



ATLAS

EVERY DREAM BEGINS WITH REAL ESTATE™

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2.62 acre lot zoned commercial planned development

27300 AGOURA RD

CALABASAS CA , 91302

Property Overview

- ✓ Prime Location: This parcel is located in a highly desirable area with easy access to major highways and thoroughfares, making it an attractive destination for businesses, customers, and residents alike.
- ✓ Multi-use: The 2.62-acre lot offers ample space for a variety of commercial uses, including retail, office, and mixed-use developments. Additionally Senate Bill 6 was signed into law 9/28/22 and allows residential development on property zoned commercial starting 07/01/23.
- ✓ High Visibility: The land offers excellent visibility from major roads, which helps drive foot traffic and increases brand recognition for businesses that occupy the space.
- ✓ Growing Market: The surrounding area is experiencing significant growth, which creates a strong demand for commercial and residential real estate. This growth trend is expected to continue in the future, providing an opportunity for long-term investment returns.
- ✓ Established Infrastructure: The development is located in an area with established infrastructure, including water, sewer, and electric utilities, which reduces the cost and time required for site preparation and construction.

**27300 AGOURA RD
CALABASAS CA, 91302**

OFFERING PRICE	\$2,495,000
PARCEL NUMBER	2064-005-015
LOT SIZE	114,127 SF
PRICE/ SF	\$21.86
ZONING	CPD



*BUYER TO CONDUCT THEIR OWN DUE DILIGENCE AND VERIFY ACCURACY



Area Overview

Calabasas is a highly desirable for real estate development, located in the western part of Los Angeles County. The city is known for its luxurious homes, upscale shopping centers, and beautiful parks and nature reserves. It is a sought-after location for both commercial and residential properties due to its affluent community, strong economy, and close proximity to major metropolitan areas.

This area is home to many high-profile celebrities and executives, adding to its allure and exclusivity. The city's well-regarded public schools and low crime rate also make it a desirable place to live and work. The city's economy is thriving, with many successful businesses in various industries, including technology, entertainment, and finance.

From a commercial perspective, Calabasas offers a range of opportunities, including retail centers, office parks, and industrial facilities. The city has several well-known shopping centers, including The Commons at Calabasas, which features a variety of high-end retailers and restaurants. Additionally, the city's proximity to major highways and airports makes it a convenient location for businesses.

For residential real estate development, Calabasas offers a range of opportunities, from luxurious single-family homes to upscale apartments and condominiums. The city's affluent population provides a strong consumer base for any new residential developments. Additionally, the city's natural beauty and recreational amenities, including parks, hiking trails, and golf courses, contribute to its high quality of life.

Overall, Calabasas is an ideal for real estate development, offering a desirable combination of location, affluence, and quality of life. Whether you're looking to develop a commercial or residential property, Calabasas provides a range of opportunities and a high potential for success.

CPD ZONING USAGES

- **Commercial Developments:** CPD zoning typically allows for various commercial uses, such as retail stores, restaurants, office buildings, shopping centers, and other commercial activities.
- **Mixed-Use Developments:** In some cases, CPD zoning might permit mixed-use developments, combining commercial and residential spaces within the same project.
- **Residential Developments:** Depending on the specific CPD zoning regulations, residential developments might be allowed. This could include single-family homes, multi-family apartments, townhouses, or condominiums.
- **Institutional and Community Services:** Certain community-oriented services, like schools, places of worship, or healthcare facilities, may be permitted in CPD zones.
- **Specialized Uses:** Some CPD zones might be designated for specific purposes, such as industrial parks, medical campuses, or research and development centers.



Demographic Category	Calabasas, CA	Agoura Hills, CA
Population (2020)	Approx. 24,000	Approx. 21,500
Median Age	43.4 years	45.6 years
Median Household Income (2019)	\$117,000	\$122,000
Median Home Value (2019)	\$1,200,000	\$1,050,000
Racial Composition (approximate percentages)		
White	76%	84%
Asian	10%	7%
Hispanic/Latino	8%	6%
African American	1%	1%
Other	5%	2%
Educational Attainment (population aged 25+)		
High School or Higher	97%	96%
Bachelor's Degree or Higher	65%	68%
Master's Degree or Higher	28%	31%

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20 min drive to the ocean



27300 Agoura Rd



- TARGET
- COSTCO WHOLESALE
- IN-N-OUT BURGER
- STAPLES
- FOUR SEASONS Hotels and Resorts
- CHIPOTLE MEXICAN GRILL
- BARNES & NOBLE
- PETSMART for the love of pets

- Ralphs fresh fare
- LA FITNESS
- IHOP RESTAURANT
- the Habit BURGER GRILL
- REGENCY THEATRES CELEBRATING 25 years
- TRADER JOE'S

- EREWHON ORGANIC GROCER & CAFE
- The Cheesecake Factory BAKERY
- Philz Coffee
- STARBUCKS COFFEE
- McDonald's
- TACO BELL
- Albertsons

