

28210 & 28216

DOROTHY DRIVE

AGOURA HILLS | CALIFORNIA



NEW HIGH END CREATIVE SPEC SUITES DELIVERING Q3 2020! 1,629 SF, 1,695 SF COMBINED 3,324 SF

FOR LEASE

AC3 • AGOURA CREATIVE CAMPUS CENTER

CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

MICHAEL WURTZEL

P: 805.384.8843 | C: 213.705.6454

E: mwurtzel@daumcommercial.com

CA License #01916821

SHAUN BIENIEK

P: 805.384.8885

E: sbieniek@daumcommercial.com

CA License #01374562

**DAUM**
COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

ONCOR INTERNATIONAL | www.daumcommercial.com

FOR LEASE

AC3 • AGOURA CREATIVE CAMPUS CENTER
Amenities Map

28210 & 28216 DOROTHY DRIVE

AGOURA HILLS | CALIFORNIA



Google Earth

© 2018 Google

28210 & 28216

DOROTHY DRIVE

AGOURA HILLS | CALIFORNIA



AGOURA CREATIVE CAMPUS CENTER

Nearing completion of an extensive redesign & remodel to be one of the premier creative office complexes along the 101 Tech Corridor in affluent Agoura Hills, CA between Calabasas and Westlake Village. Spaces are customizable to meet Tenant needs and ideally suited for Tech, App, Internet, Legal, CPA, Advertising and other high image office users.

AC3 has excellent visibility from and proximity to Ventura (101) Freeway at Chesebro Rd. minutes from San Fernando Valley, Calabasas, the entire Conejo Valley with easy access to Simi Valley and all of Ventura County.

The Region's only Tesla Service Center is located on the other side of 101 Freeway on Canwood St.

Join Area Corporate Offices including; Spirent Communications, Harbor Freight Tools, Alcatel-Lucent, Cheesecake Factory, Helmet House, On Assignment, IXIA, Esoterix, M Fredric, Novastor, Cydcor, Teradyne, Zebra Technologies, Farmers, LA Rams, Conrad Hilton Foundation.

FOR LEASE

AC3 • AGOURA CREATIVE CAMPUS CENTER

Site Plan

28210 & 28216 DOROTHY DRIVE

AGOURA HILLS | CALIFORNIA



FOR LEASE

AC3 • AGOURA CREATIVE CAMPUS CENTER

28210 Dorothy - Available Space, Floor Plan and Demise Plans

28210

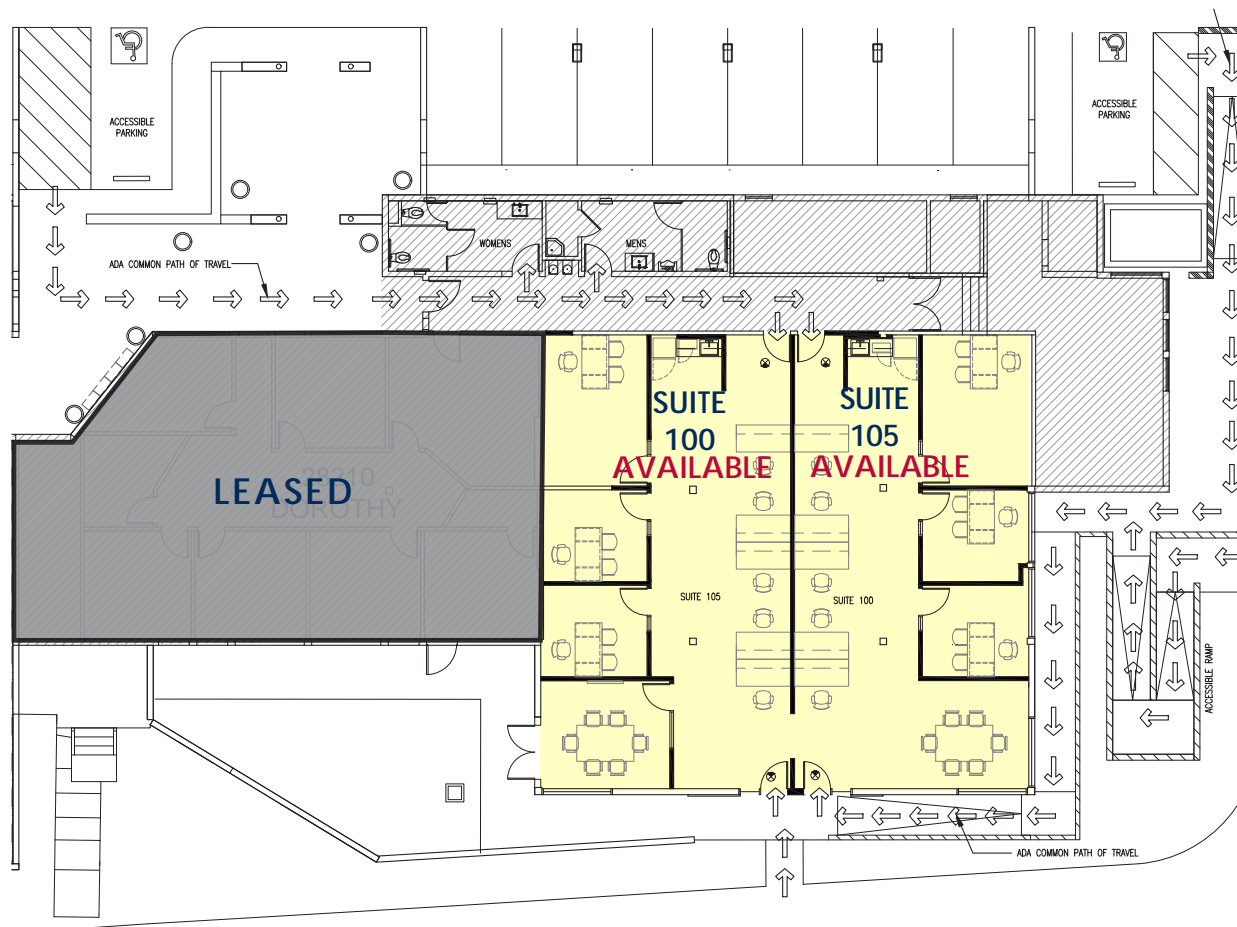
DOROTHY DRIVE

AGOURA HILLS | CALIFORNIA

28210 DOROTHY FIRST FLOOR

DEMISE PLAN A

SUITE	SQ FT
100	±1,629
105	±1,695
TOTAL	±3,324



FOR LEASE

AC3 • AGOURA CREATIVE CAMPUS CENTER

28210 Dorothy - Available Space, Floor Plan and Demise Plans

28210

DOROTHY DRIVE

AGOURA HILLS | CALIFORNIA

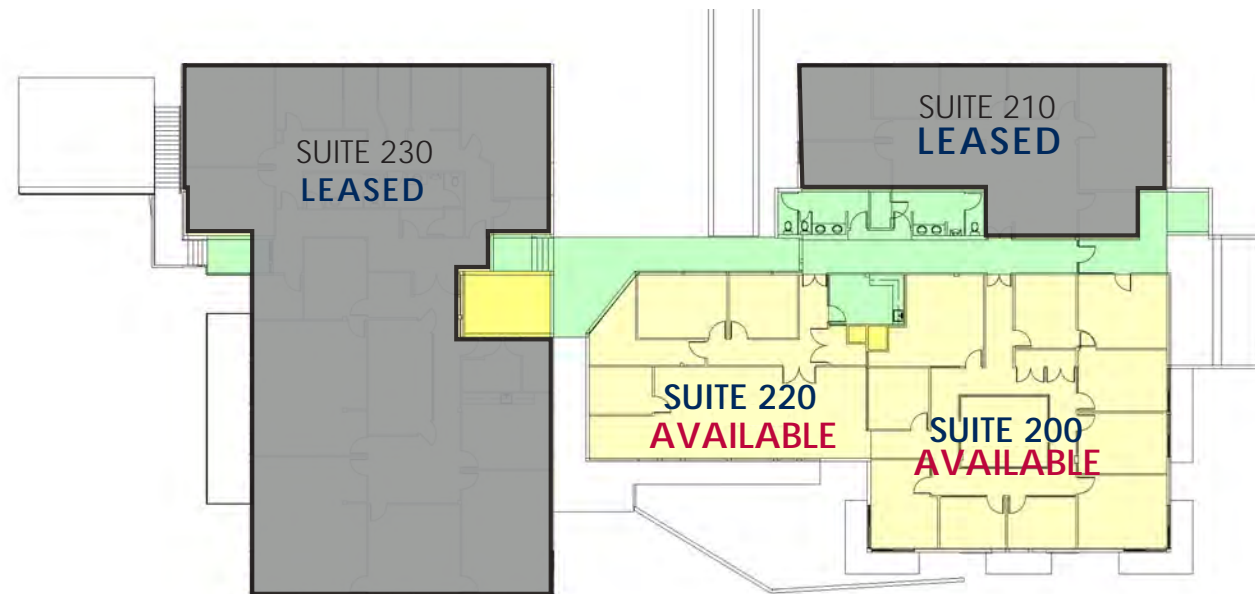


SUITE 220

28210 DOROTHY SECOND FLOOR

DEMISE PLAN A

SUITE	SQ FT
200	±3,261
220	±1,951
TOTAL	±5,212



FOR LEASE

AC3 • AGOURA CREATIVE CAMPUS CENTER

28216 Dorothy - Available Space, Floor Plan and Demise Plan

28216

DOROTHY DRIVE

AGOURA HILLS | CALIFORNIA



28216 DOROTHY FIRST FLOOR

FIRST FLOOR

SUITE	SQ. FT.
-------	---------

A	± 2,096
---	---------

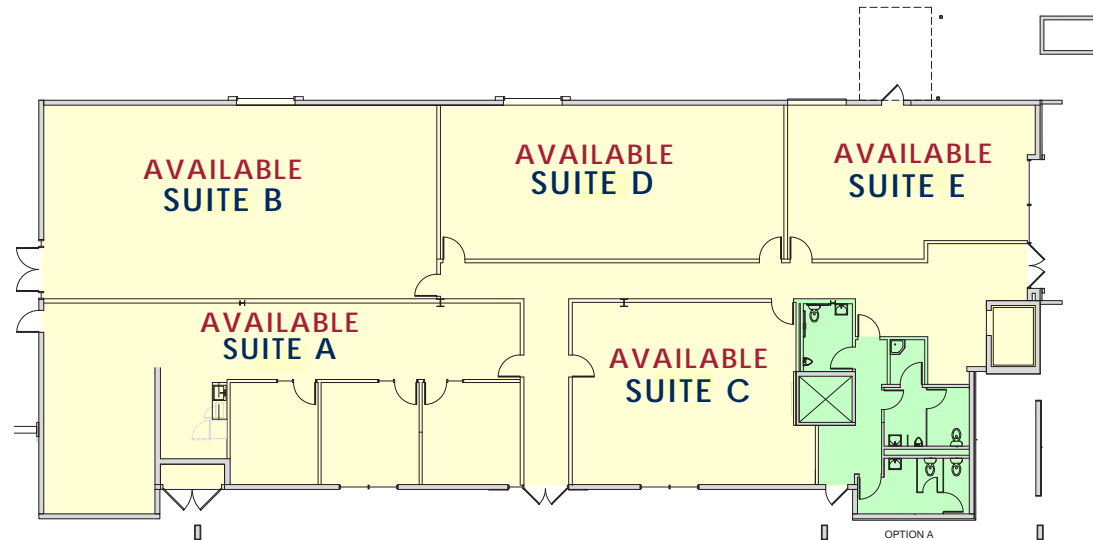
B	± 1,815
---	---------

C	± 997
---	-------

D	± 1,259
---	---------

E	± 843
---	-------

Total	± 7,010
-------	---------



FOR LEASE

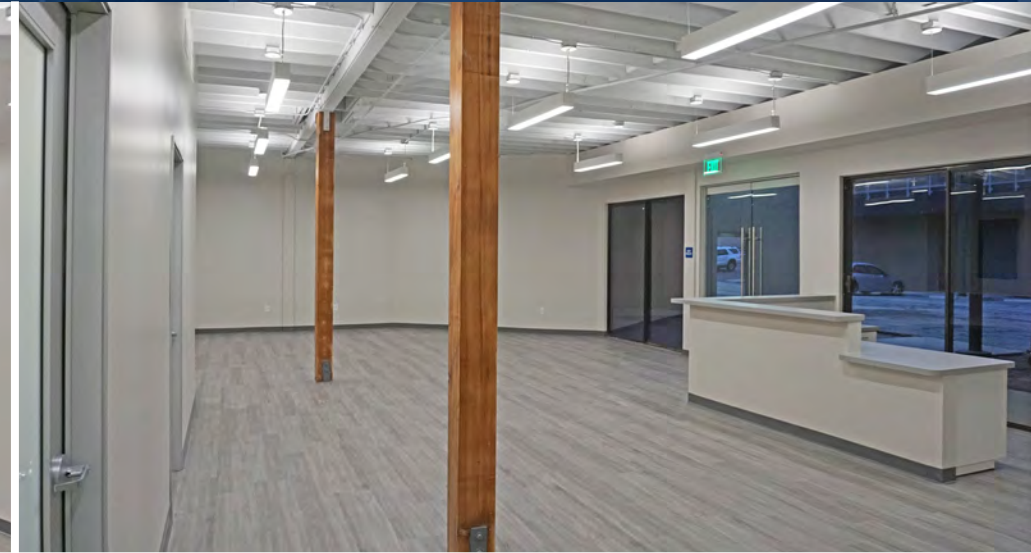
AC3 • AGOURA CREATIVE CAMPUS CENTER

Photos of Recently Leased Space

28210 & 28216

DOROTHY DRIVE

AGOURA HILLS | CALIFORNIA



FOR LEASE

AC3 • AGOURA CREATIVE CAMPUS CENTER Demographics

28210 & 28216 DOROTHY DRIVE AGOURA HILLS | CALIFORNIA

Traffic Count

Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subect
Chesebro Rd	Agoura Rd	0.03 S	4,114	0.09
Chesebro Rd	Colodny Dr	0.04 W	5,665	0.15
Lewis Rd	Dorothy Dr	0.02 S	2,754	0.15
Palo Comado Canyon Rd	Canwood St	0.04 S	7,909	0.22
Driver Ave	Colodny Dr	0.09 NW	3,850	0.24

Radius

	1 Mile	3 Mile	5 Mile
--	--------	--------	--------

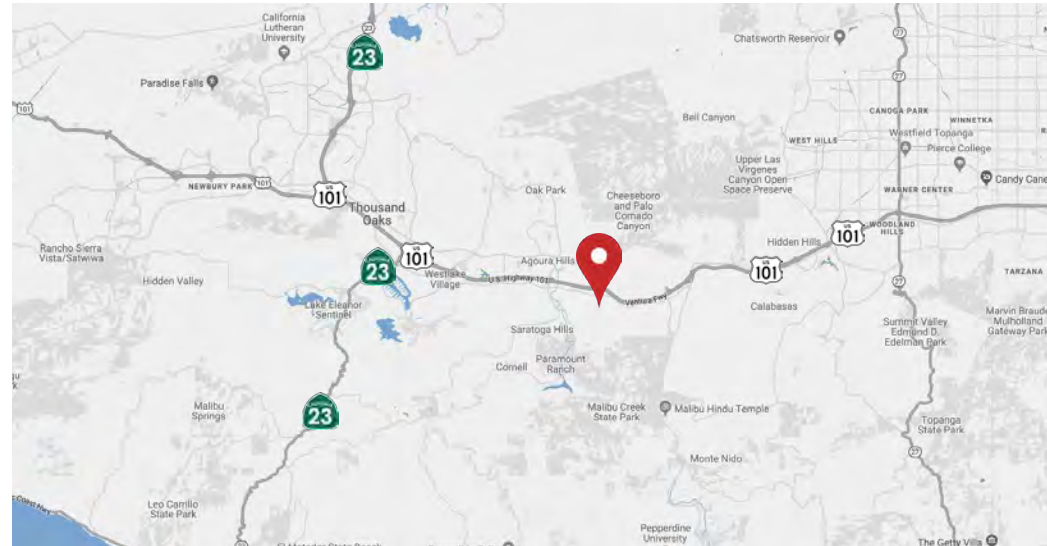
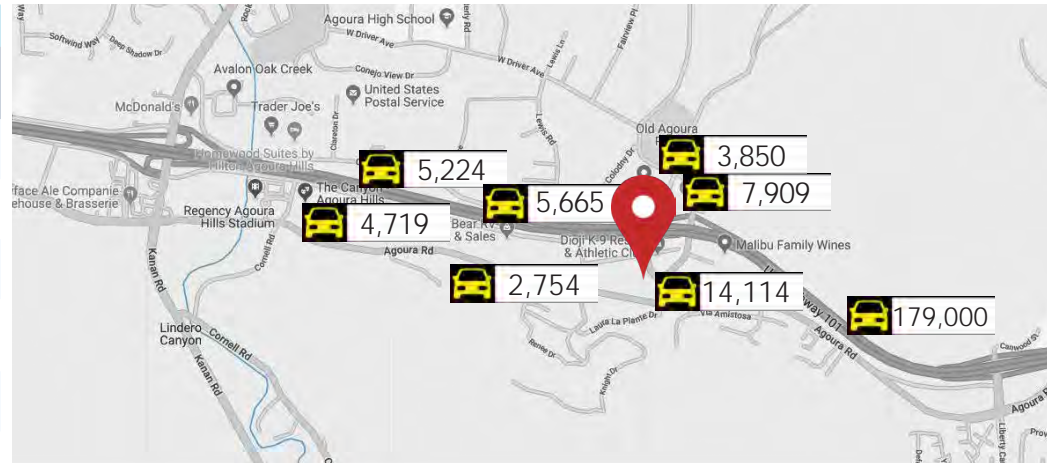
Population:

2023 Projection	15,782	36,920	69,769
2018 Estimate	15,484	36,214	68,493
2010 Census	14,820	34,597	65,739
Average Age:	38.70	40.30	41.10
HH Growth 2018-2023:	1.97%	1.88%	1.75%
Median Home Value:	\$112,148	\$116,987	\$121,612

2018 Avg Household Income	\$139,842	\$147,313	\$154,242
----------------------------------	-----------	-----------	-----------

Employment:

Total Businesses	657	2,367	4,903
Employees	5,179	25,671	57,809



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.