



Canwood Agoura Hills

28661 Canwood Street
Agoura Hills, CA 91301

Land Offering

Prepared by

Jack Dwyer

Senior Vice President

805 446 2400 • 818 865 1200

jdwyer@naicapital.com

CA BRE Lic. #00468626

NAI Capital, Inc

2555 Townsgate Road, Suite 320

Westlake Village, CA 91361

naicapital.com

Executive Summary

Dear Interested Party:

We are pleased to exclusively represent the Successor Agency to the Agoura Hills Redevelopment Agency in the sale of one of the area's most prominent available Business Park Zoned land parcels within the Ventura Freeway Technological Corridor. This offering is caused by the collapse of Redevelopment Districts by the State of California.

Location

The 4.66 acre parcel is located in the city of Agoura Hills and the county of Los Angeles. The parcel is located on the North side of the Ventura Freeway (US 101) and has 250 feet of frontage on the North side of Canwood. Canwood Street is a frontage Road to the North side of the Freeway. It is positioned centrally between the US 101 off ramps of Kanan Road to the West and Chesebro Road to the East. Kanan Road is a main arterial from the Ventura Freeway to the Pacific Coast Highway, the ocean community of Malibu, and others.

Neighbors

The property is surrounded by high quality new development, with existing freeway oriented office, industrial, retail, hospitality and multifamily residential projects. Projects include: Trader Joes, Homewood Suites Hotel, Reeds Furniture, the City of Agoura Hills Post Office, Agoura Business Center, The Shops at Oak Creek Retail Center, NW Rugs and the Agoura Design Center (with Ethan Alan, Sit N Sleep and others). It is bound to the East by the Poe Development's successful low vacancy 500,000 sf Agoura Hills Business Park and to the West by another multi-tenant 103,000 sf Business Park, soon to be constructed by the Poe Development Company.

Zoning

The property is zoned BP-M-FC (Business Park-Manufacturing-Freeway Corridor). The zoning allows a broad band of uses including, but not limited to, office, research and development, light industrial, senior residential projects, theatres, restaurants and many more. All uses will minimally require a development permit or a conditional use permit. Additionally the prominence of the site warrants the Scenic Corridor designation giving the City of Agoura Hills broad discretion of the architecture, placement and development of the parcel.

Prior to the City acquisition in 2007 the former owners were approached by self-storage developers which caused the ownership to investigate the possibility of self-storage. Their homework suggested the parcel could have substantial value as a multi-use self-storage project even though the city had placed a restriction in the zone to preclude self-storage development. New apartments were being developed less than one block to the West and a new senior's residential complex was being completed two blocks to the East. In 2005 they presented a project for pre-screen to the City Council

and received a unanimous recommendation from the Council to proceed in the process of revising the zoning prohibition. Later, the City encouraged the family to pursue a Condition Use Permit "CUP", which would not require a rezone.

Recent developments within the Agoura Hills portion of the US 101 Corridor include: a new home for the Agoura Hills Park and Recreation District, the 44 acre headquarters campus for the Conrad Hilton Foundation, the Ridge which is a high quality 60,000 + sf office condominium facility By Scheu Development, the Hampton Inn Suites and many others.

Offering

Subject property is valued at \$2,950,000 and is offered exclusively for sale by NAI Capital through the agency of Jack Dwyer, CCIM

Offer Procedure

All proposed Buyers who wish to submit an offer are requested to submit on the Standard Offer, Agreement and Escrow Instructions for Vacant Land form as published by the American Industrial Real Estate Association (AIR) form with transmittal letter Buyer's on letterhead. All Buyers are required to provide clear verifiable documentation of their financial capacity to complete the transaction as proposed. Additionally, a brief biography of the Buyer with transactional documentation in the discipline of intended development is a required inclusion.

Property Specifics

Assessor's Parcel

Los Angeles County Assessor's Parcel 2048-012-025

Parcel Area

The parcel area is approximately 4.66 acres.

Reports

The Seller will provide an older soils report, a 2008 Phase I environmental and 2008 Phase II environmental report. No other reports will be provided.

Available Review Materials

In Addition to the materials furnished in this package, the brokers will have the following additional documents available as electronic files:

1. Demographic Studies
2. An unrecorded Boundary survey
3. Preliminary Title Report
4. City Zoning Use Matrix

Please call the undersigned for further information.

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Commercial Real Estate Services, Worldwide.

Aerial View
500 Ft. Radius



Surrounding Area



Annadale Residential Condominiums



Archstone Luxury Apartments
256 Units



Agoura Hills Post Office



Agoura Hills Business Center
500,000 SF Multi-Tenant Industrial

Surrounding Area



Homewood Extended Stay Hotel



Tutor Time Children's Day Care



NW Rugs
22,000 SF



Senior Housing



Agoura Design Center
120,000 SF w/Ethan Allen, City Leather, etc.



Eagle Plaza
12,000 SF Furniture

Surrounding Area



11
La Z Boy and Wicke's Furniture
38,000 SF



12
Conrad Hilton Foundation



13
Hampton Inn & Suites



14
The Ridge
60,000 Luxury Office Condos

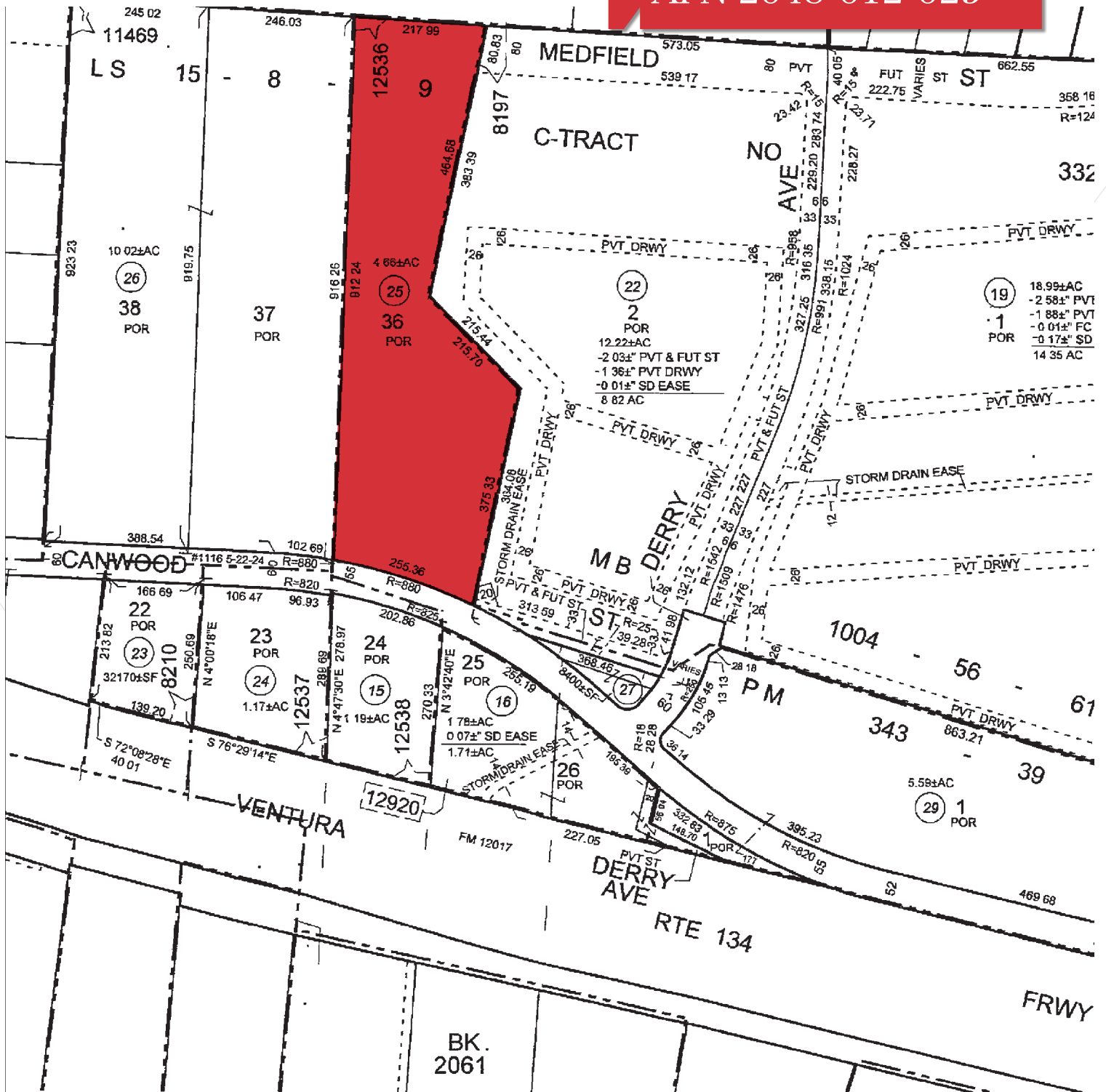


15
Trader Joe's



16
The Shops at Oak Creek
36,182 SF

Parcel Map
APN 2048-012-025









Topographic Map
Contours Every 5 Ft.



Canwood Agoura Hills Sales Comparables





Costar Comps 1.5-10 Acres 6 years 3-3-14

1	28661 Canwood St - Vacant Land	SOLD
<p>Agoura Hills, CA 91301 Los Angeles County</p> <p>Sale Date: 09/18/2008 (218 days on mkt) Land Area: 202,990 SF (4.66 AC)</p> <p>Sale Price: \$4,100,000 - Confirmed Lot Dimensions: Irregular</p> <p>\$/SF Land Gross: \$20.20 (\$879,828.33/AC) Proposed Use: Commercial [Partial List]</p> <p>Parcel No: 2048-012-025</p> <p>Comp ID: 1600455 Sale Conditions: 1031 Exchange, Redevelopment Project</p> <p>Research Status: Confirmed</p>		
		
2	Chesebro Rd @ 101 Freeway	SOLD
<p>Agoura, CA 91301 Los Angeles County</p> <p>Sale Date: 01/16/2008 Land Area: 128,938 SF (2.96 AC)</p> <p>Sale Price: \$3,975,000 Lot Dimensions: -</p> <p>\$/SF Land Gross: \$30.86 (\$1,344,267.84/AC) Proposed Use: General Freestanding [Partial List]</p> <p>Parcel No: 2061-010-006, 2061-010-007, 2061-010-008, 2061-010-015, 2061-010-016, 2061-010-017</p> <p>Comp ID: 1470338 Sale Conditions: Partial Interest Transfer</p> <p>Research Status: Research Complete</p>		
		
3	Cross Creek Rd @ Civic Center Way	SOLD
<p>Malibu, CA 90265 Los Angeles County</p> <p>Sale Date: 10/06/2009 Land Area: 263,102 SF (6.04 AC)</p> <p>Sale Price: \$4,000,000 Lot Dimensions: Irregular</p> <p>\$/SF Land Gross: \$15.20 (\$662,251.66/AC) Proposed Use: Commercial</p> <p>Parcel No: 4458-022-001, 4458-022-022</p> <p>Comp ID: 1799274 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		
4	95 Duesenberg Dr	ESCROW
<p>Thousand Oaks, CA 91362 Ventura County</p> <p>Asking Price: \$3,200,000 Sale Type: Investment</p> <p>\$/SF Land Gross: \$34.33 (\$1,495,327.10/AC) Land Area: 93,218 SF (2.14 AC)</p> <p>Days on Market: 467 Lot Dimensions: Irregular</p> <p>Sale Status: Escrow Proposed Use: Commercial [Partial List]</p> <p>Parcel No: 0081-2212, 0081-2228 [Partial List]</p> <p>Sales Condition: -</p>		
		
5	Mitchell Rd	SOLD
<p>Thousand Oaks, CA 91320 Ventura County</p> <p>Sale Date: 11/04/2013 Land Area: 108,900 SF (2.50 AC)</p> <p>Sale Price: \$750,000 - Confirmed Lot Dimensions: -</p> <p>\$/SF Land Gross: \$6.89 (\$300,000.00/AC) Proposed Use: Unknown</p> <p>Parcel No: 667-0-060-705</p> <p>Comp ID: 2899781 Sale Conditions: -</p> <p>Research Status: Confirmed</p>		
 <p>Image Coming Soon</p>		
6	13950 Peach Hill Rd	SOLD
<p>Moorpark, CA 93021 Ventura County</p> <p>Sale Date: 05/25/2010 Land Area: 121,097 SF (2.78 AC)</p> <p>Sale Price: \$1,103,960 Lot Dimensions: -</p> <p>\$/SF Land Gross: \$9.12 (\$397,107.91/AC) Proposed Use: -</p> <p>Parcel No: 512-0-440-025</p> <p>Comp ID: 1927962 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		

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Canwood Agoura Hills Sales Comparables

Costar Comps 1.5-10 Acres 6 years 3-3-14

7	21521 Rinaldi St	SOLD
<p>Chatsworth, CA 91311 Los Angeles County</p> <p>Sale Date: 04/10/2013 Land Area: 193,842 SF (4.45 AC)</p> <p>Sale Price: \$5,000,000 - Full Value Lot Dimensions: -</p> <p>\$/SF Land Gross: \$25.79 (\$1,123,595.51/AC) Proposed Use: -</p> <p>Parcel No: 2722-001-030, 2723-004-006, 2723-004-019, 2723-004-020, 2723-004-022</p> <p>Comp ID: 2739151 Sale Conditions: -</p> <p>Research Status: Full Value</p>		
		
8	29508 Roadside Dr	ESCROW
<p>Agoura Hills, CA 91301 Los Angeles County</p> <p>Asking Price: \$3,980,000 Sale Type: Investment</p> <p>\$/SF Land Gross: \$16.00 (\$697,022.77/AC) Land Area: 248,728 SF (5.71 AC)</p> <p>Days on Market: 1377 Lot Dimensions: Irregular</p> <p>Sale Status: Escrow Proposed Use: Hold for Investment [Partial List]</p> <p>Parcel No: 680-0-178-085</p> <p>Sales Condition: -</p>		
		
9	29508 Roadside Dr	SOLD
<p>Agoura Hills, CA 91301 Los Angeles County</p> <p>Sale Date: 06/16/2009 Land Area: 248,728 SF (5.71 AC)</p> <p>Sale Price: \$2,700,000 Lot Dimensions: Irregular</p> <p>\$/SF Land Gross: \$10.86 (\$472,854.64/AC) Proposed Use: Hold for Investment [Partial List]</p> <p>Parcel No: 2061-004-030</p> <p>Comp ID: 1727265 Sale Conditions: Auction Sale</p> <p>Research Status: Research Complete</p>		
		
10	E Thousand Oaks Blvd - C2 Zoned Acreage	SOLD
<p>Thousand Oaks, CA 91362 Ventura County</p> <p>Sale Date: 06/04/2009 Land Area: 119,354 SF (2.74 AC)</p> <p>Sale Price: - Lot Dimensions: Irregular</p> <p>\$/SF Land Gross: - Proposed Use: Hold for Investment</p> <p>Parcel No: 670-0-170-120, 670-0-170-150</p> <p>Comp ID: 1721600 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		

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