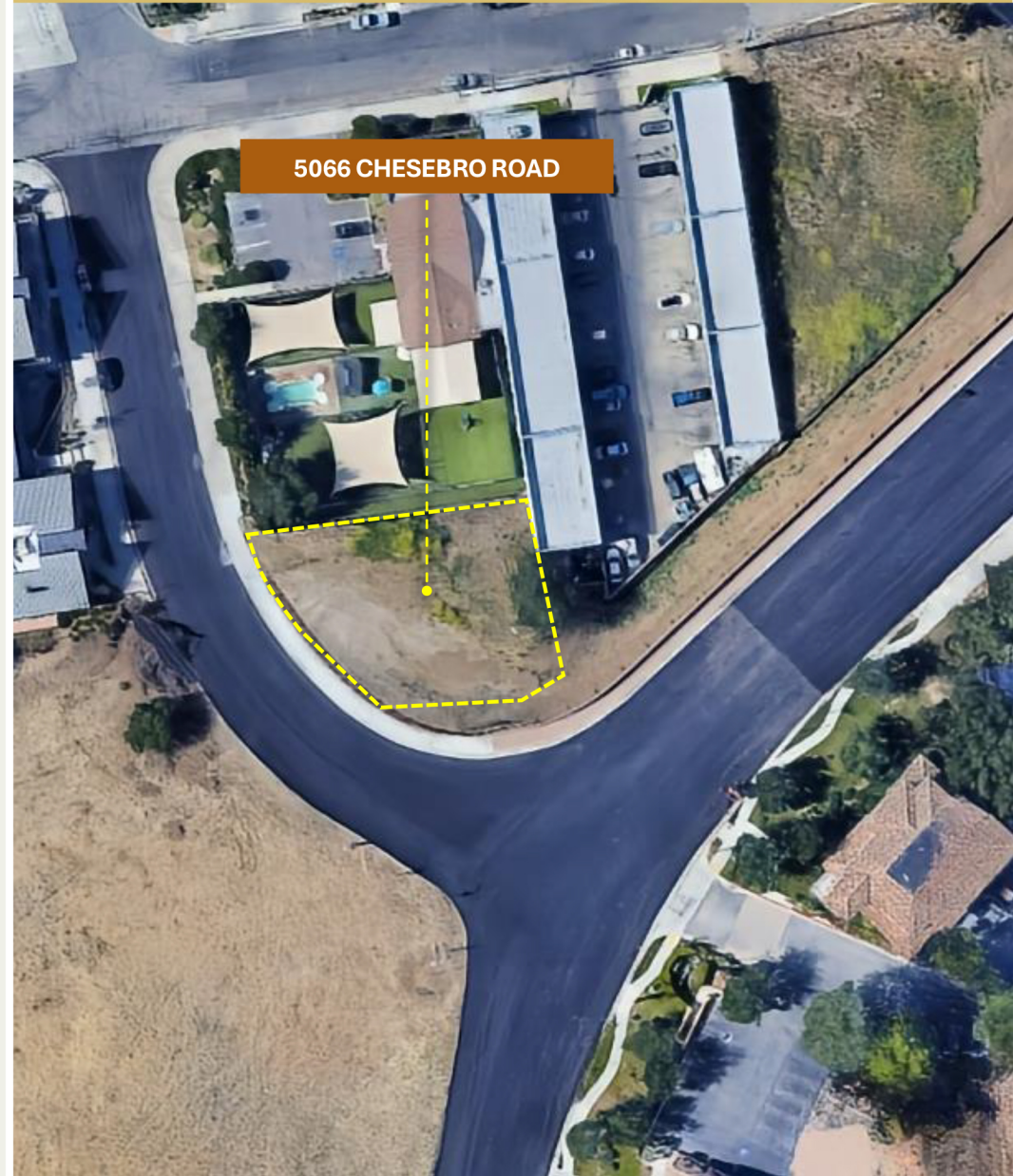
PROPERTY SUMMARY

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)

\$625,000

OFFERING PRICE





Property Overview

Unique opportunity for Investment or Owner User, offering building plans, planning approval entitlements and multiple studies in hand set to develop a striking 2,545 square foot boutique two-story office building. The development site is located in desirable City of Agoura Hills, adjacent to sought after Conejo Valley submarkets; Calabasas/Westlake Village/Thousand Oaks, a short drive to Malibu and proximity access to the 101 freeway.

Investment Highlights

- **Nearby Amenities: Whizin Market Square, many shops and restaurants**
- **Planning Approval**
- **Multiple Studies Available**

EAST



5066 Chesebro Road



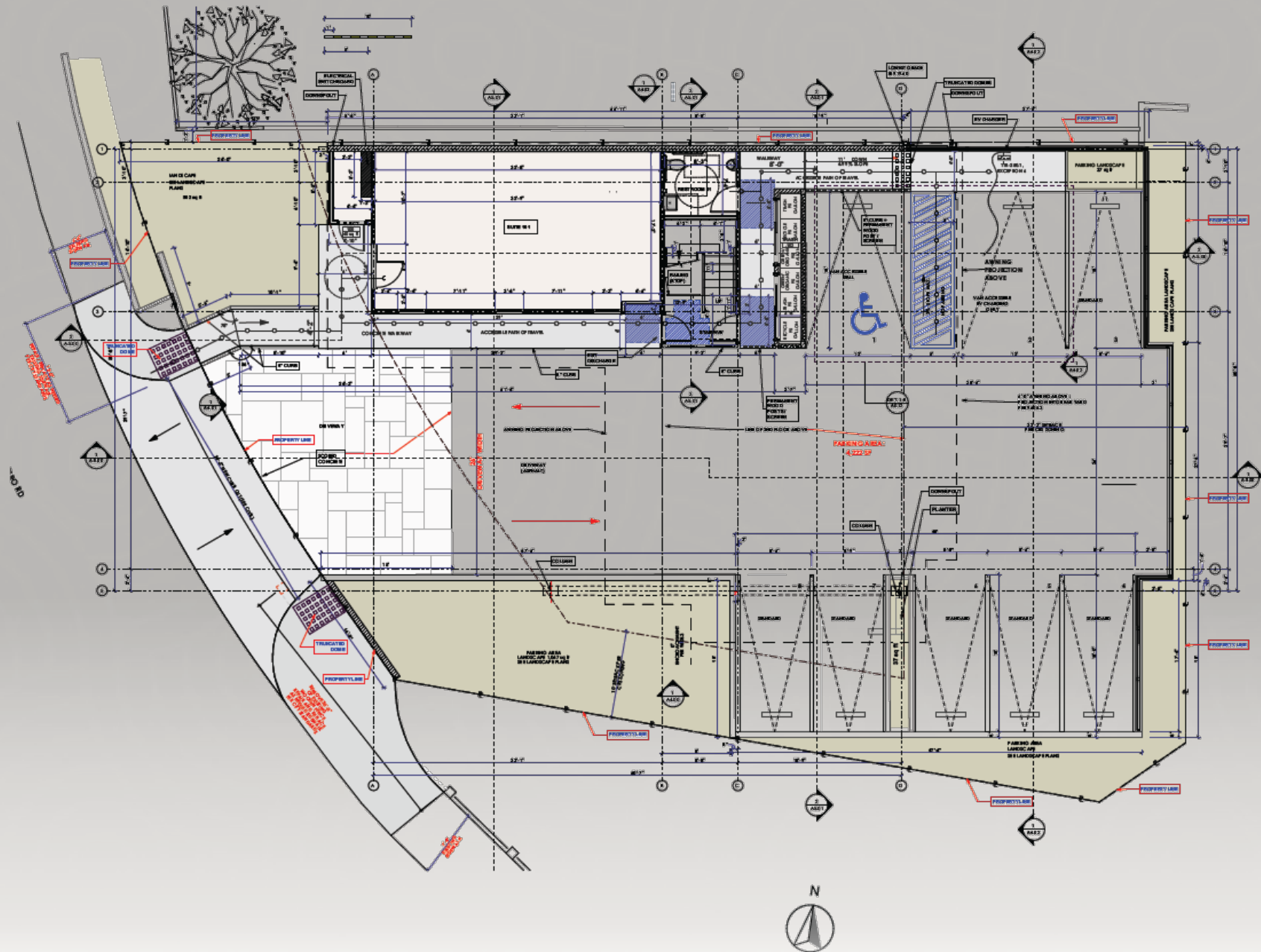
5066 Chesebro Road | Agoura Hills, CA



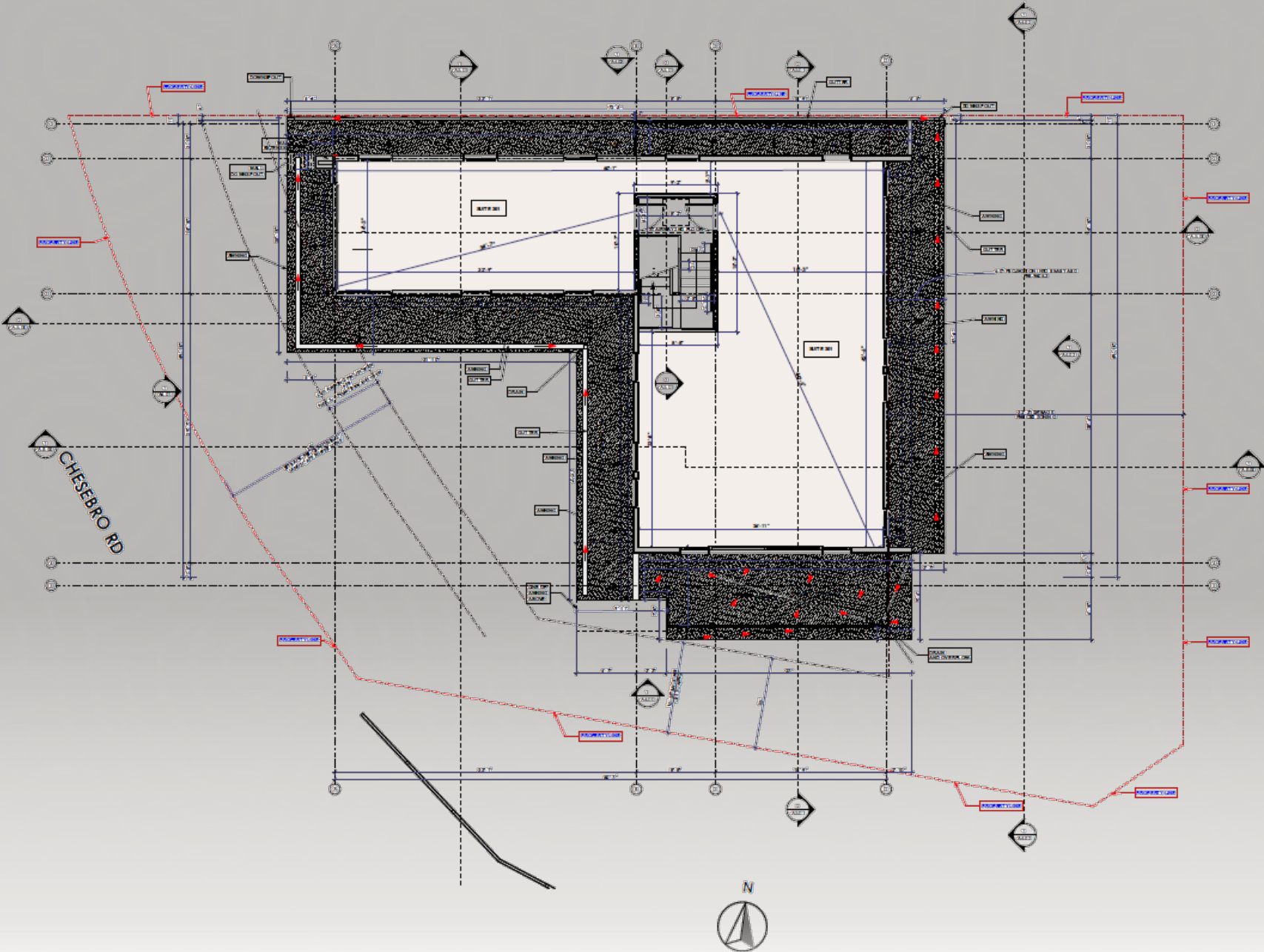
Zoning Overview

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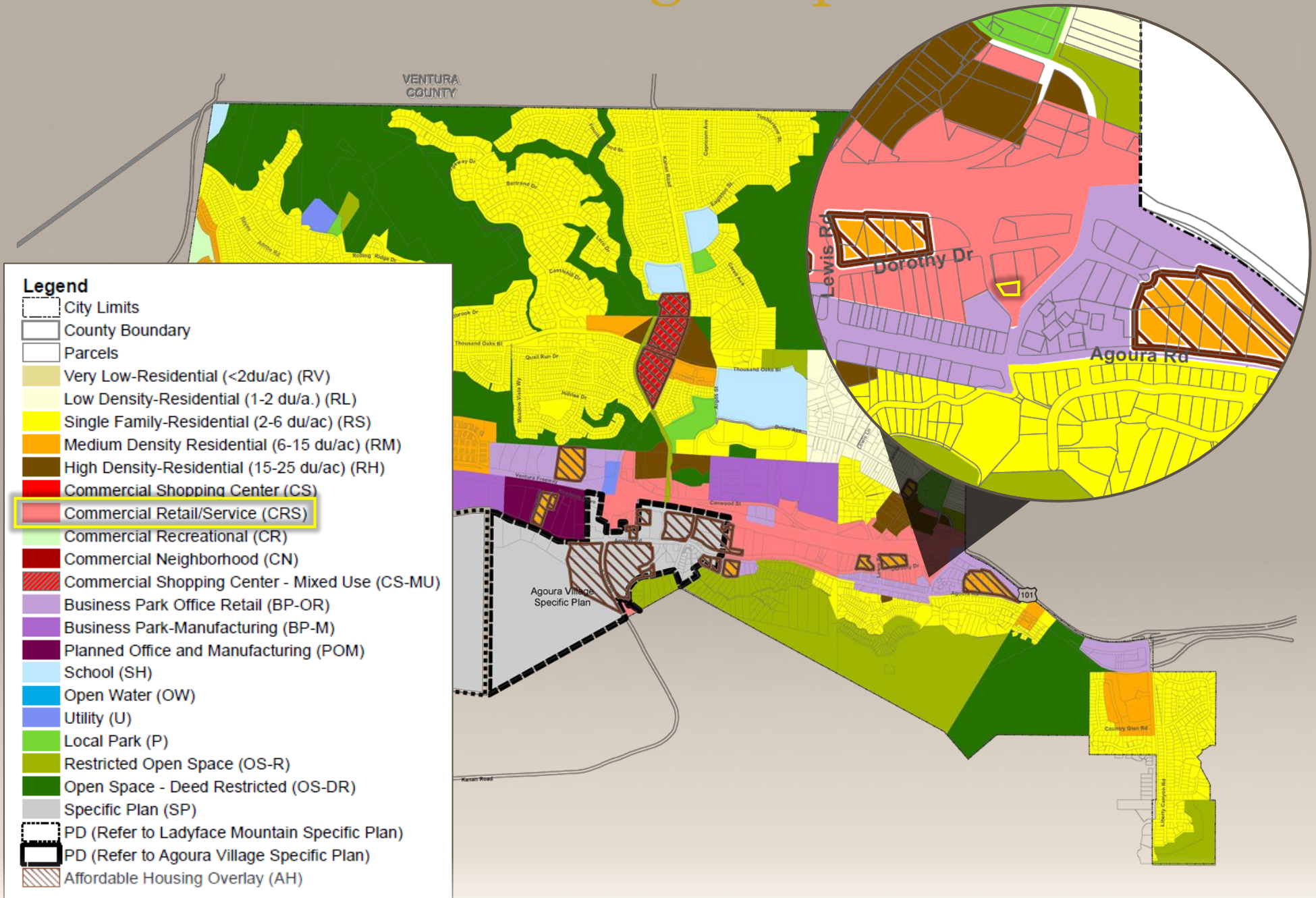
First Level Floor Plan



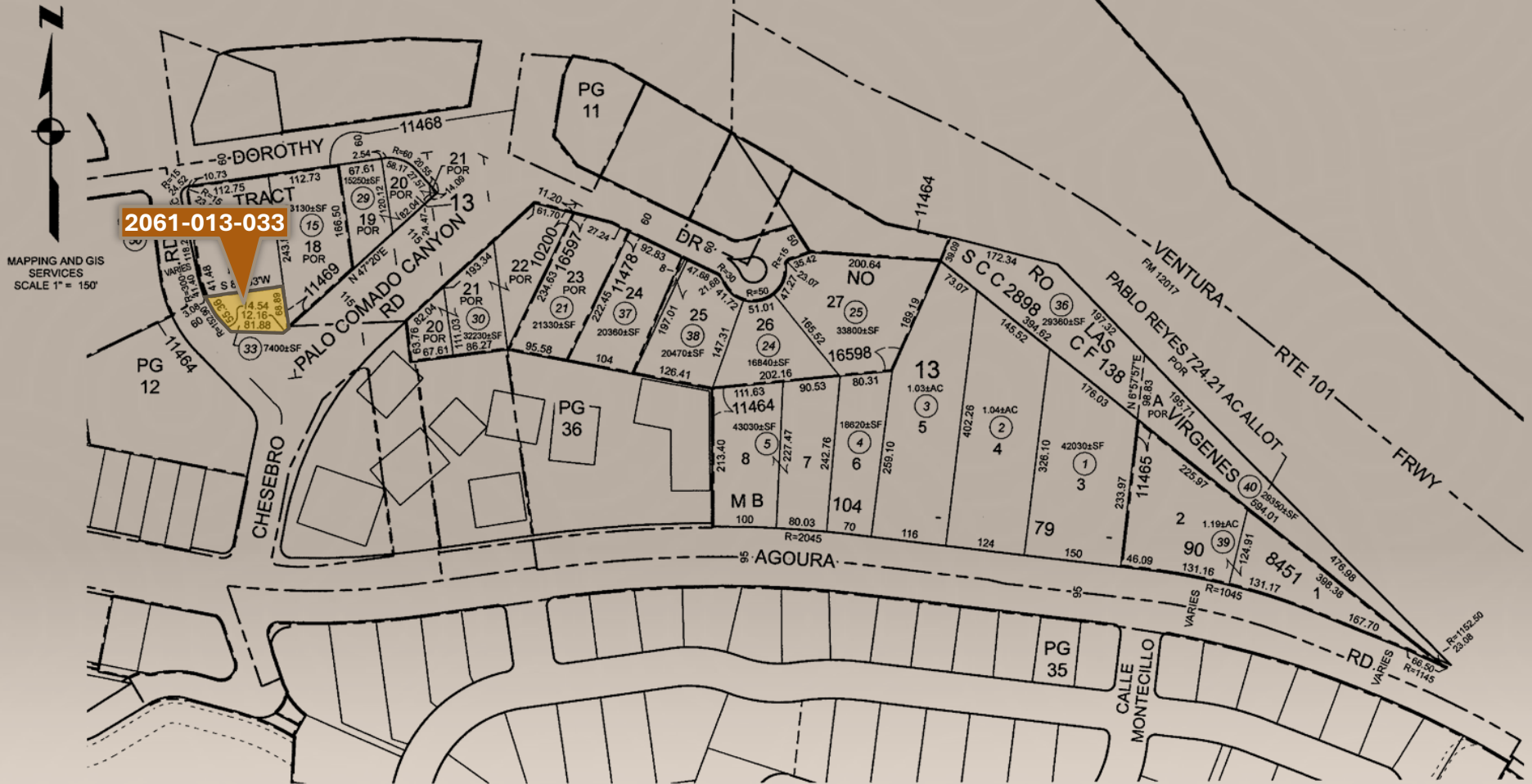
Second Level Floor Plan



Zoning Map



Parcel Map



An aerial photograph of a suburban town with rolling hills and mountains in the background. The town is densely packed with houses and trees. A major road, likely a highway, runs through the center of the town, with several lanes and a median. There are several roundabouts and intersections visible. The sky is clear and blue. The overall scene is bright and sunny.

Location Overview

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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.



20,008
POPULATION



\$972,000
MEDIAN HOME PRICE



\$157,930
MEDIAN HH INCOME

Small Town Feel, Big City Access

PREMIER AGOURA HILLS LOCATION



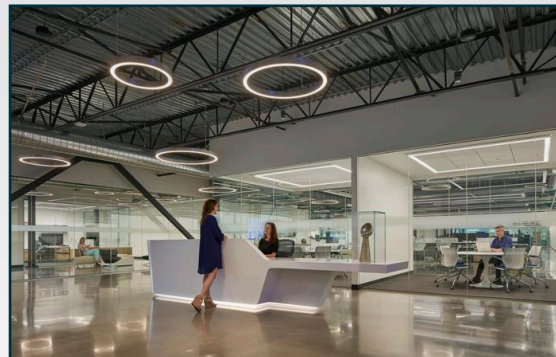
Community Snapshot

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 PROGRESS



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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