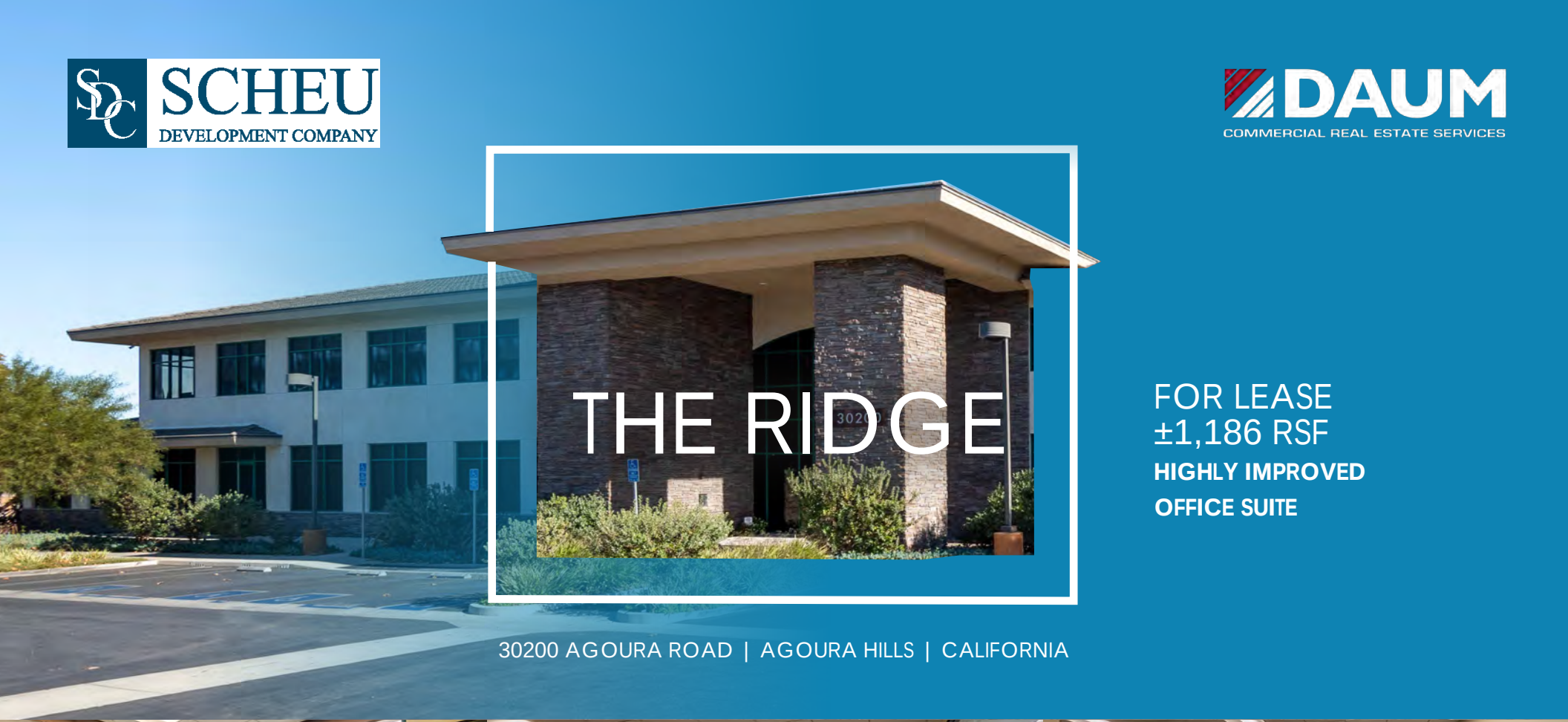
SCHEU
DEVELOPMENT COMPANY

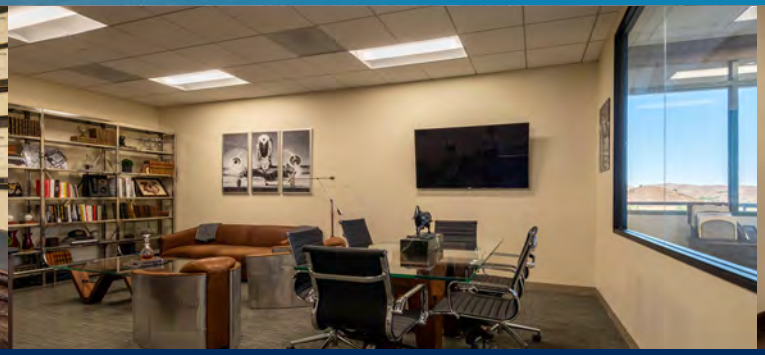
DAUM
COMMERCIAL REAL ESTATE SERVICES



THE RIDGE

FOR LEASE
±1,186 RSF
HIGHLY IMPROVED
OFFICE SUITE

30200 AGOURA ROAD | AGOURA HILLS | CALIFORNIA



UNIQUE LEASE OPPORTUNITY

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT
P: 805.384.8830
E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM
CA LICENSE: #00773787

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PROPERTY FEATURES

- Two Executive Private Offices
- Reception Area & Open Areas with Sinks
- Built-Ins Included
- Majestic Views
- Separately Metered Electrical
- Ample Surface Parking
- $2.65/per RSF, Modified Gross
- Project Provides a Large Conference Room, Available on a Reservation Basis

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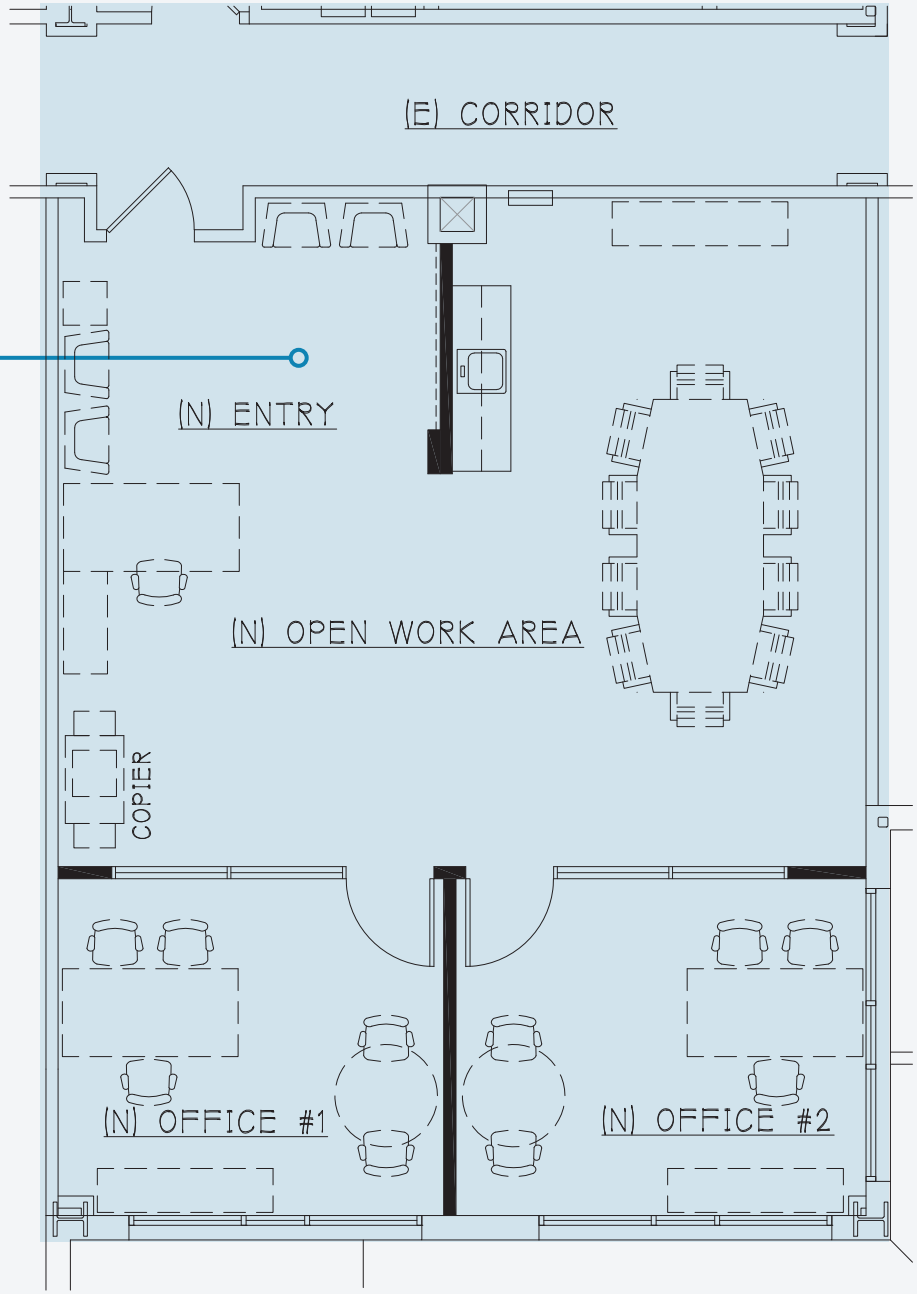
30200 AGOURA RD
1,186 RSF



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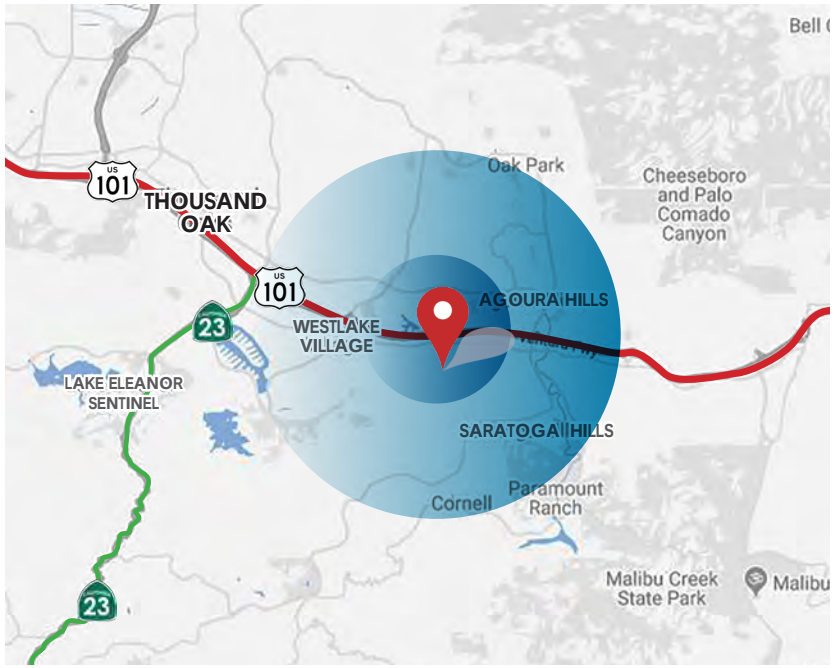
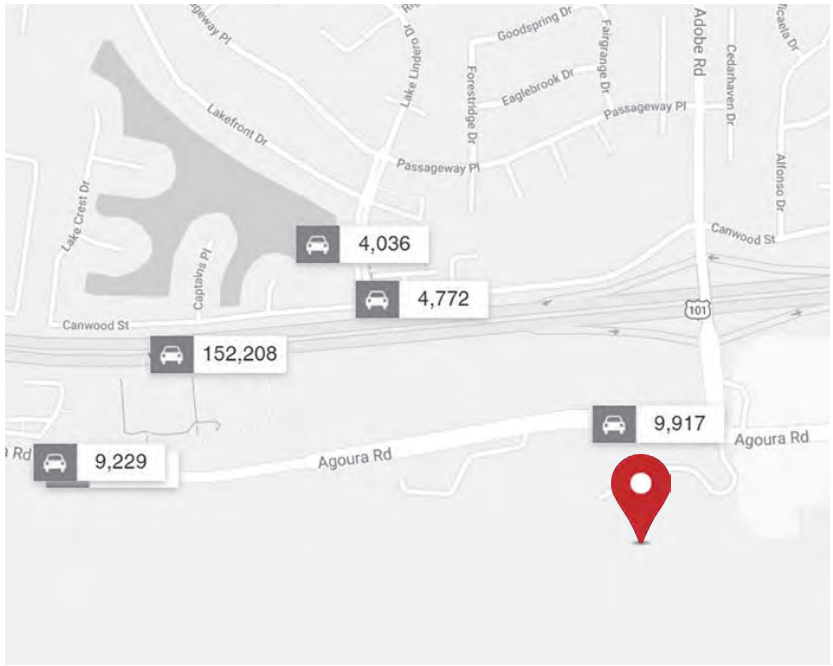


Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	6,887	46,662	85,280
2018 Estimate	6,792	45,889	83,836
2010 Census	6,688	44,476	81,082
Average Age:	41.90	42.80	42.10
Pop Growth 2019-2024:	0.99%	0.46%	1.07%
HH Growth 2014-2024:	1.62%	0.38%	0.95%
2018 Med Household Income	$153,502	$115,424	$111,097
2019 Avg Household Income	$170,332	$147,253	$142,807
Total Specified Consumer Spending ($)	$92,277	$612,082	$1,161,838
Employment:			
Total Businesses	668	4,549	6,849
Employees	8,603	46,567	69,143



Traffic Count

Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subect
Agoura Rd	Reyes Adobe Rd	0.06 E	9,917	0.12
Agoura Rd	Agoura Ct	0.03 E	9,433	0.30
Canwood St	Lake Lindero Dr	0.05 W	4,772	0.33
Lake Lindero Dr	Lakefront Dr	0.04 N	4,036	0.41
Ventura Fwy	Reyes Adobe Rd	0.49 E	152,208	0.46
Agoura Rd	Flintlock Ln	0.21 W	9,342	0.53
Agoura Rd	Flintlock Ln	0.20 W	9,229	0.54
Reyes Adobe Rd	W Rainbow Crest Dr	0.03 S	12,564	0.63
Ventura Fwy	Reyes Adobe Rd	0.52 W	118,983	0.65
Canwood St	Strawberry Hill Dr	0.06 W	3,146	0.78

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I have been renting office space as an attorney for 42 years. During that time, first in Beverly Hills for 14 years, then in Westlake Village for the last 28 years, I have had my own space.

Working with Mark Scheu and his staff, most especially, Katie Palmquist, has been a pleasure. Katie helped me tremendously with the design issues and was always promptly responsive. Mark Scheu has always kept his word with me and is also quite responsive. Both Mark and Katie are lovely, kind and helpful people. I am grateful I found my space in one of Mr. Scheu's buildings because it is very well maintained, and they are responsive anytime we have a problem even if it is just a small problem such as a light being out.

BOBETTE FLEISHMAN ESQ. | BOBETTE FLEISHMAN, A PROFESSIONAL LAW CORPORATION

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